

An aerial photograph of the Northern Quarter in Derby, showing a mix of historic brick buildings, modern structures, and green spaces. A large white text box is overlaid on the right side of the image.

Derby Northern Quarter

OPTIONS STUDY - DRAFT 4, NOVEMBER 2021

CONTENTS

1.0 Introduction 03

2.0 Baseline 04

3.0 Development Principles 13

4.0 Options Development 18

CONTACTS



DOCUMENT HISTORY

Revision code:	Prepared by:	Approved by:	Issue Date:
Working Draft 1	AL	JP	23.08.2021
Working Draft 2	AL	JP	23.08.2021
Draft 3	AL	JP	24.08.2021
Draft 4	AL	JP	09.11.2021

Ordnance Survey data © Crown Copyright. All rights reserved.
Lathams licence number 100006736. 2021.

1.0 INTRODUCTION

1.1 Overview

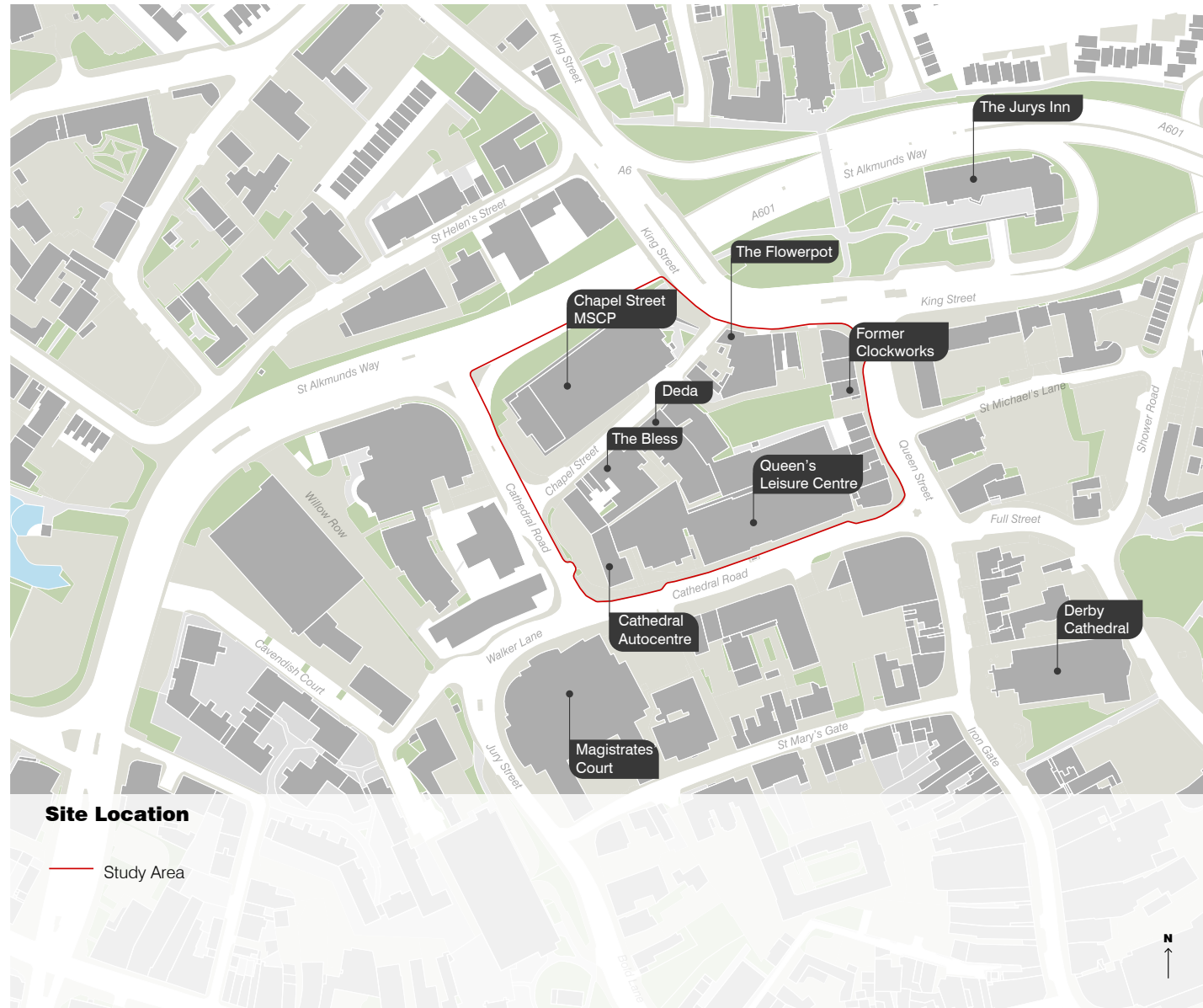
DRAFT 4



2.0 BASELINE

2.1 Location

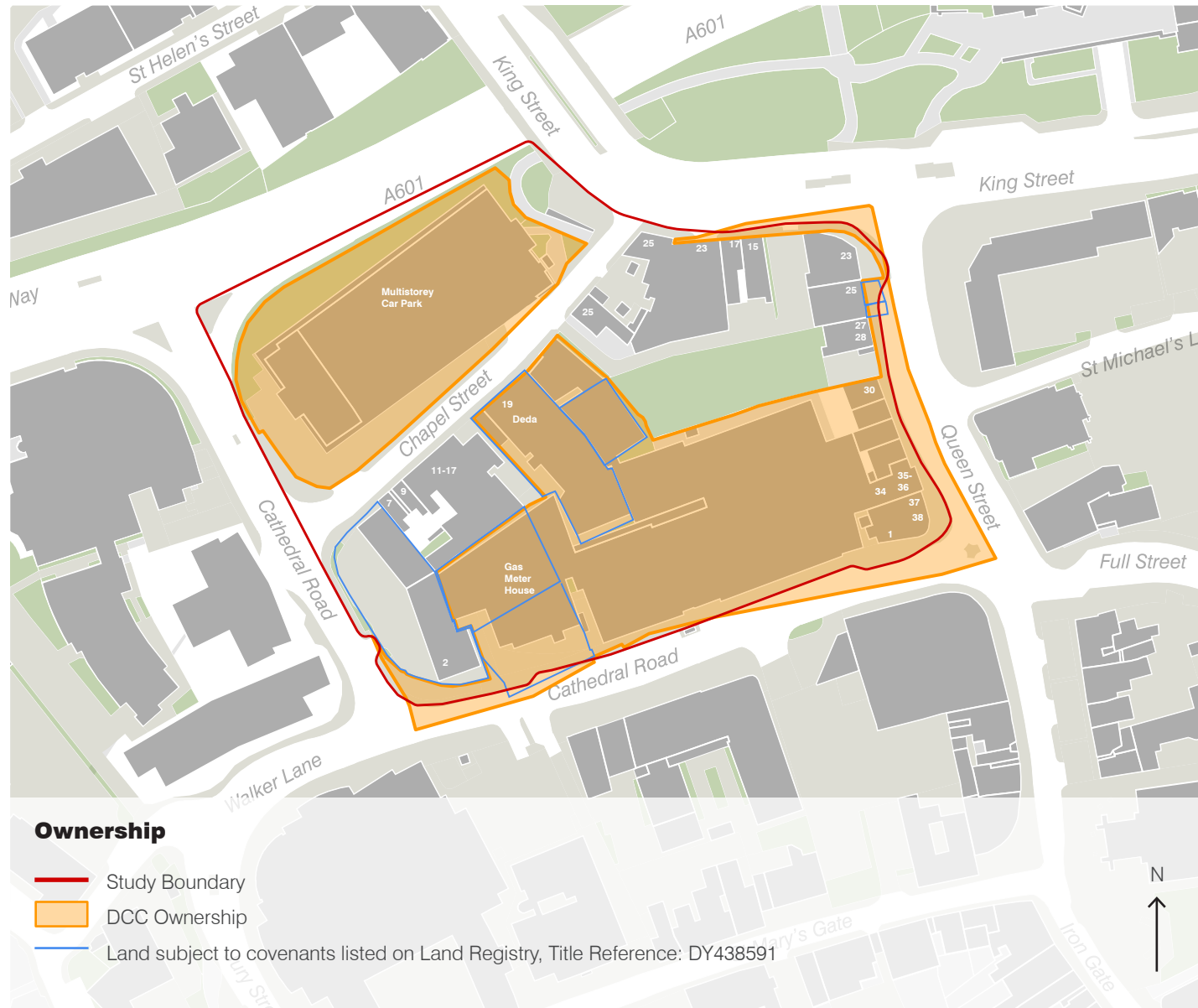
DRAFT 4



2.0

2.3 Ownership

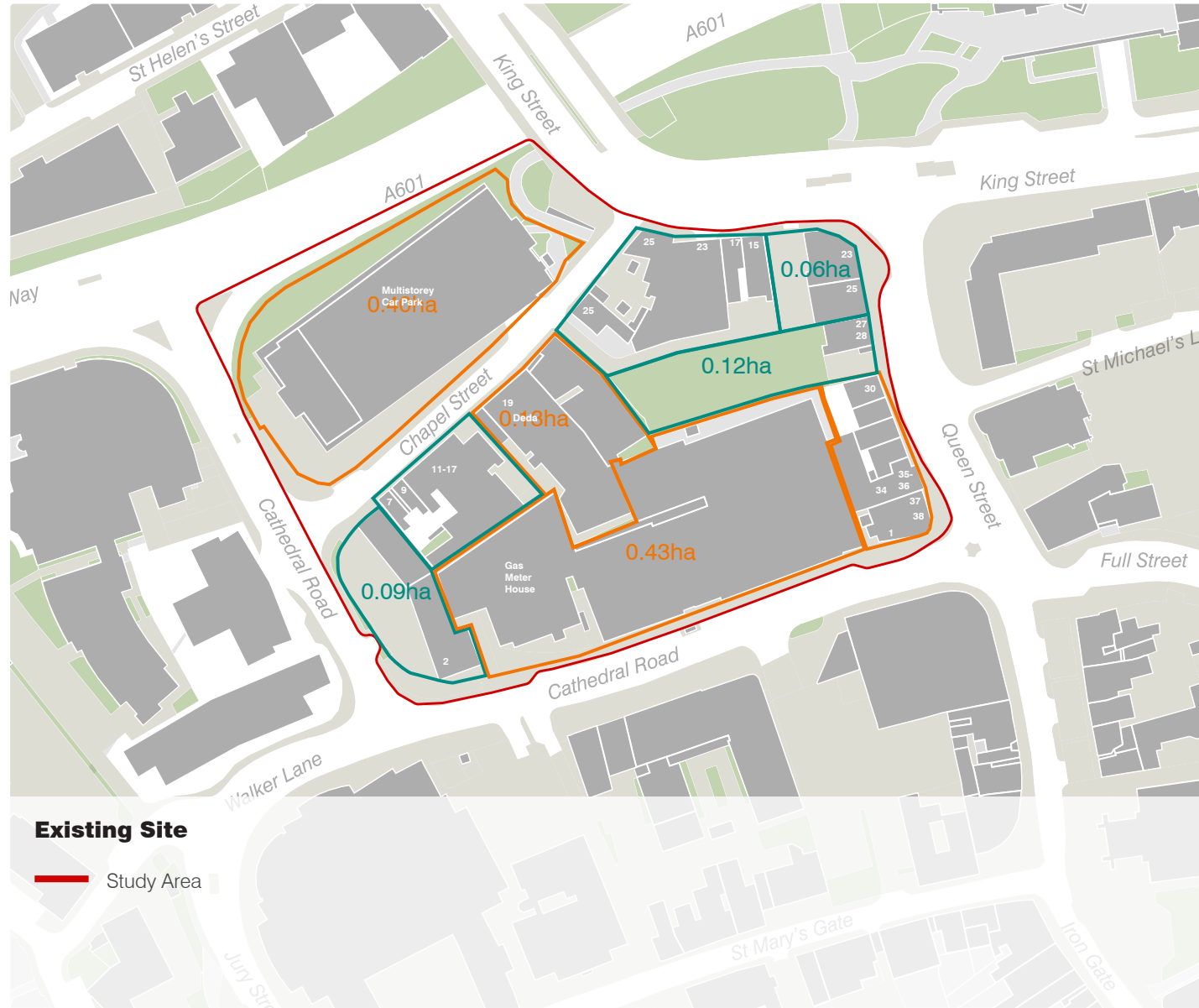
DRAFT 4



2.0

2.2 Description

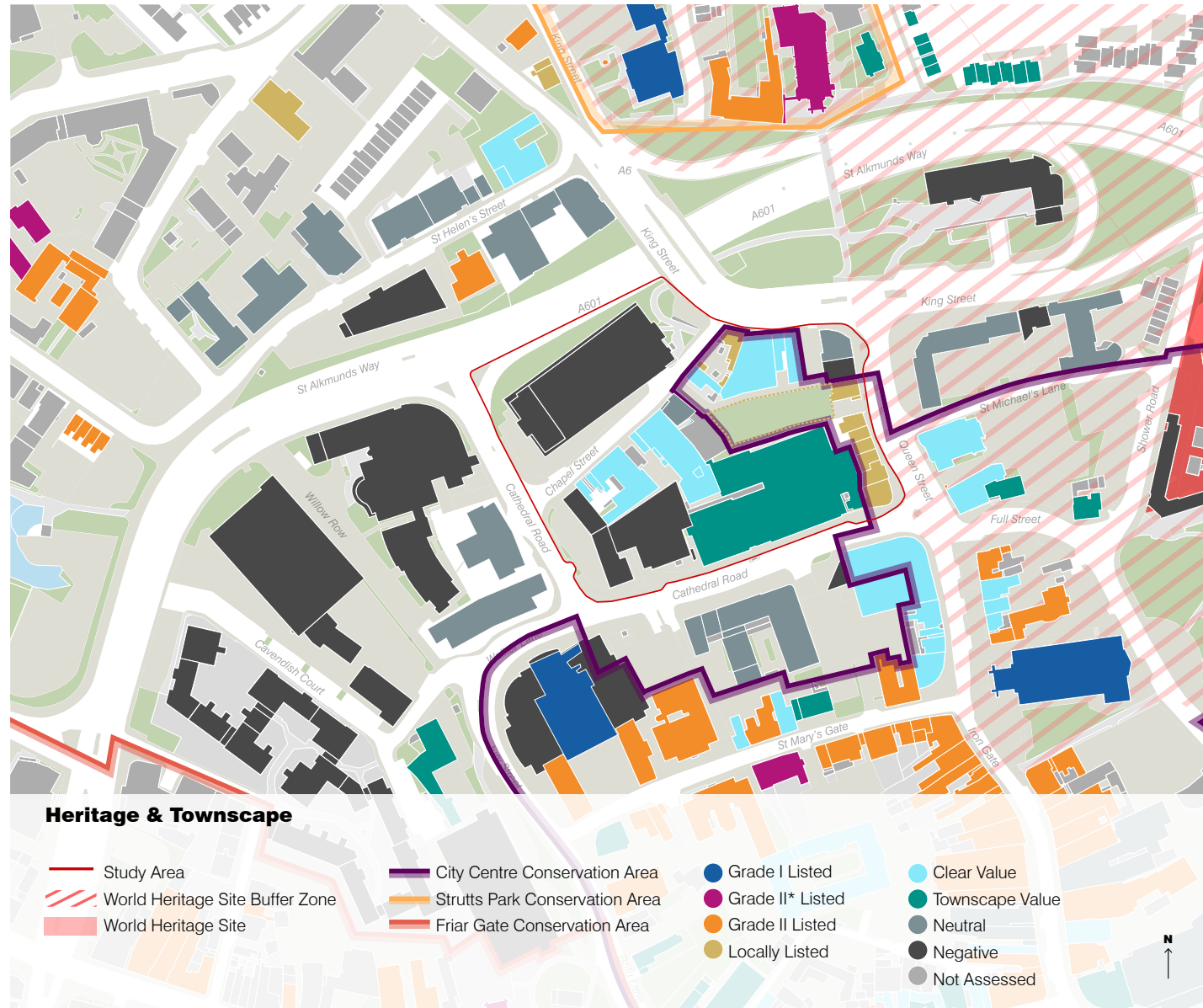
DRAFT 4



2.0

2.4 Heritage & Townscape

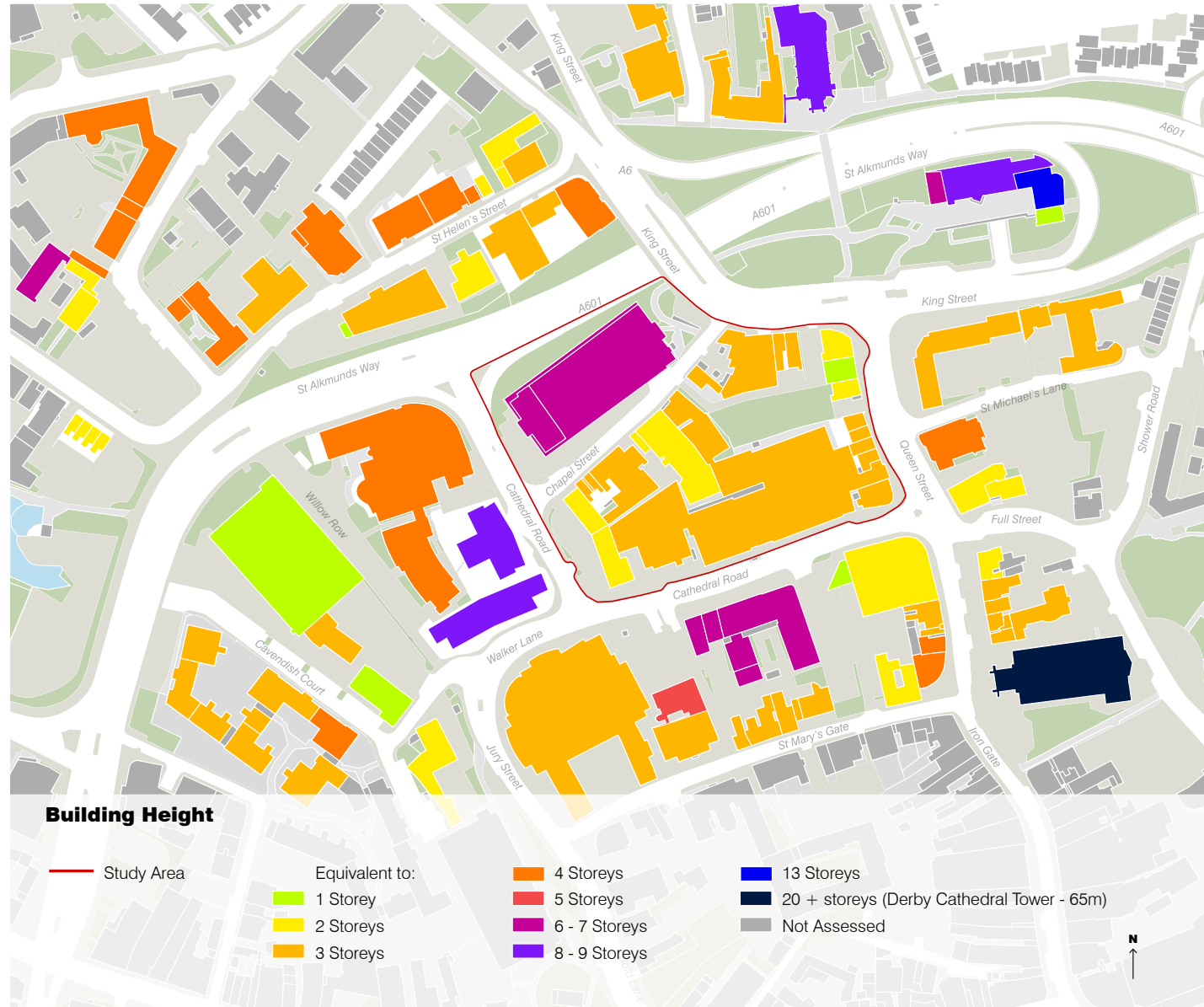
DRAFT 4



2.0

2.5 Building Height

DRAFT 4



2.0

2.6 Existing Tree Cover

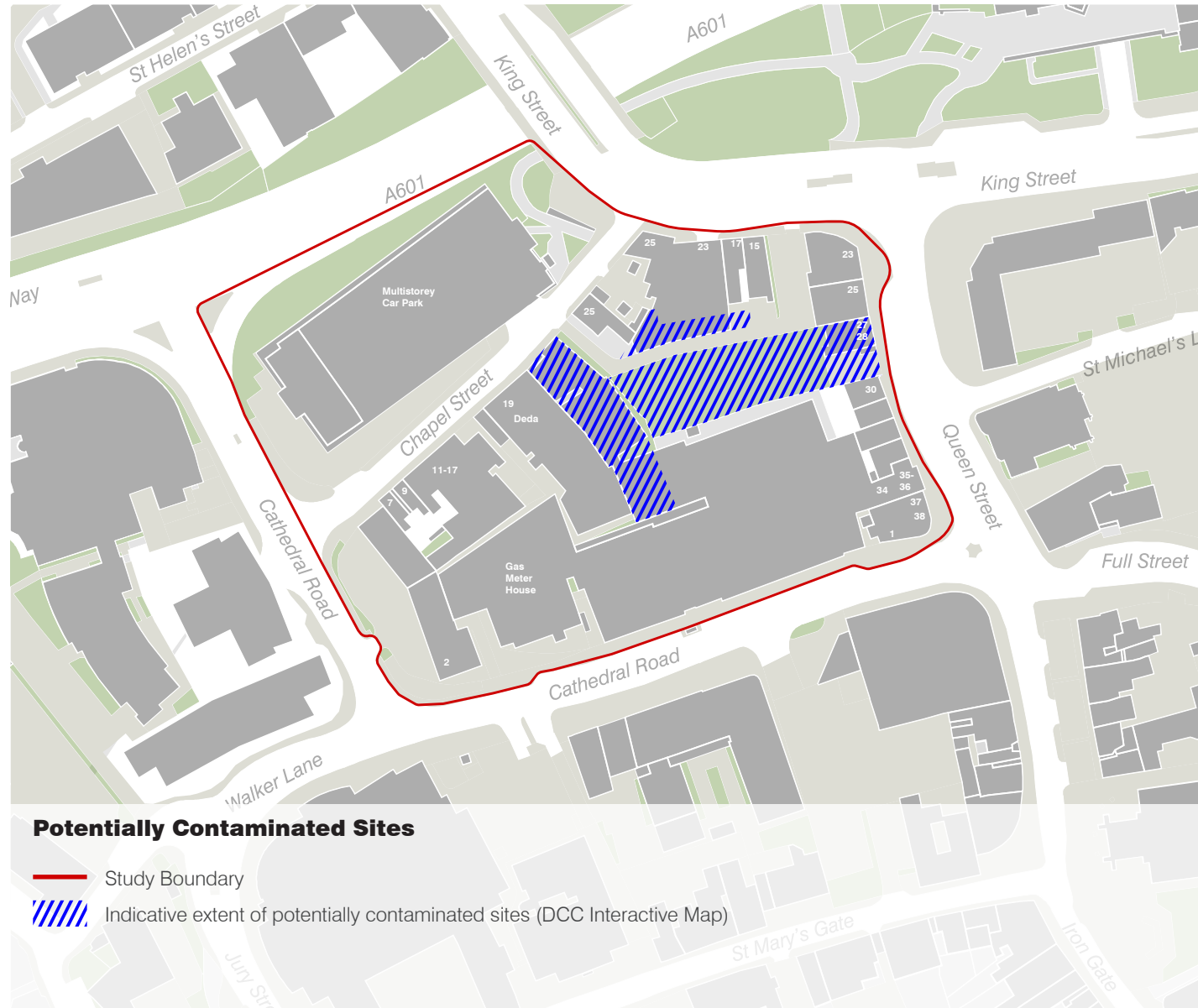
DRAFT 4



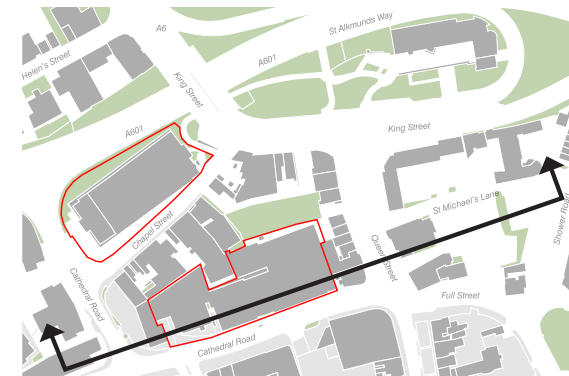
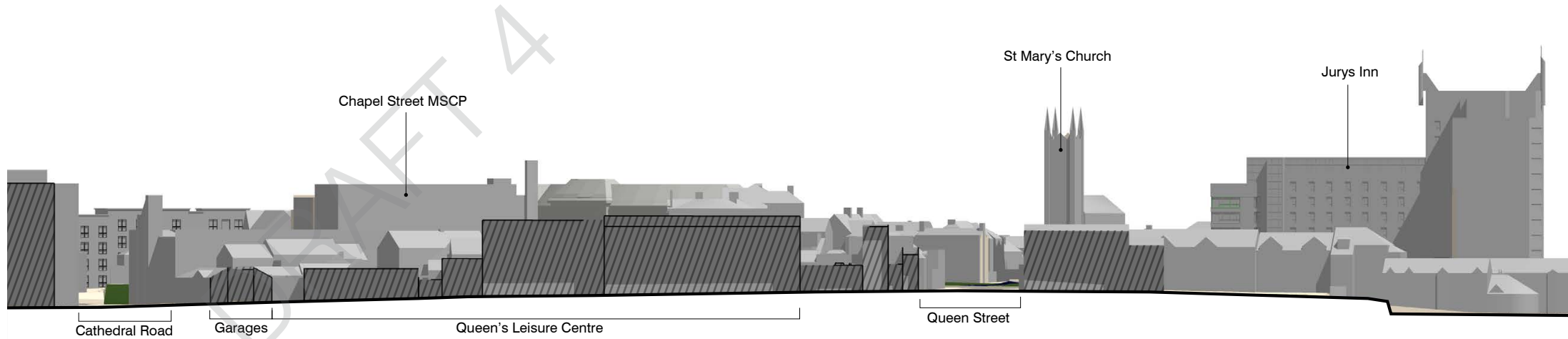
2.0

2.7 Potentially Contaminated Sites

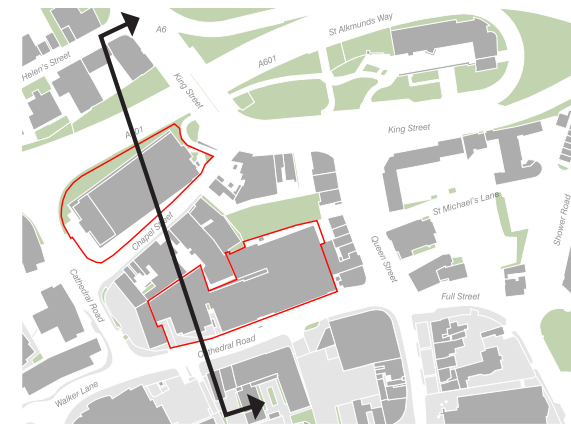
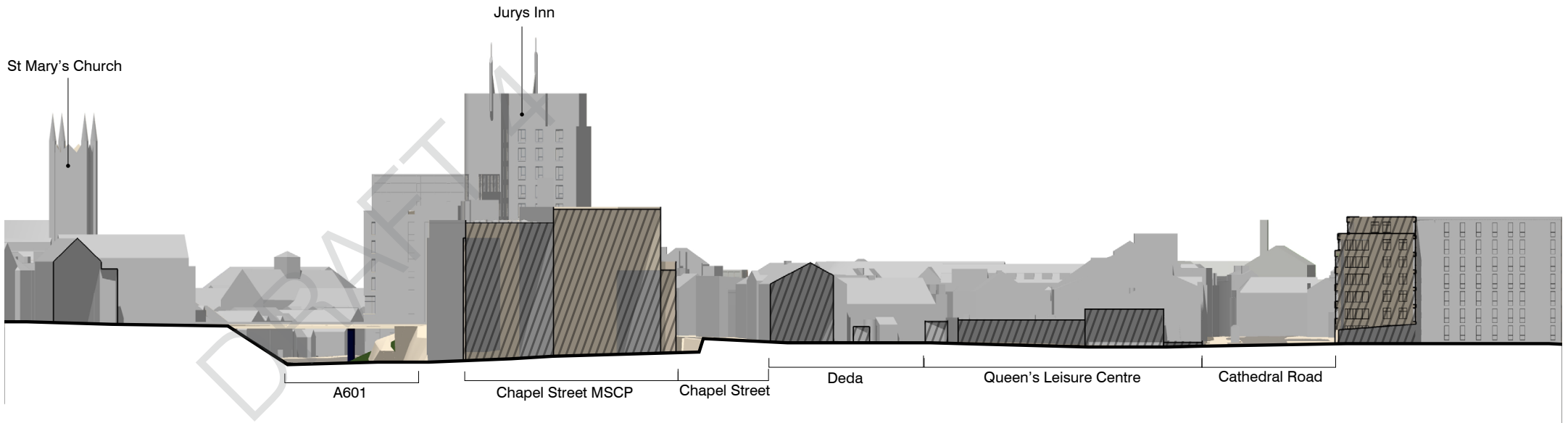
DRAFT 4



Section A

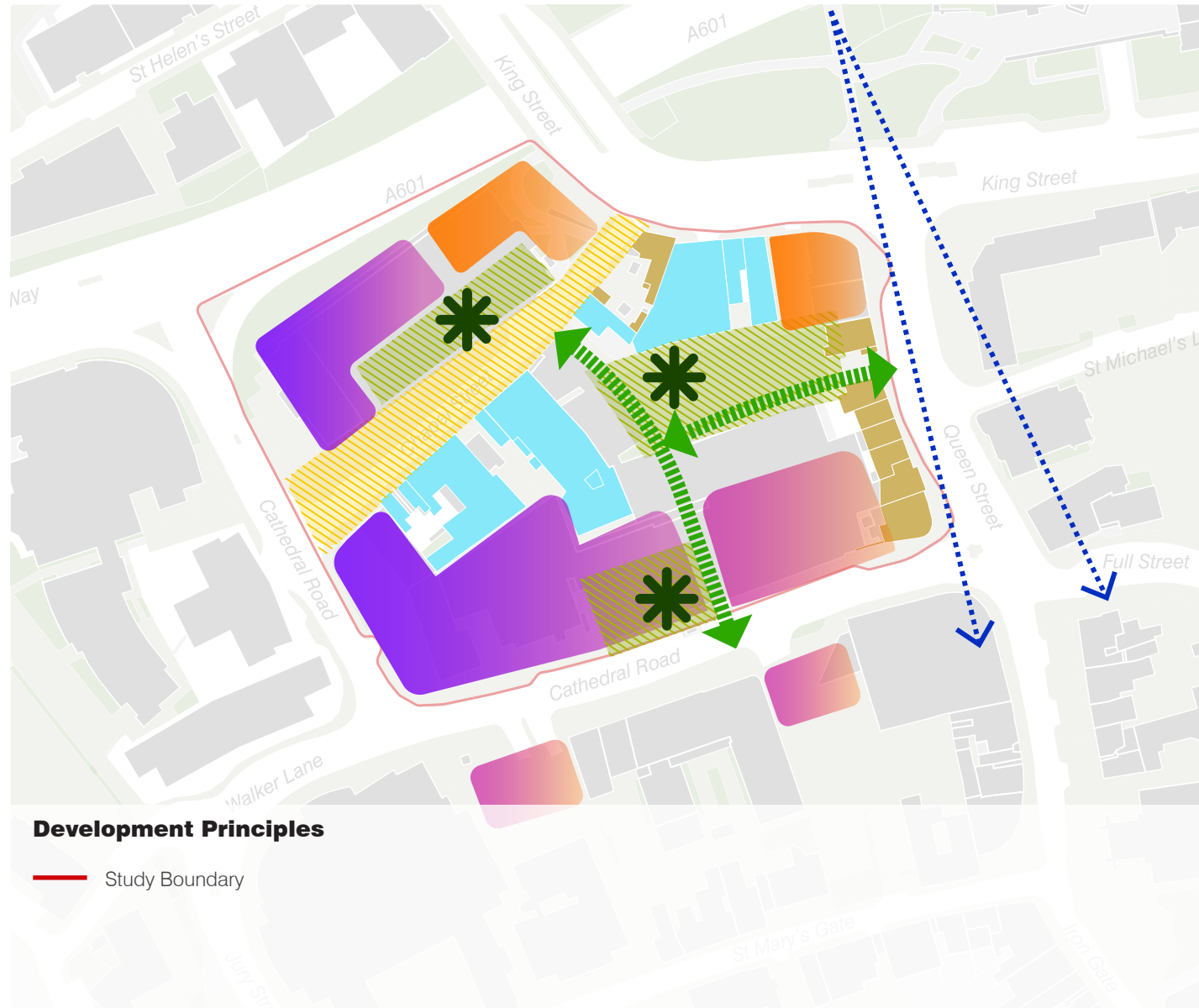


Section B

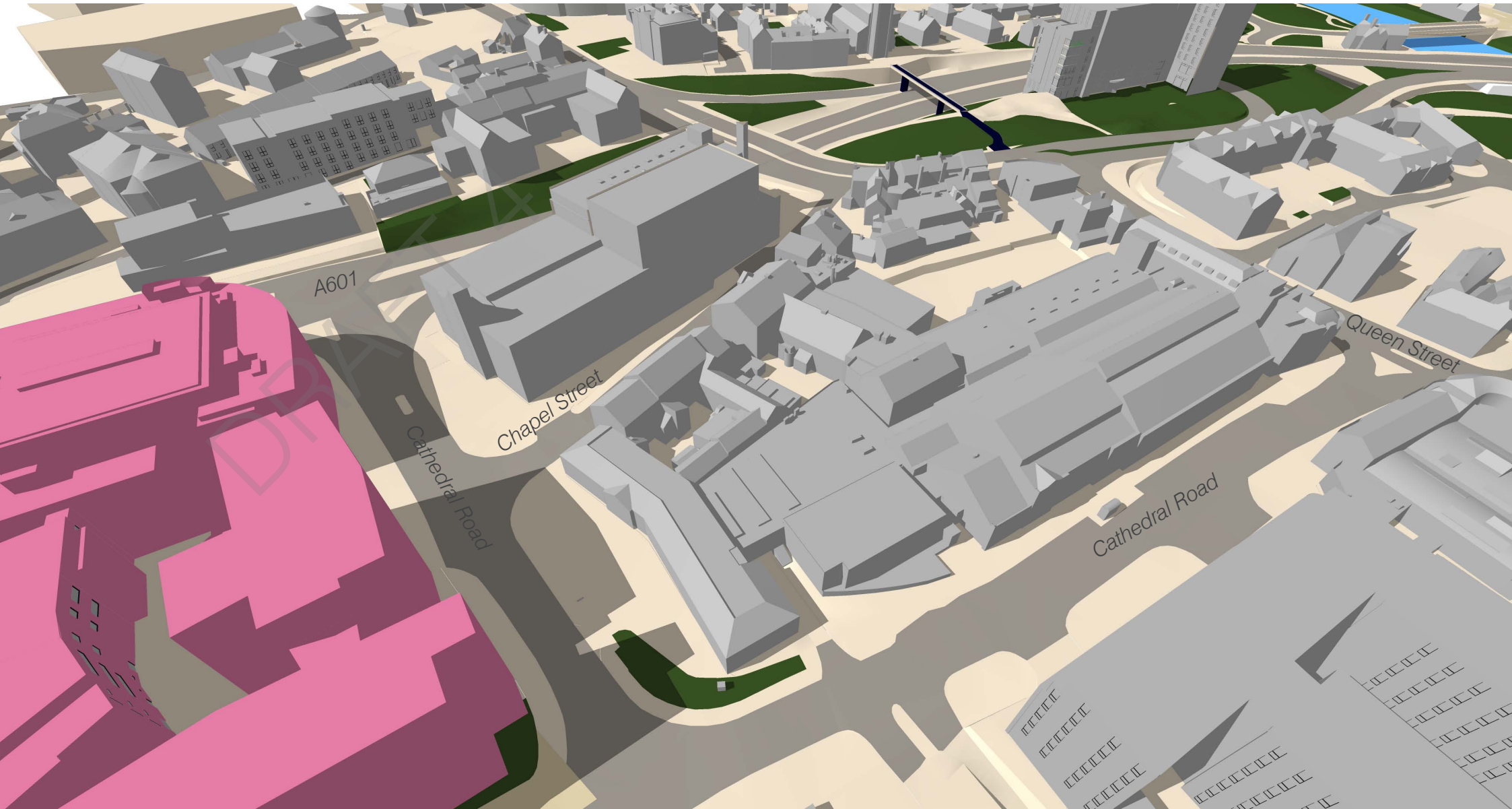


3.0 DEVELOPMENT PRINCIPLES

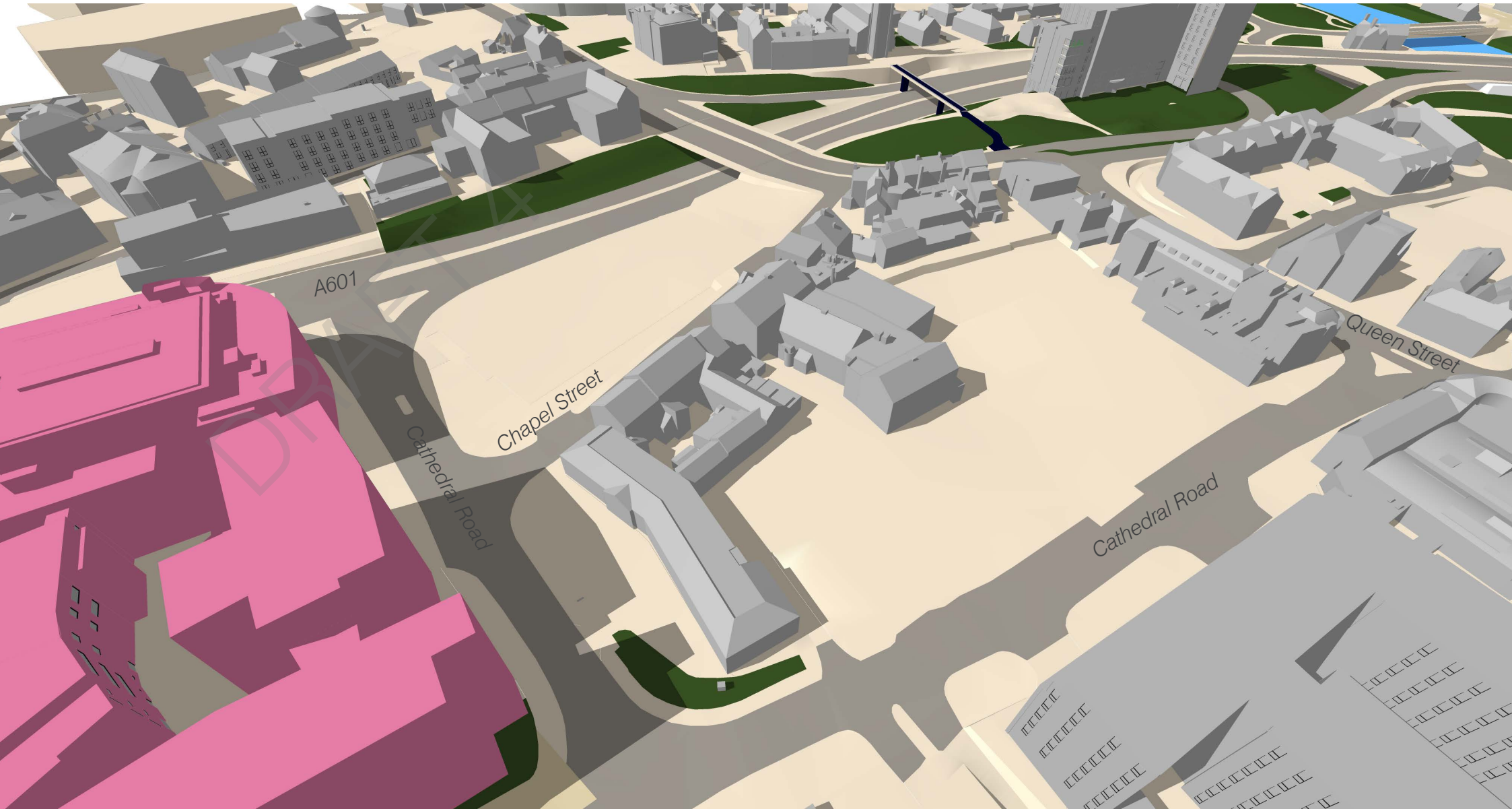
DRAFT 4



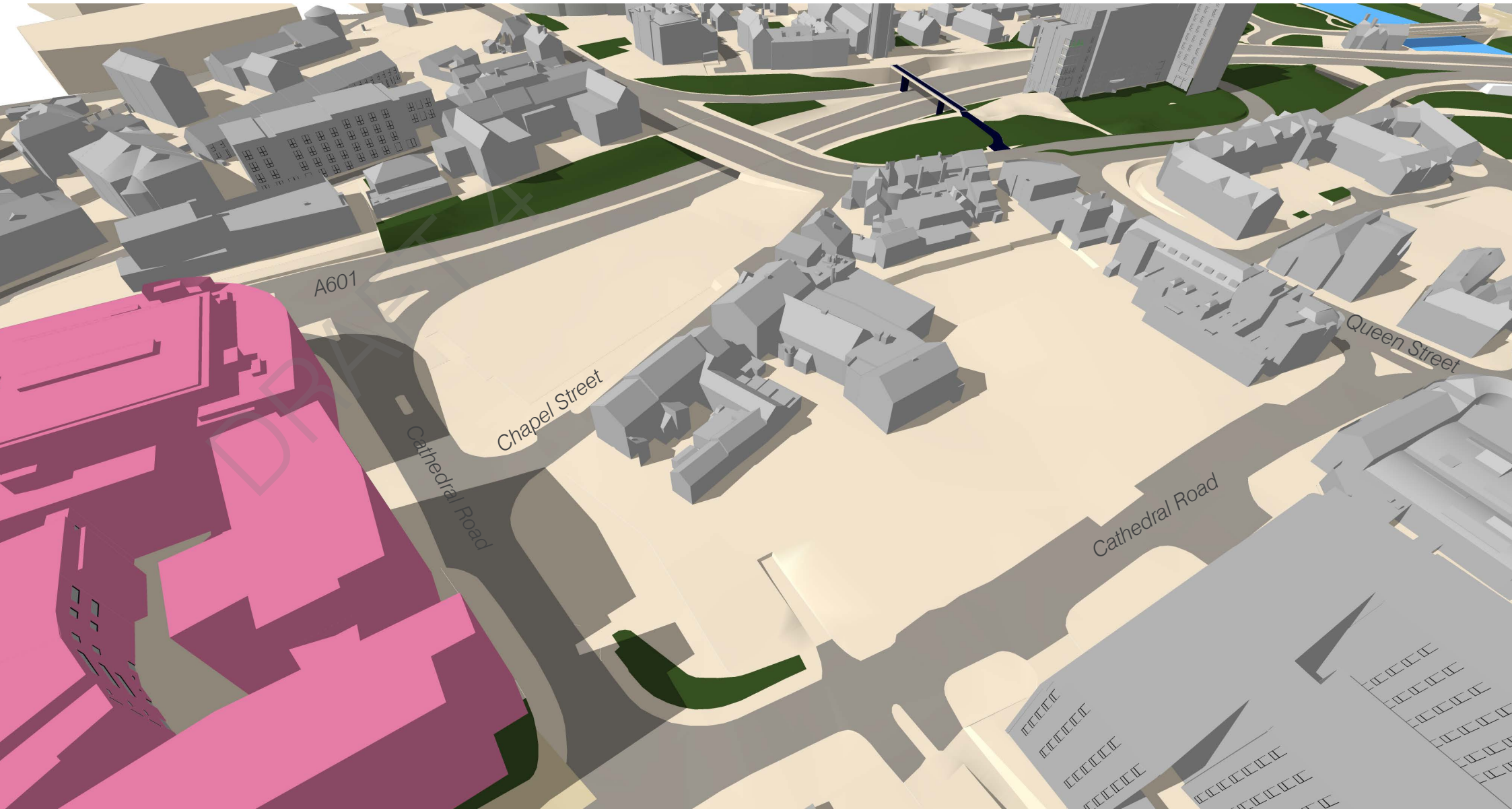
Existing Site



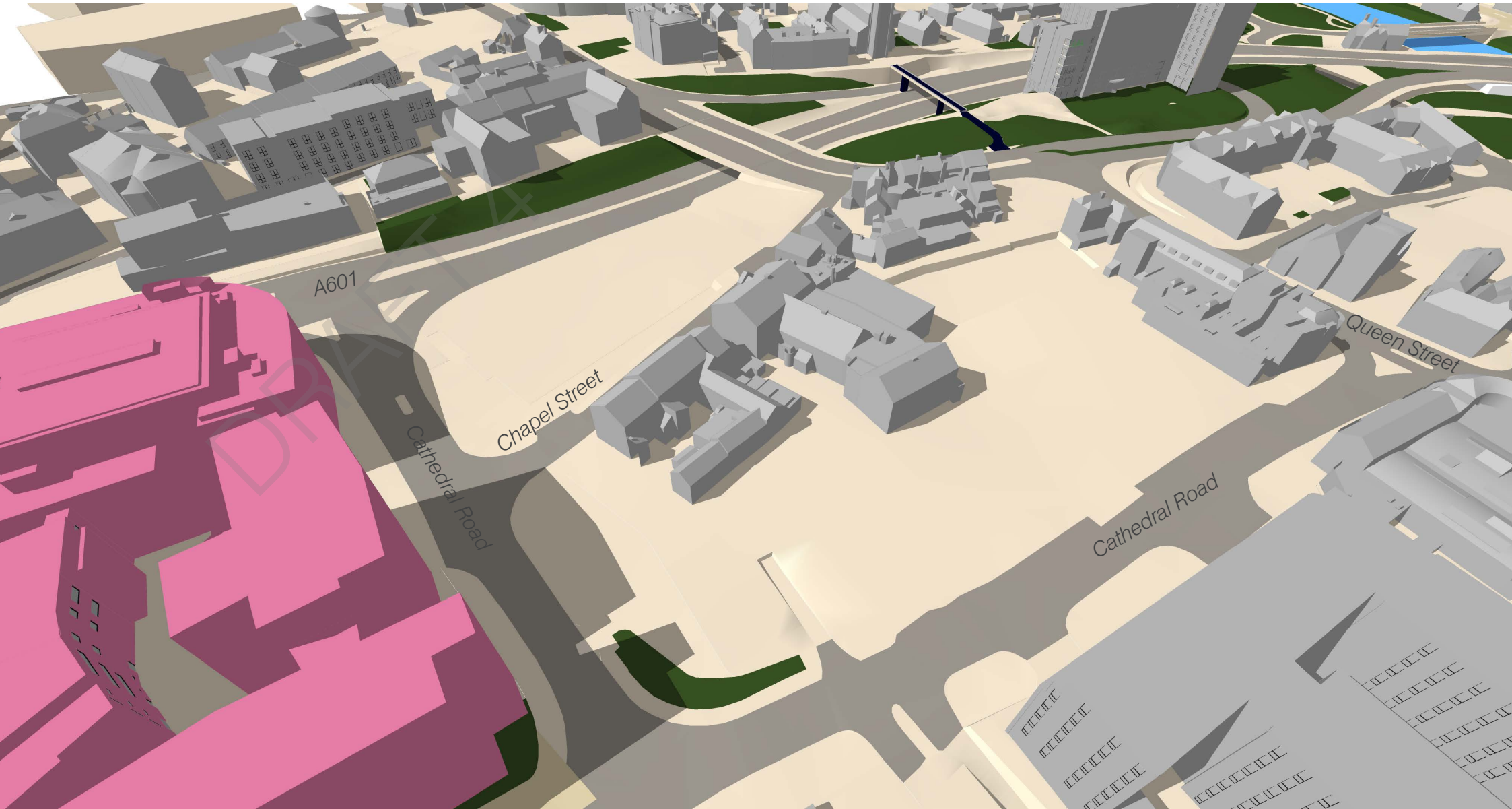
Loss of QLC and Chapel Street MSCP



Loss of QLC, Chapel Street MSCP and Cathedral Road Garages



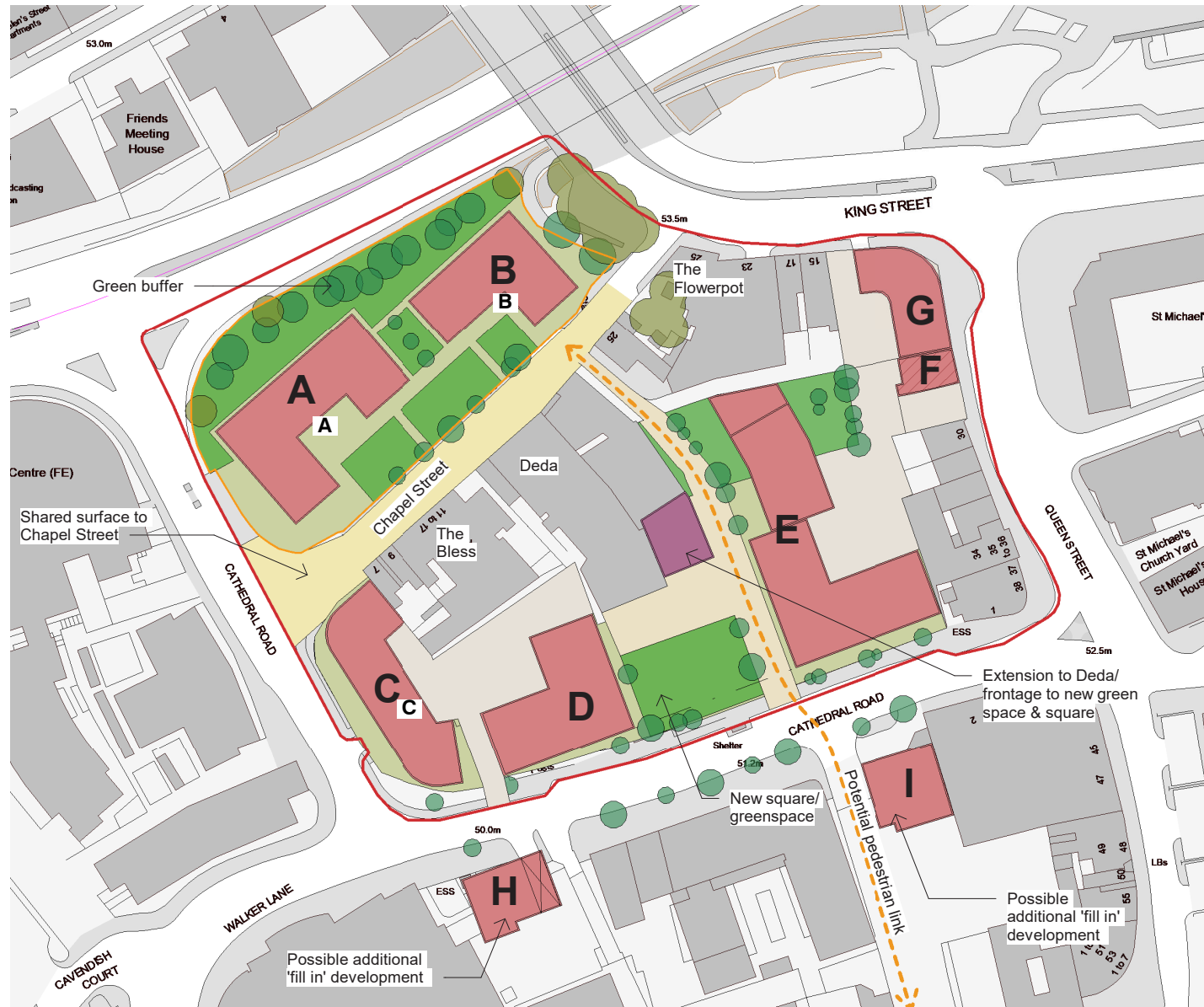
Loss of QLC, Chapel Street MSCP, Cathedral Road Garages and shops on corner of Queen Street & King Street



4.0 OPTIONS DEVELOPMENT

4.1 Option A - Student Accommodation

DRAFT



OPT A - View 1



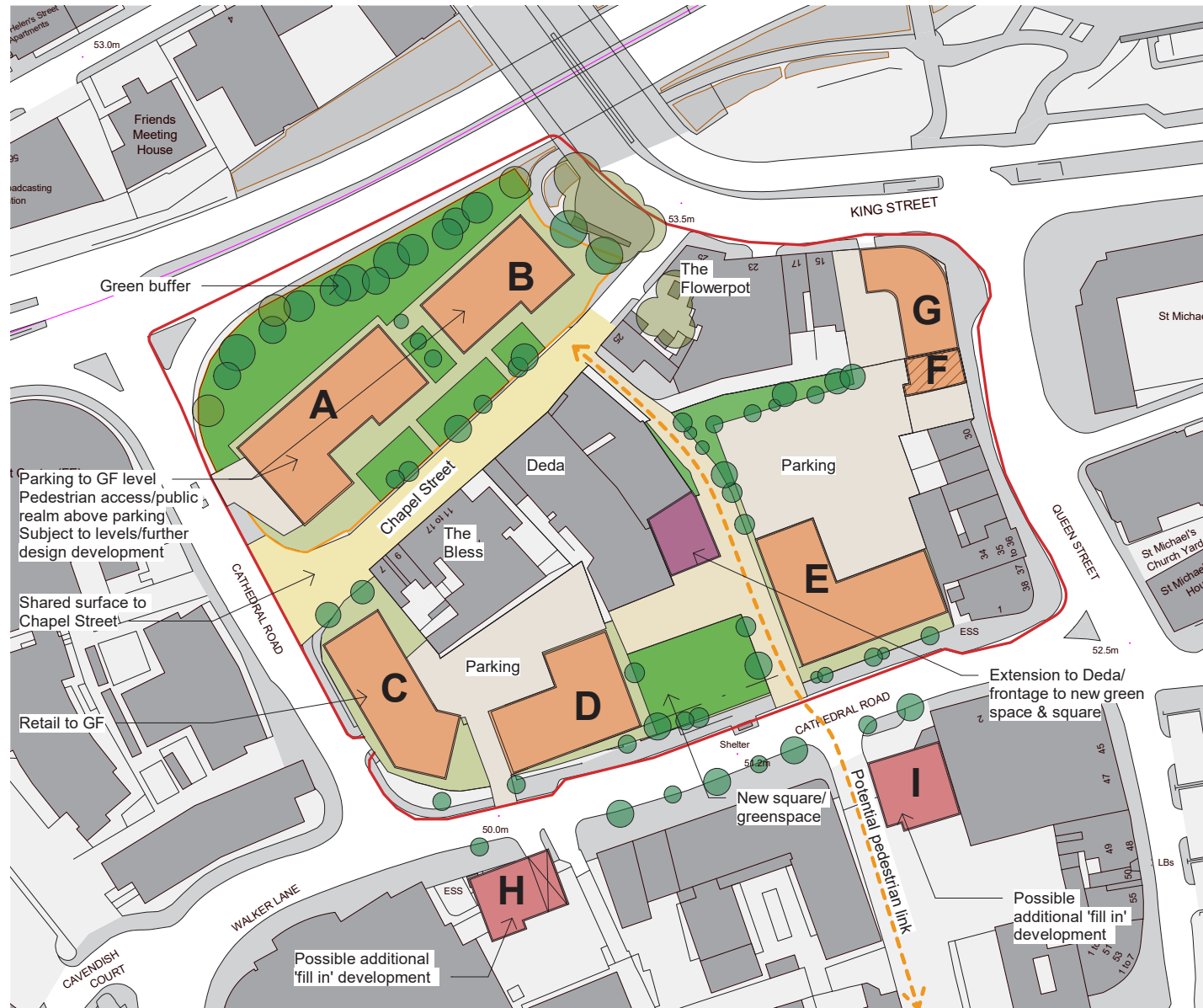
OPT A - View 2



4.0

4.2 Option B - Residential & Student Accommodation

DRAFT 4



OPT B - View 1



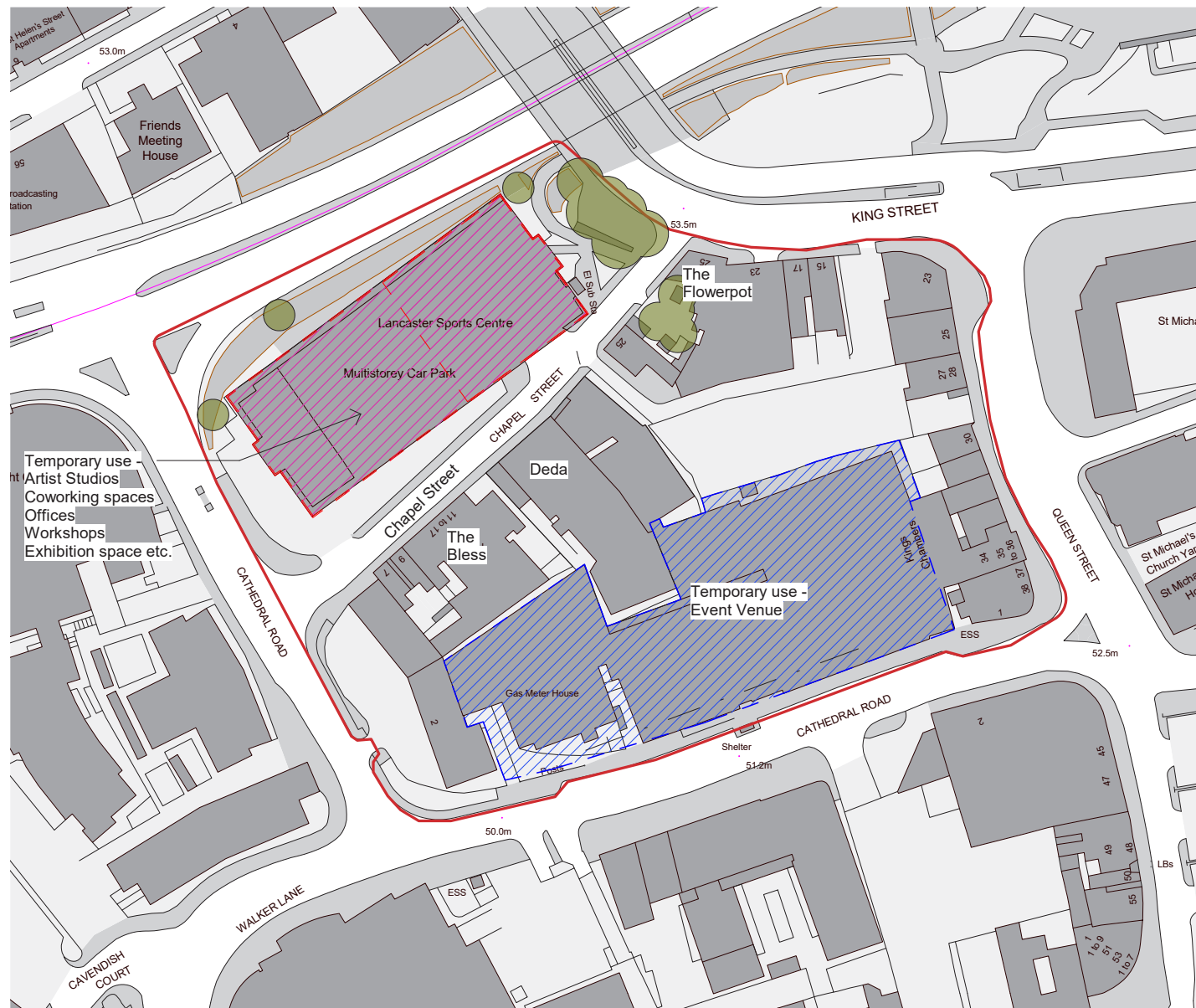
OPT B - View 2



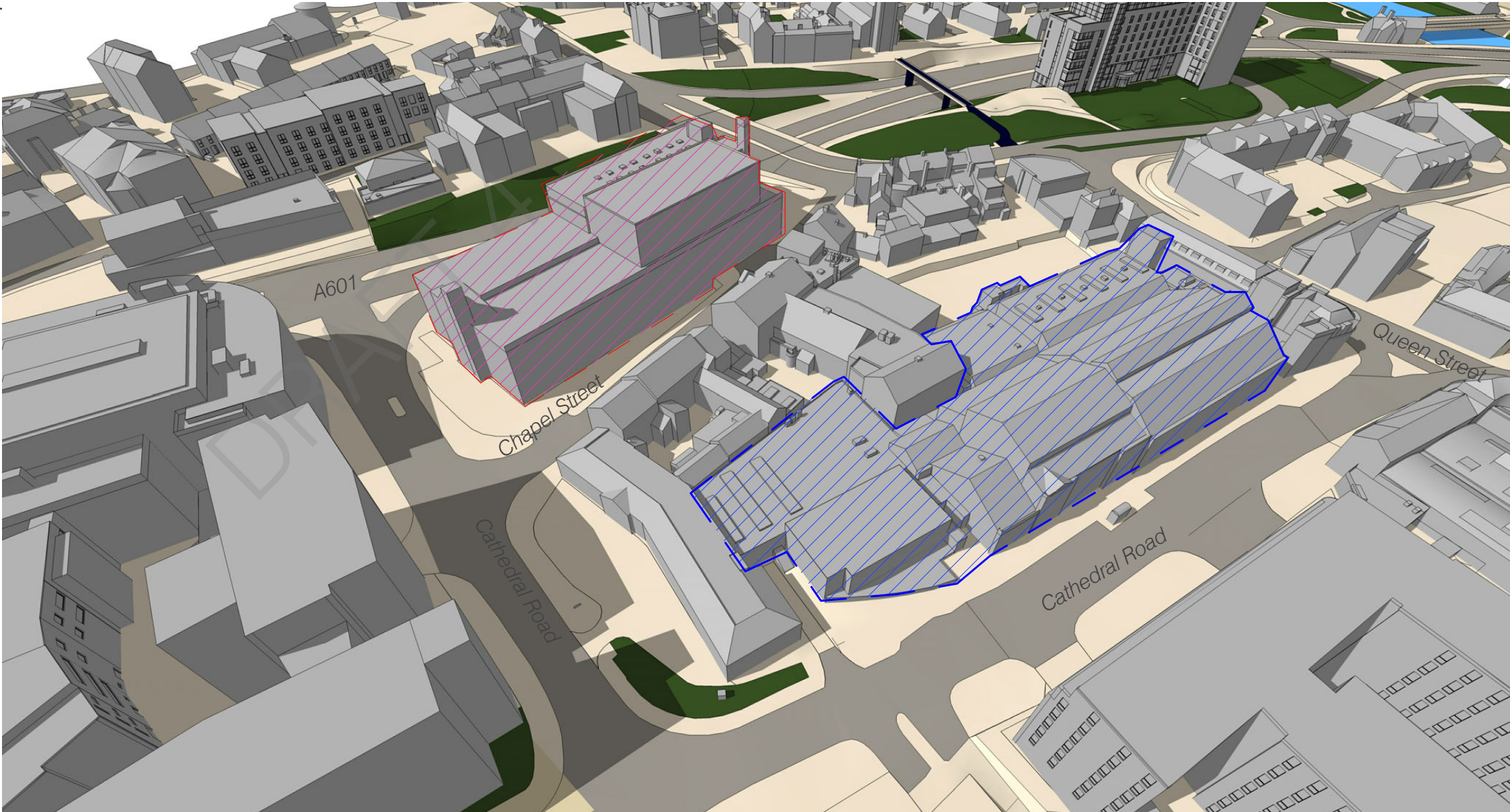
4.0

4.2 Option C - Temporary Uses

DRAFT 4



OPT C - View 1



OPT C - View 2

