



Delivering Student Housing in a sensitive location.

Cathedral View, Derby

ICENI PROJECTS – CASE STUDY

Iceni Projects worked with Prosperity Capital Partners, and Cartwright Pickard Architects, to deliver consent for this significant student housing scheme within Derby City Centre.

Having been brought into the project at a sensitive stage, with objections from both the City Council and Historic England. Undertaking a detailed assessment of the scheme in relation to nearby heritage assets, including a detailed appraisal of a range of views throughout the City, the team were able to argue strongly against both of these objections, and the scheme was granted consent at the end of 2017.

The development will provide two buildings of up to 9 storeys, on a Site just outside the City Centre Conservation Area, and close to Grade II* and Grade II buildings, delivering 319 student residential units with shared kitchens. In a City with a significant shortage of student bedrooms, the scheme will be an important and appropriate contributor to Derby, and will considerably regenerate a difficult area on the edge of the City's historic core.

5 interesting facts about the project

1: £23 MILLION BUILD COST

This is a considerable project for Derby, in both scale and cost.

2: REGENERATION SCHEME

The Development Site is a former car garage which has been disused for some time; the scheme will change the face of this part of Derby.

3: EDUCATION, EDUCATION, EDUCATION

Providing accommodation for some of the 17,500 students at the City's University, Cathedral View also sits next to one Joseph Wright College's campuses; the other incorporates a listed nineteenth century railway works.

4: PROTECTING HERITAGE ASSETS

The scheme sits close to the listed Derby Magistrates' Court, and the scheme's height is designed to avoid it being seen over this fine eighteenth century building's roofline.

5: 'CATHEDRAL VIEW'

The development's name is appropriate, given that protecting views of the spire of Derby Cathedral was a key issue for the local authority and Historic England!

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