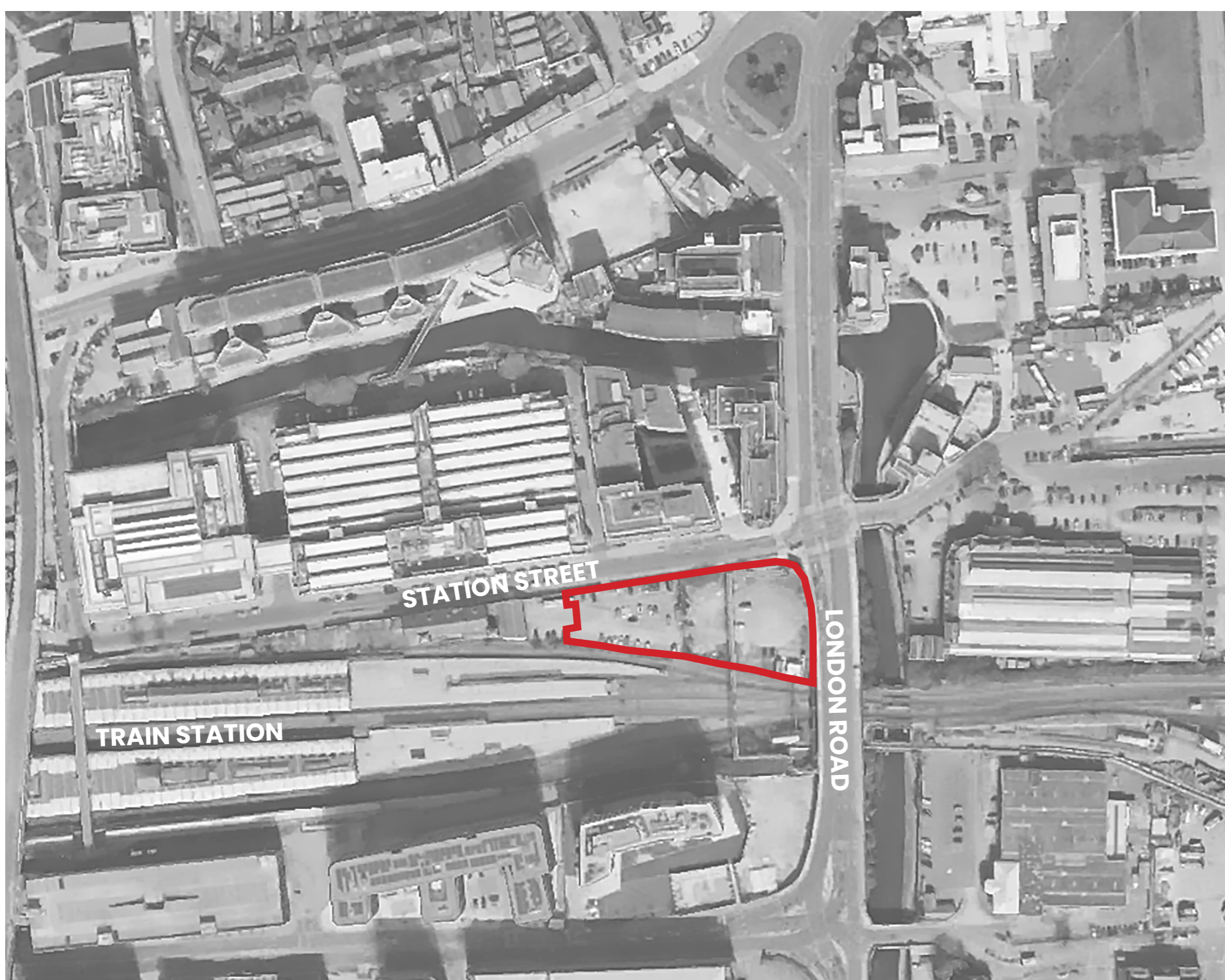


# Station Street, Nottingham

## WELCOME



Blocwork, working in partnership with Network Rail's property company Platform4 and Grainger plc, is bringing forward proposals for a new residential development on Station Street, Nottingham.

The scheme will deliver:

- new homes,
- high-quality resident amenity space, and
- improvements to the surrounding public realm

We welcome your feedback on the proposals and invite you to get in touch using the contact details provided on the 'Feedback & Timescales' board.



**blocwork** grainger plc

# Station Street, Nottingham

## MEET THE PROJECT TEAM



The Barnum – Aerial View

### **blocwork**

A joint venture between Bloc and Platform4 (Network Rail's property company), focused on regenerating under-used railway land. blocwork delivers complex urban sites, unlocking constraints and transforming them into high-quality, sustainable development that supports both communities and the rail network.



A Government-owned company established to bring forward railway land for development, supporting national housing delivery and investment in local regeneration.

### **grainger plc**

A FTSE 250 company and the largest listed landlord in the UK, with extensive experience delivering professionally managed, high-quality rental homes designed around how people want to live.

A recently completed residential landmark beside Nottingham Station, The Barnum (above), showcases Grainger's approach to high-quality, context-led city-centre development.



The Barnum – Street View

The team aims to deliver:

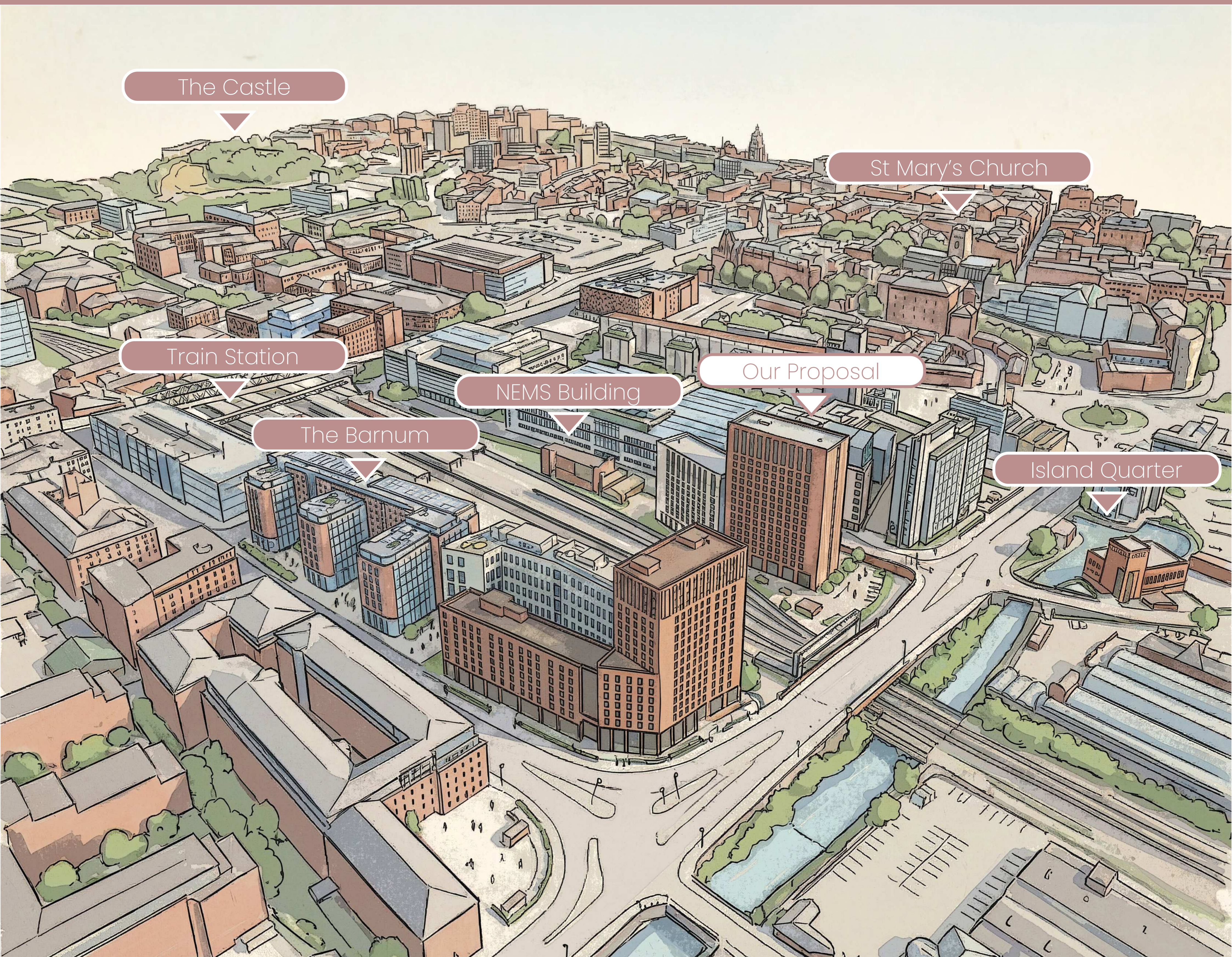
- Brick design rooted in Nottingham's character
- Strong scale and form shaping the station setting
- New public courtyards & improved public space
- High-quality detailing and specialist delivery
- Enabled improvements to station access



**blocwork** grainger plc

# Station Street, Nottingham

## WHERE IS THE SITE?



### A key gateway site in Nottingham City Centre.

The site sits on the northern edge of Nottingham Railway Station, at the eastern end of Station Street and the junction with London Road. It is currently largely unoccupied, with only a district heating pipe and small Network Rail facilities on site.

### The Surrounding Area

The site sits within Nottingham's Station Quarter, an area shaped by recent regeneration and a mix of established and modern city-centre development. To the south is Nottingham Railway Station, with significant new residential schemes along Queens Road, including The Barnum. Immediately to the west is the NEMS building, with Station Street and surrounding plots having seen continued renewal that contributes to the area's evolving character. To the east, the Island Quarter is delivering a major mixed-use neighbourhood, while

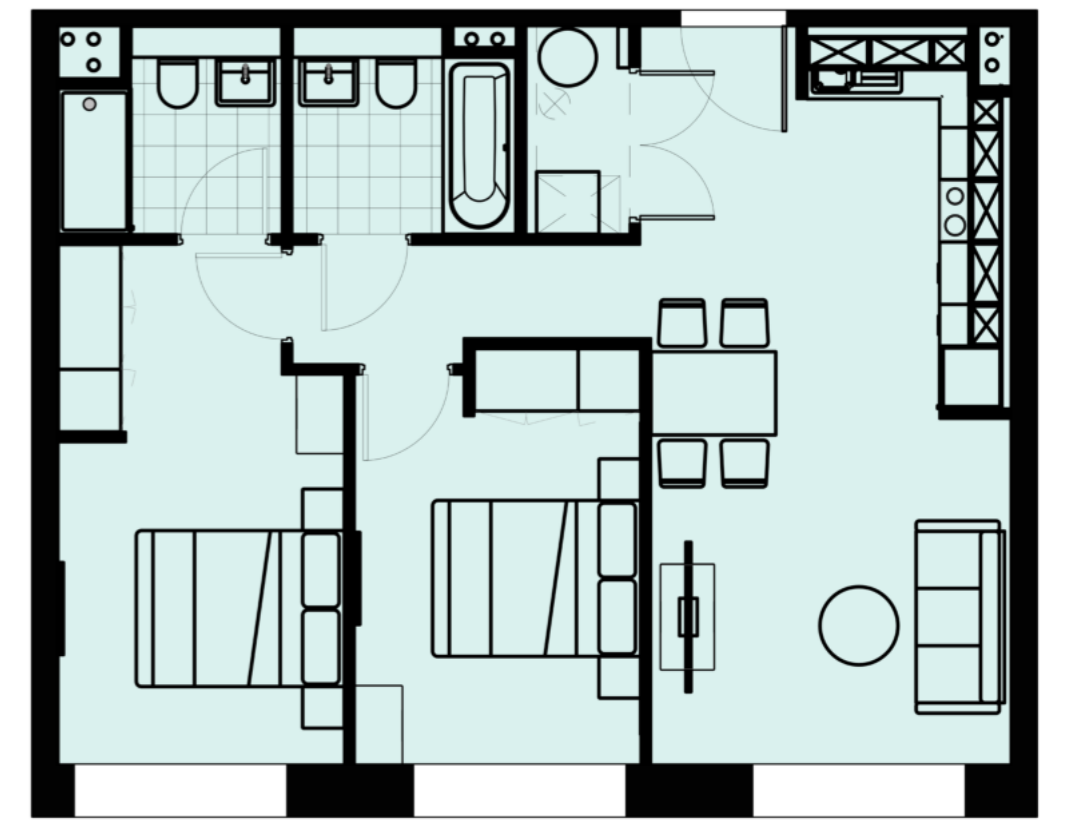
to the north the setting transitions to larger commercial buildings such as Leonardo Hotel and Waterfront House. Nearby landmark developments including The Barnum and The Place highlight the area's role as a key gateway location accommodating higher-density contemporary buildings.

Nearby landmarks include:

- The Barnum
- Nottingham Train Station
- NEMS Building
- The Castle
- St Mary's Church

# Station Street, Nottingham

## OUR PROPOSALS



## DELIVERING HIGH-QUALITY HOMES



The proposals will deliver 244 new high quality homes consisting of one- and two-bedroom apartments, which will be made available for managed rented living. The housing mix responds to the demand for well-located city centre homes while supporting a varied resident community.

The apartment design principles focus on:

- optimising space utilisation,
- promoting natural light,
- a seamless flow between room & spaces,
- modern amenities,
- high-quality finishes,
- environments that fosters comfort & well-being,
- sustainability remains at the heart of the strategy.

# Station Street, Nottingham

## FACILITIES & IMPROVEMENTS TO STATION ST.



### Cycle Parking

Secure cycle parking will be provided at ground floor linking to Station Street cycle pathways to encourage sustainable travel.



### A Connection to Station Street

Improvements will be made to the surrounding public realm, including wider pavements, tree planting, seating and new landscaped areas, creating a more pleasant pedestrian environment.

### Residential Amenity

The development introduces a high-quality ground floor resident amenity space. Positioned at street level, the space will create activity, visibility, and a strong connection between the building and its surroundings. The space is designed to be welcoming, adaptable, and central to the residential experience. Meanwhile, there will be a private terrace at roof level.

The scheme will deliver:

- study and co-working areas,
- shared kitchen and dining space,
- residents' gym or fitness studio,
- lounge and informal meeting areas,
- flexible space for changing resident needs.

# Station Street, Nottingham

## PROPOSALS THAT RESPOND TO THE SITE CONTEXT



### St Mary's View Corridor

An important view from London Road Bridge towards St Mary's Church crosses the site. The building form has therefore been arranged to keep this view open, with the massing set alongside Waterfront House to help frame the scene rather than interrupt it.

### Wider Building Height Context

The Queens Road and London Road junction acts as a gateway to this part of the city, where building heights vary. The scheme reflects this setting through a stepped form, allowing additional height in the right location to create a landmark presence while still relating to surrounding buildings.

### Listed NEMS Building

The neighbouring NEMS Building is an important historic feature in the street. The design takes cues from its scale, proportions and character so that the new development sits comfortably alongside it and feels part of the same place.

### District Heating Pipe

A district heating pipe is currently on the site. The layout has been planned with this in mind, with discussions taking place with Nottingham City Council to relocate the pipe and ensure the system can continue to operate safely.

### Urban Regeneration Opportunity

As a brownfield gateway site near the station, the project offers an opportunity to enhance this key approach into the city. The scheme brings new homes, active ground-floor spaces, improved public areas, planting and biodiversity, and a stronger streetscape along Station Street, helping create a more welcoming environment.

The proposed responds to key site context:

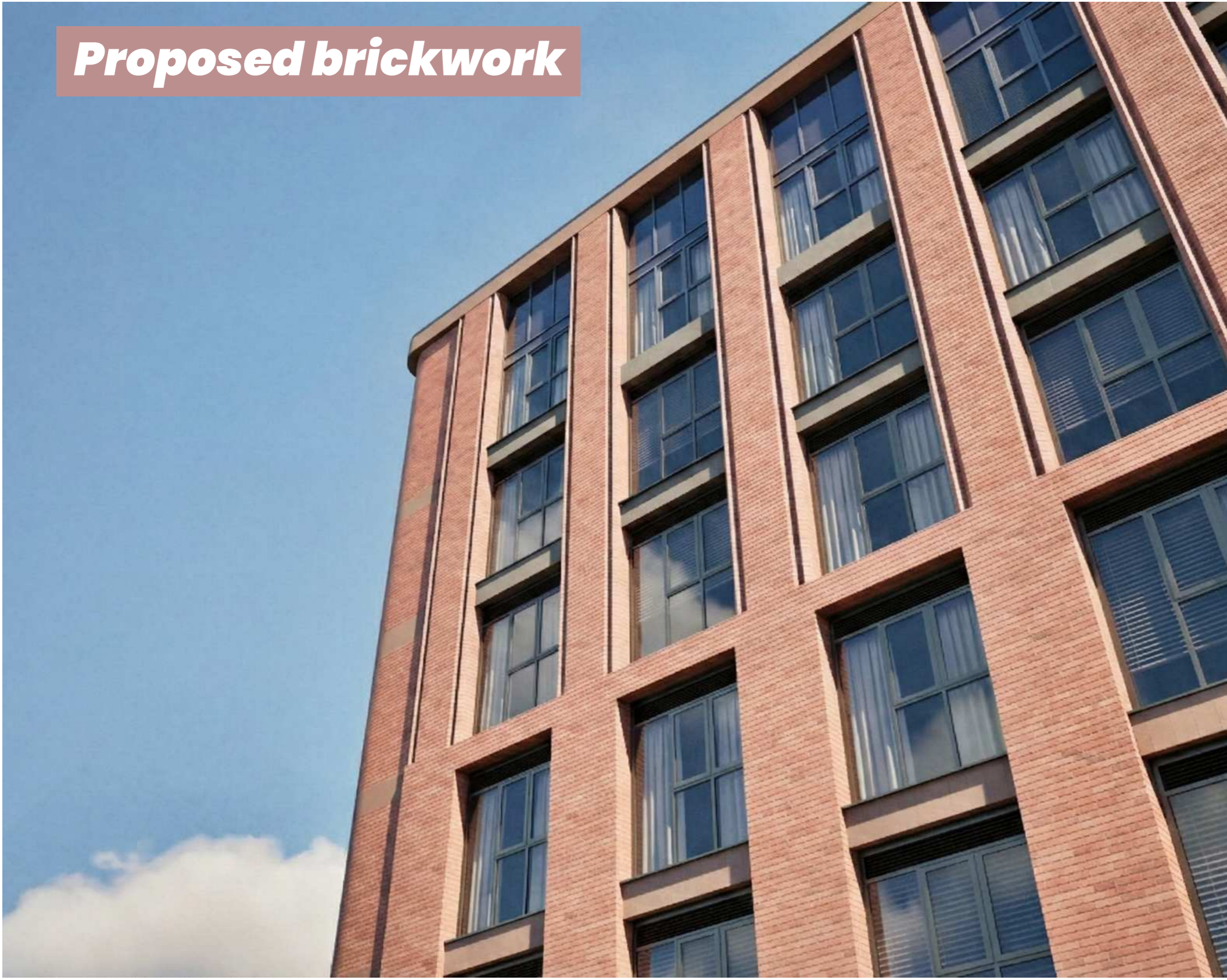
- St Mary's View Corridor
- Wider Building Height Context
- Listed NEMS Building
- District Heating Pipe
- Urban Regeneration Opportunity



# Station Street, Nottingham

## DESIGN

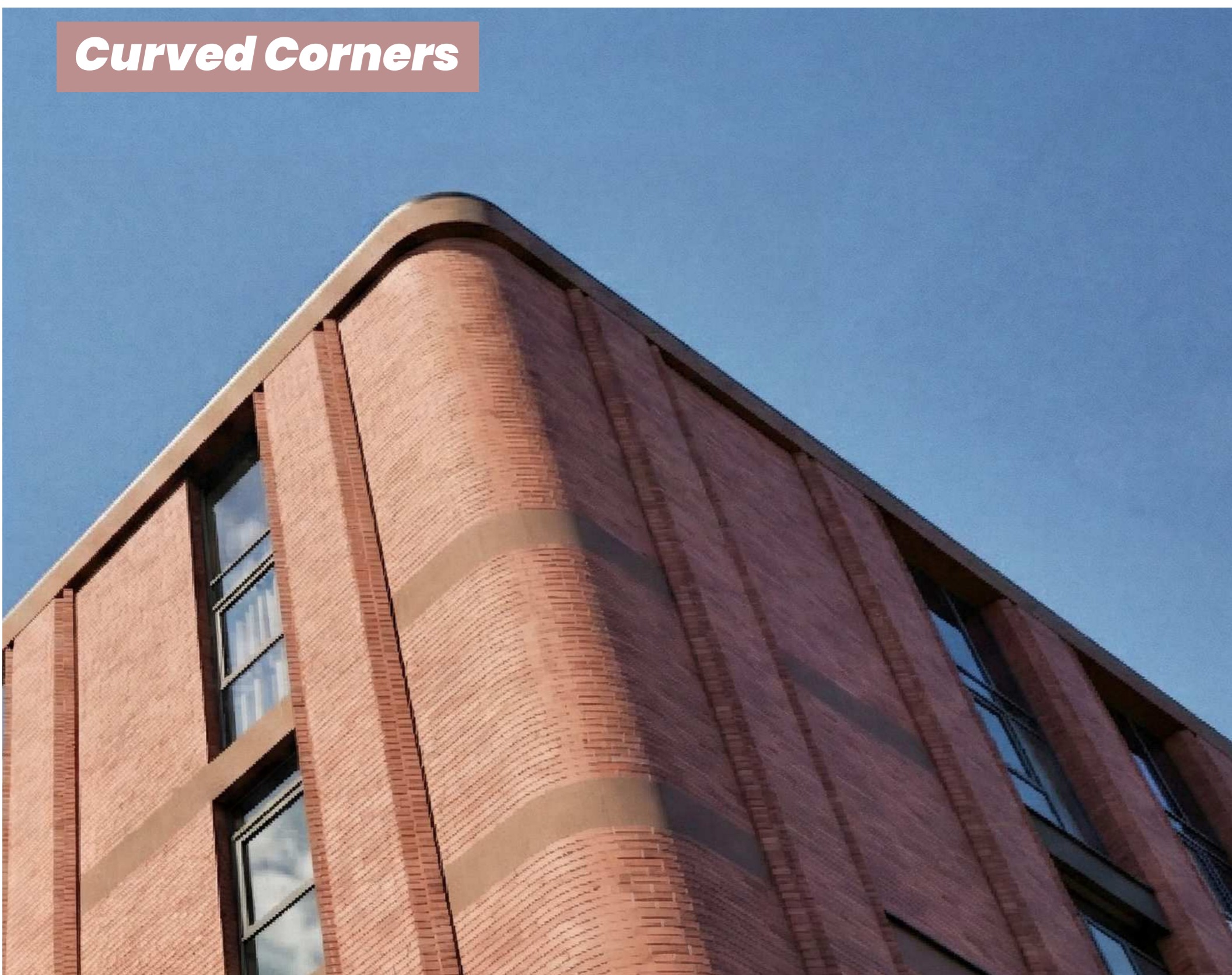
**Proposed brickwork**



**Base detail**



**Curved Corners**



**Window design**



The material palette draws from nearby buildings :

- The stone façade of the Capital One building and the red brick of the listed NEMS building.
- At ground and first floor level, the design includes a sheltered, colonnade-style detail that relates to the scale and character of the neighbouring NEMS building and the surrounding street.
- Curved corners make the building more attractive.
- The two main parts of the building are shaped by a repeating window pattern. Each has its own character, but they are designed to work well together and create a balanced overall look.

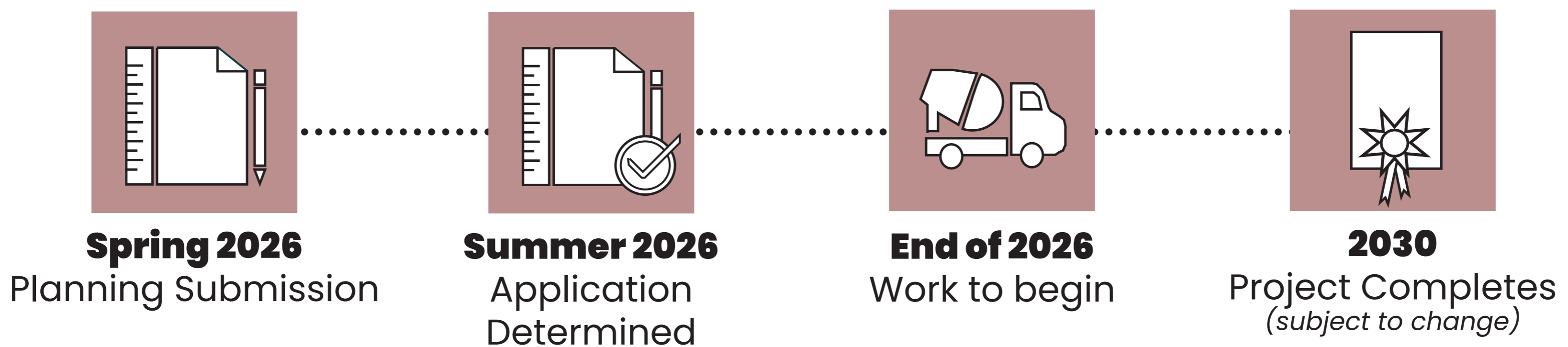
# Station Street, Nottingham

## FEEDBACK AND TIMESCALES



### Timescales

We are currently working to the following timescales:



Thank you for viewing our proposals for a new residential development on Station Street, Nottingham. To provide feedback, you can complete the feedback form which can be found around the room or on the website. This will ensure that we understand your views on our scheme and can keep you updated as the project progresses.

Please make sure to provide any comments by **5 pm on Thursday 19th March**. If you have any queries or comments, please use the following contact details:

**[stationstreet@cartwrightagency.com](mailto:stationstreet@cartwrightagency.com)**

**0115 853 2110**

**website: [www.stationstreetnottingham.co.uk](http://www.stationstreetnottingham.co.uk)**