# Nottingham snooker club’s future uncertain amid plans for new student flats on leatherworks site



The future of a popular snooker club in Nottingham hangs in the balance following plans by a developer to transform a nearby site, previously a leatherworks factory, into student accommodation. Owner Tarajmeer Kakar expressed his concerns recently, revealing the uncertainties that plague both his business and the surrounding community.

The development proposed by Abode aims to convert the derelict factory on Denman Street East into a six-storey building containing 205 units tailored for students. This plan includes 66 studio rooms and 27 shared flats, a move that could significantly reshape the local landscape. Kakar commented that while the club enjoys immense popularity as one of the largest snooker venues in Nottingham, the prospect of relocation weighs heavily on him and his staff. “We have not heard from our landlord yet,” he stated, indicating that the uncertainty has created a sense of unease among club members and patrons alike.

The Hidden Spot, as the club is known, is not unfamiliar with uncertainty. Similar plans were presented last year for a conversion that would have added more than 70 student units. Although permission was granted by Nottingham City Council in March 2022, it expired earlier this year without any progress on the project. Kakar noted that community sentiment is strong, with many urging him to seek alternative premises if the current location becomes untenable.

Healthier dialogue is essential amidst the backdrop of the broader context of student accommodation developments across Nottingham. Recent years have seen a surge in initiatives to provide purpose-built flats aimed at the increasing student population. For instance, another recent project received approval for a student accommodation tower that will house 247 residents, reflecting the city’s ongoing push to cater to its robust academic community.

The background of the old leatherworks site adds another layer of complexity to the issue. The building has long been neglected, described in planning documents as “dilapidated,” with smashed windows and graffiti suggesting years of disrepair. Interestingly, the site is locally listed, which according to the developer is intended to ensure its historical relevance is preserved as part of the redevelopment. It was originally associated with a lace-making factory back in the 19th century and transitioned over the decades to include various uses, most recently as a storage facility.

Despite ongoing developments designed to meet the needs of students and support the city’s growth, not all stakeholders feel positively about these changes. Many, including Kakar, fear the erosion of community hubs like gaming and recreational venues, which can be overshadowed by the demand for student housing.

As Nottingham City Council prepares to evaluate the new student accommodation plans, the decision will carry significant implications not just for the snooker club but for the character of the neighbourhood as a whole. It remains to be seen how the council will balance the demand for student housing with preserving local businesses and community spaces.

While plans are still at the consideration stage, Kakar and others are keeping a watchful eye, fully aware that the ramifications of redevelopment extend far beyond the walls of any single venue. The Hidden Spot, despite its popularity, may serve as a bellwether for deeper discussions about urban development in Nottingham.

### Reference Map

1. Paragraph 1, 2, 3, 4
2. Paragraph 3
3. Paragraph 4
4. Paragraph 4
5. Paragraph 4
6. Paragraph 4
7. Paragraph 4

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://westbridgfordwire.com/nottingham-snooker-club-faces-uncertainty-after-plans-for-student-flats-submitted/> - Please view link - unable to able to access data
2. <https://www.nottinghampost.com/news/radford-snooker-hall-faces-very-6878895> - The Hidden Spot Lounge, a popular snooker hall in Radford, Nottingham, faces uncertainty due to plans to convert its location into student accommodation. The development, approved by Nottingham City Council, involves converting the existing building and constructing two new blocks to create 73 studio flats. Owner Tarajmeer Kakar expressed concerns about relocating the business and the potential loss of customers if the club moves from its current location.
3. <https://www.housingtoday.co.uk/news/nottingham-city-council-approves-247-unit-student-accommodation-scheme-after-height-reduction/5135686.article> - Nottingham City Council has granted permission for a scaled-down student accommodation tower block on the east side of the city. The development, proposed by PMI Developments and Harcourt Land and Development, will provide 247 student accommodation units, including 37 cluster flats and 50 individual studio flats. The building's height was reduced from an initially proposed 17 storeys to 10 storeys to address viability issues.
4. <https://www.eastmidlandsbusinesslink.co.uk/mag/featured/student-accommodation-plan-for-nottingham-site-recommended-for-approval/> - A proposed development for student flats in Nottingham, catering to 247 residents, is set to receive approval. The plan involves redeveloping a site located behind the Victoria Centre, previously home to a tyre and car product shop, into a student accommodation complex. The development includes buildings ranging from three to nine storeys, featuring a mix of accommodation types: 37 cluster flats offering 197 bedrooms, alongside 50 individual studio flats.
5. <https://www.nottinghamworld.com/community/nottingham-student-accommodation-scheme-gets-the-green-light-5098179> - A purpose-built student accommodation scheme in the centre of Nottingham has been given planning permission by the city’s planning committee. The development, located on Glasshouse Street in the Eastside area of Nottingham, consists of 37 shared cluster flats and 50 studios, equating to a total of 247 rooms across sections ranging from three to nine storeys. The project aims to meet the needs of a growing student population and contribute to the revitalisation of the Eastside.
6. <https://www.eastmidlandsbusinesslink.co.uk/mag/property/planning-permission-granted-for-nottingham-student-accommodation-scheme/> - Planning permission has been granted for a new student accommodation scheme in the centre of Nottingham. The development, located on Glasshouse Street in the Eastside area, includes 37 shared cluster flats and 50 studios, totaling 247 rooms across sections ranging from three to nine storeys. The project aims to meet the needs of a growing student population and contribute to the revitalisation of the Eastside.
7. <https://westbridgfordwire.com/nottingham-17-storey-student-accommodation-block-with-7-and-12-storey-levels-approved/> - Nottingham City Council has granted planning permission for a new student development at the junction of Traffic Street and Wilford Road. The project, led by Jensco (Wilford Road) Limited, will see the construction of a part 7, part 12, and part 17-storey building dedicated to student accommodation, alongside associated access, open spaces, and communal facilities. The development aims to revitalize the area and provide high-quality accommodation for students.