# Grade II listing reshapes future of Nottingham’s former police headquarters



The potential for significant regeneration in Nottingham is stirring as plans for the city’s former police headquarters take a new direction following a pivotal decision by the Department for Culture, Media and Sport. The historical buildings on Shakespeare Street have been largely dormant for over a decade, with increasingly urgent discussions surrounding their future gaining momentum. Recent developments indicate that the original plans for a large student accommodation block have been thoroughly derailed, paving the way for a more preservation-focused approach.

Developer Miller Birch had envisioned demolishing the 1930s police and fire station to make way for a 900-bed student block. However, a last-minute decision in September 2023 to grant the structure Grade II listed status placed a legal barrier against such demolition. By recognising the building's historical and architectural significance, conservationists have celebrated a major victory, highlighting the Art Deco features that make it integral to Nottingham’s heritage.

According to sources, the listing foiled initial redevelopment plans, yet it also opens the door for a new vision. Plans are being re-evaluated, and a new application is expected to be submitted soon, aiming to convert and extend the existing structure instead of tearing it down. This project would ostensibly breathe new life into a once-thriving area, aligning with the broader objectives of the Guildhall Place initiative. This plan envisages transforming not just the former police headquarters, but also revitalising the adjacent Guildhall, which has similarly languished in disuse.

The Guildhall itself has an extensive history, having served various purposes since its establishment in 1887, including as a magistrates' court and a fire station. With both historic buildings now facing an uncertain future—given their prolonged vacancy and recent vandalism incidents—Nottingham City Council is tasked with reassessing how best to utilise these properties for the community's benefit.

While there has been progress in the form of new proposals, the council anticipates potential financial ramifications given the diminished value of the project due to the listing. The sale of these properties was expected to contribute significantly to the city council’s finances. Nevertheless, the heritage listing retains a degree of artistic integrity that many believe is worth the financial implications.

Speaking on the situation, senior officials within Nottingham City Council have previously expressed optimism around the sale and subsequent redevelopment, contingent on the successful granting of new planning permissions. Even so, this optimism now rests on a foundation of cautious reassessment, aiming to balance preservation with practical city planning needs. The future of this prominent site remains a topic of considerable interest as the council looks towards a comprehensive revitalisation of not just the police headquarters but the wider area surrounding it, fostering a new chapter in Nottingham's urban landscape.

There is an increasing recognition that the city must navigate these complex decisions not merely as a matter of development, but as part of a broader dialogue on heritage, community value, and sustainable urban living—elements that will shape Nottingham's identity for generations to come.

## Reference Map:

* Paragraph 1 – [[1]](https://www.nottinghampost.com/news/nottingham-news/clue-over-pivotal-nottingham-city-10221248), [[2]](https://www.bbc.co.uk/news/uk-england-nottinghamshire-64263688)
* Paragraph 2 – [[2]](https://www.bbc.co.uk/news/uk-england-nottinghamshire-64263688), [[5]](https://www.bbc.co.uk/news/uk-england-nottinghamshire-64543223)
* Paragraph 3 – [[6]](https://www.gedlingeye.co.uk/latest/former-notts-fire-headquarters-to-be-turned-into-homes-after-move/), [[3]](https://www.nottinghampost.com/news/nottingham-news/redevelopment-major-nottingham-landmark-doubt-8728401)
* Paragraph 4 – [[4]](https://www.nottinghamworld.com/news/politics/council/major-redevelopment-of-nottinghams-derelict-police-and-fire-hq-scrapped-after-listed-status-appeal-fails-4281352), [[7]](https://www.bbc.co.uk/news/uk-england-nottinghamshire-66713225)
* Paragraph 5 – [[1]](https://www.nottinghampost.com/news/nottingham-news/clue-over-pivotal-nottingham-city-10221248), [[3]](https://www.nottinghampost.com/news/nottingham-news/redevelopment-major-nottingham-landmark-doubt-8728401)

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

## Bibliography

1. <https://www.nottinghampost.com/news/nottingham-news/clue-over-pivotal-nottingham-city-10221248> - Please view link - unable to able to access data
2. <https://www.bbc.co.uk/news/uk-england-nottinghamshire-64263688> - Plans to demolish Nottingham's former police and fire headquarters and build student flats have been withdrawn. The 1930s building, located in Shakespeare Street, was granted Grade II listed status by the Department for Digital, Culture, Media and Sport, protecting its historical and architectural significance. Developers Miller Birch had intended to replace the structure with a 900-bed student accommodation, but the listing decision halted these plans. Conservationists have welcomed the move, emphasizing the building's importance to the city's heritage.
3. <https://www.nottinghampost.com/news/nottingham-news/redevelopment-major-nottingham-landmark-doubt-8728401> - The redevelopment of Nottingham's former police and fire headquarters is in jeopardy after the government's decision to grant the building Grade II listed status. Developer Vita Group had planned to demolish the 1930s structure and replace it with a 900-bed student accommodation. However, the listing decision, upheld after an appeal, means the original plans cannot proceed. Nottingham City Council now faces the challenge of reviewing options for the entire site, including the adjacent Guildhall building, which had been earmarked for conversion into a luxury hotel.
4. <https://www.nottinghamworld.com/news/politics/council/major-redevelopment-of-nottinghams-derelict-police-and-fire-hq-scrapped-after-listed-status-appeal-fails-4281352> - Plans to demolish and redevelop Nottingham's former police and fire headquarters have been shelved after an appeal against the building's listed status failed. The 1930s building, located in Shakespeare Street, was granted Grade II listed status by the government in January, protecting its historical and architectural significance. Developer Miller Birch had intended to replace the structure with a 900-bed student accommodation, but the listing decision halted these plans. The future of the site remains uncertain as the council reviews its options.
5. <https://www.bbc.co.uk/news/uk-england-nottinghamshire-64543223> - Conservationists have welcomed the decision to grant Grade II listed status to Nottingham's former police and fire headquarters, which had been earmarked for demolition. The building, located in Shakespeare Street, was designed by R M Finch and is described by Historic England as 'skilfully composed with subtle detailing and occasional flourishes, including striking Art Deco corner entrance bays with ornamented doorways and emblematic carved figures.' The listing decision protects the building's historical and architectural significance, preventing its demolition.
6. <https://www.gedlingeye.co.uk/latest/former-notts-fire-headquarters-to-be-turned-into-homes-after-move/> - The former headquarters of Nottinghamshire Fire and Rescue Service will be converted into 32 homes after the organisation completed its move to a new joint base with Nottinghamshire Police. Gedling Borough Council has approved the housing plan, which includes demolishing the main building and replacing it with 32 homes, comprising 14 three-bedroom and 18 four-bedroom houses. The development is set to begin once the new headquarters move is completed, with all fire service facilities expected to be transferred to the joint Sherwood Lodge hub by November.
7. <https://www.bbc.co.uk/news/uk-england-nottinghamshire-66713225> - An appeal to allow the demolition of a Grade II listed former police headquarters and fire station in Nottingham has been refused. The building, located in Shakespeare Street, was built between 1938 and 1940 and has been disused since 2016. Nottingham City Council had planned to demolish the building and sell the site for student flats, but the Department for Digital, Culture, Media and Sport's decision to grant listed status protects the building from demolition. The council now faces questions over the future of the neighbouring Guildhall development.