Heritage Impact Assessment

Screening and Scoping Emerging Local Plan

Derby City Council

Final report
Prepared by LUC
November 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft	I Nafees T Marshall B Attala V Askew I Phillips P Forshaw-Perring	I Phillips T Hardie	R Haworth	11.08.2026
2	Final Draft	I Nafees I Phillips	I Phillips	R. Haworth	18.10.2026
3	Final	I Nafees I Phillips T Marshall	I Phillips	R, Haworth	18.11.2026

EMS566057 FS566056 OHS627041

Land Use Consultants Limited
Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

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Executive Summary

Summary of Assessment Recommendations and Impacts Per Site Allocation

HA5 – The Hollow, Mickleover

No effect to the Outstanding Universal Value (OUV) of the Derwent Valley Mills World Heritage Site (DVMWHS) is predicted.

Development of the Site would have a low level of effect on the Mickleover Conservation Area, which would likely equate to less than substantial harm to its significance.

This harm could be reduced through a sensitive design approach that responds positively to the conservation area's historic character, townscape qualities and setting, including the use of appropriate scale, massing, materials and landscaping.

The Site has a high-moderate archaeological potential due to its survival as undeveloped land since at least the medieval period. The nearby presence of a medieval open field system and medieval pottery findspot demonstrate activity of this date within the local landscape.

A low level of effect is predicted to the group value of the conservation area and its constituent assets, and no additional cumulative effects from other development are anticipated.

The site-specific policy should therefore flag the importance of retaining existing trees and hedgerows and the likely requirement for archaeological evaluation.

HA7 – Stoney Lane, Spondon

No effect to the OUV of the DVMWHS is predicted.

No effects on the significance of designated or non-designated heritage assets through physical effects or setting change are anticipated.

The Site has a high to moderate archaeological potential for multi-period remains due to its completely undisturbed status, with historical records

indicating the land has remained entirely undeveloped since at least the medieval period and in agricultural use as evidenced by ridge and furrow.

No cumulative effects are anticipated.

The site-specific policy should flag the likely requirement for archaeological evaluation.

HA10 – Elton Road Works

No effect to the OUV of the DVMWHS is predicted.

The development of the Site would have a Medium level of effect on the Rolls Royce Commercial Building (LB1393116). The Site forms part of this asset's historical setting which contributes towards its significance. The prominent Rolls-Royce lettering on the principal building at the Rolls Royce Commercial building and the Rolls-Royce frontage within the Site provides a clear historical link, illustrating the former extent of Rolls-Royce's operations and its importance to Osmaston's former industrial identity. The development of the Site, and in particular the removal of the principal building with the lettering, would result in further cumulative loss to the historical setting of the asset.

The development of the Site would have a Low level of effect on the Former John Smith Brass Founders (MDR10282). The Site makes a small contribution to the asset's significance through its former manufacturing use and surviving industrial character. The removal of the industrial buildings could erode an element of the asset's setting that illustrates the historical prominence of manufacturing within the area, although the asset's sensitivity to change within the Site is limited.

The archaeological potential of the Site is low-medium. There is some potential for archaeological remains associated with 18th and 19th century industrial development to be encountered. The Site is likely to have experienced a degree of truncation and disturbance associated with the construction of the existing buildings which limits this potential.

No cumulative effects are predicted as a result of the development of the Site.

The site-specific policy should note the heritage value of the principal building and prioritise its retention. It should also flag the likely requirement for archaeological evaluation including building recording.

HA11 – Shaftesbury Street

No effect to the OUV of the DVMWHS is predicted.

The development of the Site would have a low level of effect on the Engineering works, Colombo Street/Shaftesbury Street, Derby (including the locally listed Colombo House) (MDR10285). Although the proposed development would alter views from and towards Colombo House and the adjacent historic works building across Shaftesbury Park, these views are experienced within a setting that has already been extensively modified and does not reflect the historic context of the assets and screened by vegetation. The Site makes a minor contribution to the significance of the assets through its role within their contemporary urban setting.

The development of the Site would have a low level of effect on the Baseball Ground, Vulcan Street/Shaftesbury Crescent (MDR4628). The site has no historical, functional or associative relationship with the former Baseball Ground. It did not contribute to the operation or use of the ground and does not form part of the asset's significance.

No cumulative effects are predicted as a result of the development of the Site.

The Site has low archaeological potential as result of multiple phases of development, demolition and landscaping since the 19th century.

Site-specific policy should flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also recommend that development be of proportionate height/scale in relation to the terraced street to the northwest of the site, to aid in the blending of the urban grain.

HA14 – Kitchener Avenue/Browning Street

No effect to the OUV of the DVMWHS is predicted.

No effects on the significance of designated or non-designated heritage assets through physical effects or setting change are anticipated.

No cumulative effects are predicted as a result of the development of the Site.

The Site has a low-medium archaeological potential, having been formerly used as an agricultural field on the periphery of the former village of Normanton-by-Derby.

HA16 – Gypsy and Traveller Site, Wilmorton

No effect to the OUV of the DVMWHS is predicted.

The development of the Site would have a low level of effect on the route of the Derby Canal, Swarkestone branch (MDR10003) which passes through the southern part of the Site. Providing the route of the canal is preserved within the Site, the heritage significance of the asset would continue to be appreciated through the retention of its historic alignment and ongoing use as a bridleway. While the immediate setting of the asset would be changed its historic alignment would remain legible, and the asset would continue to be understood as a former canal corridor within the urban landscape.

No cumulative effects are predicted as a result of the development of the Site.

The archaeological potential of the Site is low. The Site has been in agricultural use since at least the medieval period, and there is evidence of prehistoric activity in the wider area, including a Neolithic find approximately 500m to the west. However, previous ground disturbance (such as the construction of the Pride Parkway) has likely reduced the survival of significant archaeological remains.

The site-specific policy should therefore flag the importance of retaining existing trees and hedgerows and the need for sensitive, contextual design of any boundary treatments.

E8 – Rolls-Royce, Raynesway

No effect to the OUV of the DVMWHS is predicted.

The HER data places the site of a possible medieval mill (MDR15714) within the Site. However, its exact location is uncertain, with sources stating that it was located near an ox-bow bend of the River Derwent.

No effects on the significance of designated or non-designated heritage assets through physical effects or setting change are anticipated

No cumulative effects are predicted as a result of the development of the Revised Allocation

The archaeological potential of the Site and Revised Allocation is medium. The development of the Site is likely to have heavily truncated/disturbed potential buried archaeological assets, although in the southern part of the Site there is high potential for the presence of paleochannels associated with the River Derwent. Such palaeochannels could comprise significant geoarchaeological and palaeoenvironmental remains.

Site-specific policy for the Revised Allocation should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement.

CC4c – Northern Gateway

Due to the city centre location of the Site, multiple heritage assets have the potential to be impacted. Those with the potential to experience both physical change and setting change are:

- City Centre Conservation Area and associated buildings (High level of effect); and
- 27-28 Queen Street (Medium level of effect).

The following heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Cathedral Church of All Saints (Medium level of effect);
- Friar Gate Conservation Area and associated buildings (Low level of effect);
- Strutt's Park Conservation Area and associated buildings (Low level of effect);
- Little Chester Conservation Area and associated buildings (Low level of effect); and
- Nottingham Road Conservation Area and associated buildings (Low level of effect).

The archaeological potential of the Site is medium to high. Due to the location of the Site to the immediate north of Derby's historic core and close to areas associated with Roman, early medieval, medieval and later occupation, there is the potential for significant archaeological deposits to survive within the Site. However, much of the Site has been subject to 19th and 20th century development which is likely to have caused considerable disturbance to below ground deposits. The potential for the survival of archaeological remains is therefore variable across the Site, with areas that have experienced limited modern intrusion retaining a high potential for the survival of archaeological remains, while heavily developed areas are likely to have a lower level of preservation.

Site assumptions included up to five storeys, remaining below the 2x context height definition of a 'tall building' but encompassing potentially noticeably greater scale than the existing site character. Development of taller buildings within the Site (i.e. taller than its existing 2-3 storeys) may affect the OUV of the WHS by affecting the attribute relating to the relict industrial landscape. The disruption of the low historic building height profile of the WHS, through the introduction of taller buildings which could compete or intrude with/in this profile, particularly when viewing the WHS and the Site from the west, may change the way the attribute is experienced, affecting OUV.

As per the proposed site-specific policy, development proposals should conserve and, where possible, enhance the significance of designated and non-designated heritage assets and their settings. This includes both designated and non-designated heritage assets within the Site itself.

Site-specific policy should flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also include completion of the archaeological post-excavation work for 27-29 Queen Street.

CC4f – Abbey Street Car Parks

No effect to the OUV of the DVMWHS is predicted.

The development of the Site would have a low level of effect on the City Centre Conservation Area. While the introduction of a tall building would alter the local townscape and be visible in some views from the southern edge of the conservation area, the proposal would not affect the historic buildings, street

pattern, archaeological significance, or key historic views that contribute to its significance.

The development of the Site would have a low level of effect on the Friar Gate Conservation Area. The Site does not lie within a location that contributes towards any key views, nor would the proposed development affect the appreciation of its principal heritage assets. The separation distance and intervening development means any visibility from the conservation area would be limited and would not alter understanding of its historic value, architectural character or townscape significance.

The development of the Site will have a low level of effect on the Former malthouse, Forman Street, Derby (MDR10256), which is located c.50m away from the Site, which forms part of the assets wider historical setting. However, the asset is already experienced within a heavily altered urban environment, and existing mature trees and built development substantially limit intervisibility between the Site and the heritage asset. Although the proposed development would introduce a noticeable change within the townscape, it would not affect those aspects of setting that contribute most strongly to the significance of the malthouse.

The archaeological potential of the Site is low-medium, having been undeveloped fields and gardens until the 19th century. The Site was developed in the 19th century with terraced housing and commercial buildings before undergoing demolition and subsequent redevelopment as a car park. This process of development and demolition is likely to have caused significant ground disturbance, reducing the survival of earlier archaeological remains. There remains some potential for archaeological remains associated with the 19th century development of the Site in less disturbed areas, particularly along the western edges of the western car park.

Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also recommend that the taller and more impactful elements of the proposed development should be in the southern sections of both sites, and that the proposed development should not obscure key buildings along the city skyline when viewed from the west, such as the Museum and the Guildhall.

CC4g – Babington Lane Car Park

No effect to the OUV of the DVMWHS is predicted.

The development of the Site would have a medium level of effect on the Green Lane and St Peter's Conservation Area. This asset is sensitive to the proposed development due to its immediate proximity and the Sites low-lying, open character which makes a positive contribution to the conservation area. Development may reduce this openness, obstruct views and/or introduce built form that may compete with the College of Art Annexe roofscape. The degree of harm would therefore depend principally on the height, scale, massing and detailed design of the proposed development. Harm could be minimised by ensuring that new buildings remain subordinate to, and do not compete with, the Annexe's distinctive roofscape.

The development of the Site would have a medium level of effect on the College of Art Annexe (LB1227834). This asset is sensitive to the proposed development due to its immediate proximity and the positive contribution that the Site's open, low-rise character makes to its setting. However, the Site is of limited heritage interest, and the affected views are incidental rather than key or designed views. The degree of harm would therefore depend on the height, scale and design of the proposal. Harm could be minimised by ensuring that new buildings remain subordinate to, and do not compete with, the Annexe's distinctive roofscape.

The development of the Site would have a medium level of effect on the Serbian Orthodox Church of Apostles St Peter and St Paul (LB1376503). The Site's low-lying form makes a positive contribution to the asset's setting by maintaining its prominence and allowing for an appreciation of its distinctive tower and spire, both in the limited views that remain and in views where the Site and asset are experienced in-combination. Therefore, development within the Site has the potential to alter the way in which the asset is experienced, and affect its significance.

The archaeological potential of the Site is medium to high, owing to its location on the periphery of the historic core of the city centre. During the 19th century the Site was occupied by terraced houses which were demolished in the mid to late 20th century and replaced with a car park. While this is likely to have resulted in some disturbance to archaeological deposits, there is significant potential for the survival of 19th century residential remains as well as elements of the former Abbots Hill House and Gardens (MDR11428) which may extend into the Site.

Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also conserve and, where possible, enhance the significance of designated and non-designated heritage assets and their settings which lie adjacent to the Site.

CC12 – University of Derby City Centre Hub

No effect to the OUV of the DVMWHS is predicted.

Due to the city centre location of the Site, multiple heritage assets have the potential to be impacted. Those with the potential to experience both physical change and setting change are:

- Friar Gate Conservation Area and the 21 associated Grade I, II* and II listed buildings (physical change – Medium level of effect, setting change – Medium level of effect);
- Church of St. John the Evangelist (LB1215810) – (physical change – Low level of effect, setting change – Medium level of effect);
- 1-5 St Johns Terrace (LB1229191) – (physical change – Low level of effect, setting change – Medium level of effect); and
- 2-8 Brook Street (LB1287926) – (physical change – Low level of effect, setting change – Low level of effect).

Development of the Site would have a low level of effect on the Powell Seat Company Limited Former Warping Mill and Rykneld Mill. The elements of the asset's setting that principally contribute to its significance are Banks Mill, 2-8 Brook Street and Markeaton Brook. Development within the Site could affect the limited views in which these elements are experienced in combination, potentially weakening the appreciation of the assets within their setting. However, these relationships are already substantially fragmented by intervening modern development and are only weakly legible.

The archaeological potential of the Site is medium-high due to the location of the Site on the north-western periphery of Derby's historic core. It borders both a medieval thoroughfare (Friar Gate) and the Nuns Street Archaeological Priority Area (APA), as well as containing the Markeaton Brook. Numerous archaeological investigations have been undertaken within the Site and have identified activity dating from the Roman period to the 19th century.

Site specific policy should therefore likely require archaeological desk-based assessment with potential mapping, a geoarchaeological assessment and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement.

Opportunities should be taken to retain, reveal and reinforce historic plot patterns, routes and townscape grain and this should therefore be added into the proposed site-specific policy.

The cumulative effects for the Northern Gateway, University of Derby City Centre Hub, Abbey Street Car Parks, Babington Lane Car Park and North Castleward sites has identified that the following heritage assets may experience cumulative effects:

- Friar Gate Conservation Area (low overall level of effect);
- City Centre Conservation Area (medium overall level of effect); and
- Green Lane and St Peters Conservation Area (medium overall level of effect).

Chapter 1
Introduction

Context

1.1 LUC has been commissioned by Derby City Council to prepare and deliver heritage impact assessments (HIA) in support of Derby City Council's Regulation 19 Local Plan.

Scope

1.2 This report forms the HIA, covering the proposed site allocations within the Derby City Council Emerging Local Plan. It covers the following sites:

- HA5 – The Hollow, Mickleover;
- HA7 – Stoney Lane, Spondon;
- HA10 – Elton Road Works, Osmaston;
- HA11 – Shaftsbury Street;
- HA14 – Kitchener Avenue/Browning Street;
- HA16 – Gypsy and Traveller Site, Wilmorton;
- E8 – Rolls-Royce, Raynesway Extension;
- CC4c – Northern Gateway;
- CC4f – Abbey Street Car Parks;
- CC4g – Babington Lane Car Park; and
- CC12 – University of Derby City Centre Hub.

1.3 A table containing all proposed site allocations in the Regulation 19 Local Plan, including an explanation for why each site has been scoped in or scoped out of this HIA, is provided in **Appendix A**.

Aim and objectives

1.4 The purpose of this study is to provide additional evidence for the Emerging Local Plan to help inform the potential allocation of land in and around Derby.

1.5 The study objectives were to:

- Undertake a review of the key documents providing context for the proposed allocations;
- Identify heritage assets with the potential to be affected by the proposed land allocation;
- Understand their significance, including any contribution made by setting;
- Assess the likely effect on heritage significance arising from development in relevant land allocations – including those arising from setting change and cumulative/in-combination effects;
- Provide commentary on the wider relationships between heritage assets and the historic landscapes of the area, including potential for effects as a consequence of development; and
- Provide recommendations for opportunities to avoid, reduce and/or offset effects identified.

Legislation, policy and guidance

1.6 The assessment has regard for legislative requirements in relation to the historic environment and has been informed by national and local planning policy. It also takes account of established sector guidance on the assessment of significance of heritage assets and how to assess the impact of proposals on that significance.

Statutory duties

1.7 Legislation relating to archaeology and scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended. Under the terms of the Act the Secretary of State has a duty to compile and maintain a schedule of monuments of national importance. The purpose of the schedule is to help preserve these monuments, so far as possible, in the state in which they have come down to us today.

1.8 Legislation regarding buildings and areas of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. The 1990 Act places a number of duties on decision makers. Key amongst these are:

- Section 66 – states that when considering planning applications that affect listed buildings, “special regard” will be had by the decision-maker “to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”; and

- Sections 69 and 72 – states that conservation areas are designated for their "special architectural or historic interest" and, in considering applications that affect them, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
    - In the operation of this law, the concept of 'preservation' referred to in Sections 66 and 72 has been interpreted as to do no harm.

National Planning Policy Framework (NPPF)

1.9 A new version of the NPPF was published in August 2026, part way through the preparation of this report. For clarity, the assessment in this report was undertaken in line with the December 2024 version of the NPPF, under which the methodology and scope for this piece of work were agreed with Derby City Council and Historic England. The proposed changes put forward in December 2025 were also taken into consideration. The Local Plan will be assessed under the legacy plan making system (using the 2024 version of the NPPF), and this report is consistent with that.

1.10 Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance (paragraph 206). It is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF (2024). Chapter 3 states that "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate…" and "should demonstrate how the plan has addressed relevant economic, social and environmental objectives […]. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued" (paragraphs 31 and 32).

1.11 Paragraph 203 states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (g) opportunities to draw on the contribution made by the historic environment to the character of a place."

1.12 The purpose of this assessment is to address both the plan-making and historic environment chapters of the NPPF by providing a robust evidence base to inform the development of the local plan.

NPPF – December 2025 draft

1.13 The assessment took into account the proposed changes contained in the draft NPPF of December 2025, in which the provisions with regard to plan-making remained relatively consistent. Policy HE1 states:

- 1. To support the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:
  - a. Identify the main heritage features within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and create a positive strategy for their conservation and enhancement, including where these assets can be used to support sustainable growth;
  - b. Be informed by a proportionate heritage assessment and should consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c. Take opportunities, for example through design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development; and
  - d. Be supported by a local list to identify non-designated heritage assets that are important to the local community.

1.14 The statements set out in Policy HE1 were carried through to the revised version of the NPPF which was implemented in August 2026.

Sector guidance

1.15 The methodology has been developed with reference to current guidance. This includes:

- Institute of Environmental Management and Assessment (IEMA), Institute of Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA) (2021) ‘Principles of Cultural Heritage Impact Assessment in the UK’ **[See reference** 1**]**;
- Chartered Institute for Archaeologists (CIfA) (2014) ‘Standards and guidance for desk-based assessment’;

- Historic England (2015) ‘Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3’ (HEAN3) **[See reference 2]**;
- Historic England (2017) ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3’ (GPA3) **[See reference 3]**; and
- Historic England (2008) ‘Conservation principles, policies and guidance for the sustainable management of the historic environment’ **[See reference 4]**.
- UNESCO (2020) Derwent Valley Mills World Heritage Site Management Plan 2020-2025 **[See reference 8]**.

Definitions

1.16 The following definitions are provided in Annex 2 of the NPPF:

- **Heritage Assets**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest**: A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets**: World heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- **Significance**: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- **Setting**: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

Reporting, assumptions and limitations

1.17 The findings and recommendations have been drawn together into this report. The following assumptions and limitations have been made during the process of this assessment:

1. This study only considers the effect that the development of the sites would have on the significance of individual heritage assets. It does not include assessments of impact on public and visual amenity, landscape character, or constitute a townscape and visual impact assessment; these are related but distinct disciplines, evidenced by the separate guidance document and methodology for such assessments, as set out by the Landscape Institute and IEMA (in partnership with Historic England) (2013) in Guidelines for Landscape and Visual Impact Assessment (3rd edition). The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and conservation area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.

2. This report is intended to provide information on the historic environment impacts of the proposed local plan land allocations. It provides professional judgements on likely effects to heritage assets in line with the cited guidance. The appraisal work has been undertaken by appropriately qualified and experienced staff.

3. As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).

4. The assessment of potential effects was based upon a series of assumptions to provide a maximum case scenario, in line with the required precautionary approach. The assumptions applied to the assessment are set out in **Chapter 1: Methodology**.

5. Where suggestions for the avoidance, reduction or offsetting of harm have been provided, these should not be read as definitive. Development-specific impact assessments will be required, with mitigation measures reflecting the precise impacts identified at that stage. The suggestions in this report should not be assumed to confer acceptability of a specific development.

Chapter 2
Methodology

2.1 In line with the UNESCO and national guidance, the method for heritage impact assessment is tailored to the type of property (i.e. national and local designated assets and cultural WHS), and the types of impact anticipated. It has been prepared by appropriately qualified and experienced heritage professionals all of whom have at least degree-level heritage, historic buildings or archaeology qualifications and are members of CIfA or the IHBC, assisted by members of LUC's GIS and Visualisation team (all with relevant BSc, BA, MSc, MA) **[See reference 5]**.

2.2 For the purposes of this study, the assessment considers harm or substantial harm to the significance of heritage assets of medium, high or outstanding importance, having regard to the assessment framework set out in Policies HE5 and HE6. The distinction between harm to significance and the overall level of effect, including the identification of significant effects, is explained under Task 4.

2.3 This section outlines the methodology that was used in the study on a task-by-task basis. Key data sources are also identified. The tasks were as follows:

- Task 1: Review key documents;
- Task 2: Data collection;
- Task 3: Identification of affected assets and determination of significance;
- Task 4: Appraisal of risk of harm and level of effect for individual assets;
- Task 5: Site visits and appraisal moderation; and
- Task 6: Conclusions and mitigation recommendations.

Task 1: Review key documents

2.4 In order to provide an updated and relevant assessment, and to bring it in line with current legislation and policy, a review of the previous documentation was undertaken. This included a review of the previous work undertaken for relevant sites, the wider suite of local plan documents, and – where relevant – developer's masterplans and/or related information for relevant sites.

Task 2: Data collection

2.5 Supporting data and information was collected and collated for the study area. Sources consulted comprise:

- GIS data for the proposed site allocations;
- Historic England (HE) designated heritage asset data;
- Derbyshire County Council HER data (Ref CDR14898);
- Conservation areas – GIS data and supporting documents (e.g. conservation area appraisals);
- UNESCO World Heritage Site List, UNESCO Guidance and toolkit for Impact Assessments in a World Heritage Setting and the Derwent Valley Mills World Heritage Site (DVMWHS) management plans;
- Derby Skyline Study (2019) and Tall Building Study (2021);
- Modern Ordnance Survey (OS) 1:25,000 raster and MasterMap vector maps (provided by the client); and
- Light Detection and Ranging (LiDAR)-derived Digital Terrain Model (DTM) and Digital Surface Model (DSM).

Task 3: Identification of affected assets and determination of significance

2.6 This stage determined the elements of the historic environment with potential to be affected by development of each site allocation. It followed step two of Historic England's (2015) HEAN 3 guidance for the selection of site allocations in establishing the significance of the affected heritage assets, and articulating this in accordance with the heritage values set out in Historic England's Conservation Principles, Policy and Guidance (2008). Where each site assessment discusses effects to WHSs, the UNESCO Guidance and toolkit for Impact Assessments in a World Heritage Setting is applied.

2.7 The role of setting in that significance is established in line with GPA3 The Setting of Heritage Assets (2017), published by Historic England. It also considers if, how and to what extent the site allocation relates to that significance.

2.8 The heritage assets susceptible to potential development of the sites has been undertaken using a standard study area applied to each allocation boundary. Any designated assets within the site are assumed – unless otherwise stated – to be retained; any non-designated archaeological assets, conversely, are assumed to be lost. Assets in the vicinity of the sites with the potential to experience setting change have been identified using a 500m study area for low-rise (9-13m) development in urban areas, and 1km in more open rural and peri-urban areas.

2.9 Zones of theoretical visibility (ZTV) models were prepared for each site allocation. The ZTVs were based on a series of parameters with assumed maximum heights taken from an evidence base that included emerging masterplans and the Tall Building Study. These parameters and assumed maximum heights were discussed and agreed with Derby City Council.

2.10 ZTV coverage was then checked to determine potential visibility of development from and in combination with heritage assets. This coverage was also cross-checked with relevant Derby Skyline Study key views across the city, alongside the sensitive view cones and heritage assessments contained within the Derby Tall Buildings Study.

Potential for effects

2.11 Visibility alone does not necessarily equate to an effect on significance. It is recognised that setting is not purely about visual relationships but can include non-visual, historical or functional relationships between assets and their surroundings. In addition to the ZTV modelling, assessment also considered where development of the site allocations has potential to affect these relationships.

2.12 The following considerations were applied to consider potential for effects:

- Which site allocations interact with WHSs.
  - Which sites will create perceptible (i.e. visible) change?
  - What aspects of development could affect the attributes of OUV, the contribution of setting, and whether they are susceptible to harm from the types of change arising from the site allocation?
- Which site allocations interact with other sensitive elements of the historic environment.
  - Within sites – will development cause physical change to archaeological priority areas (APAs) or heritage assets?
  - Outside sites, setting effects – will development cause change in the surroundings of assets which may affect significance or its understanding and appreciation?
- Will combined effects arise – will change in multiple site allocations, such as where multiple ZTVs overlap?

Potential for effects to Outstanding Universal Value

2.13 Initial screening of WHS attributes used a tabulated approach as recommended in Tool 3 of the UNESCO guidance to gather information on the two WHS's OUV,

attributes, authenticity and integrity, and the contribution of setting to each. This identified which elements of OUV are capable of being affected by the potential impacts of development of the site allocations, and which elements can be scoped out of further assessment and why.

2.14 The contribution of setting to OUV considered:

- A broad understanding of the contribution of setting to each WHS;
- Whether the site allocations fall within the setting;
- What contribution the site allocations make to the setting; and
- How the proposed development might be capable of affecting any aspect of that contribution.

2.15 Scoping stage also identified other assets beyond the WHS, such as related conservation areas or listed buildings, which contribute to OUV through setting, which may be affected in ways which require further consideration.

2.16 Intersection analysis was carried out to identify assets falling within the ZTV for each site allocation.

Ascribing significance

2.17 The value of heritage assets to present and future generations is measured by their heritage significance: the sum of their heritage values. Heritage assets can be important for many reasons and in different ways to different people. In this assessment, significance is articulated in accordance with Historic England's guidance document Conservation Principles (2008) which identifies four principal heritage values which can be used to help explore and understand the multiple ways that a heritage asset can be considered important. The four key values are:

- **Evidential** – What does the study of the physical remains of a place reveal? What evidence does it hold of its past? What can it contribute to a greater understanding of our collective history?
- **Historical** – What is the story of the place? How can it connect past people and events to the present? What evidence survives that makes this place distinct from others?
- **Aesthetic** – How does the place stimulate the senses and mind? Is it inherently attractive, eye-catching, innovative or inspiring?
- **Communal** – What does the place mean to people now? How important is it to a community's collective identity? Is it a cherished resource?

Scoping

2.18 In order to avoid unnecessary duplication, an asset scoping chapter will be used to outline the significance of each asset likely to need assessing multiple times. This will include assets which cover large areas, and have the potential to be affected by multiple sites such as conservation areas. For such assets, this scoping chapter will then be used and referred to during the impact assessments for individual sites.

Contribution of setting

2.19 In line with NPPF, the contribution that setting makes to an asset's significance has been considered. Setting is defined by the NPPF as the surroundings in which an asset is experienced. The contribution made by setting to an asset's heritage significance is set out discursively with reference to Historic England's (2017) setting guidance. This, and an understanding of the nature and likely interaction of future change with the contribution of setting to the asset's significance, has been used to determine susceptibility to change.

Importance

2.20 Heritage values help in understanding cultural significance of an asset, but do not determine the level of that significance, nor the level of legal or planning policy protection afforded to that asset. 'Importance' is a measure of the degree to which significance requires protection in decision-making.

2.21 Professional judgment has been employed alongside use of the designation criteria for assets of national significance and regional research agendas. Assets may derive their significance from one or more of the heritage values outlined above, but a lack of interest in one or more of these areas does not indicate a lower level of importance, just that their interest lies elsewhere.

2.22 Importance derives from a consideration of:

- How strongly are the identified heritage values demonstrated or represented by the place, compared with other places?
- How do its values relate to statutory designation criteria, and any existing statutory designations of the place?
- Levels of planning constraint imposed by legal or policy provisions.

Table 2.1: Levels of importance and their definitions

Level of Importance	Definition
Outstanding	Usually, designated heritage assets of international significance: world heritage sites. May be highly graded-listed buildings, scheduled monuments, highly-graded registered parks and gardens, registered battlefields, protected wrecks and conservation areas of demonstrably international significance or exceptional national significance. Assets such as this are often part of multiple, overlapping designations and of strong collective significance with other heritage assets.
High	Usually, designated heritage assets of national significance: scheduled monuments, Listed buildings **[See reference** 6**]**, registered parks and gardens, registered battlefields, and protected wrecks. Conservation areas, as a statutory designation, although individual examples may be more or less significant.
Medium	Locally listed buildings or locally listed parks and gardens, sites of archaeological interest as noted on the HER, previously unidentified non-designated assets of demonstrably national and regional significance.
Low	Usually non-designated heritage assets of local significance.
Uncertain	May be key features in a conservation area, buildings/areas/parks and gardens identified on the HER or historic maps, previously unidentified non-designated assets of demonstrably national or local significance.

Task 4: Appraisal of risk of harm and level of effect for individual assets

2.23 Detailed appraisals for individual assets likely to experience effects were conducted to arrive at a view on likely levels of harm for the purposes of the NPPF, and an overall rating to capture the subtleties of changes to significance. Sensitivity, risk of harm and overall level of effect are separate judgements and need not carry the same rating. In the site summary tables, 'Risk of Harm' records the asset-specific judgement under **Table 2.3**; 'Moderate', where used, denotes the Medium category. The NPPF harm description is reported alongside, but is distinct from, the overall level of effect; for non-designated assets, this describes the degree of harm rather than applying the designated-asset policy test.

Assessing impact

2.24 Assessment of the impact to assets' heritage significance as a result of the development of each site has been undertaken using professional judgement and an understanding of how the heritage values of that asset that contribute to its heritage significance will be affected. For assets within the Site boundary, the appraisal considers potential physical harm to the asset itself and harm to its significance through setting change. For assets outside the Site boundary, the appraisal considers potential harm to significance through setting change, following the stages set out in HE guidance (GPA3).

2.25 In accordance with step 3 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, the next stage of the assessment is to establish the sensitivity of that significance to change, and the risk of harm from the proposed change.

Sensitivity

2.26 An asset's sensitivity to change does not automatically equate to its level of significance but is dependent on where that significance lies and the type of proposed change. This is assessed using an understanding of the assets' significance, professional judgement and consideration of the potential interaction with the proposed development. **Table 2.2** provides indicative criteria for setting change; sensitivity to physical change is considered in relation to the fabric or features potentially affected. Sensitivity does not, by itself, determine the level of harm or overall effect.

Table 2.2: Sensitivity to setting change rating criteria

Sensitivity to Setting Change	Criteria
High	The site makes a considerable contribution to the significance of the asset, and this contribution may be affected by the development of the site.
Medium	The site makes a moderate contribution to the significance of the asset, and this contribution may be affected by the development of the site.
Low	The site makes a marginal contribution to the significance of the asset, and this contribution may be affected by the development of the site.

Sensitivity to Setting Change	Criteria
None	The site does not contribute to the significance of the asset; or; The site contributes to the significance of the asset, but that contribution will not be affected by the development of the site.

2.27 Where each site assessment discusses effects to WHSs, the UNESCO guidance is applied and sensitivity is presented in terms of the contribution of the site to the attributes of OUV.

Risk of harm

2.28 The risk of harm to each asset type or group resulting from the proposal was ascribed a level under the criteria given in **Table 2.3**. Designated assets within the Site were assumed to be retained unless otherwise stated; non-designated archaeological remains were assumed to be lost unless otherwise stated. Location within the Site does not itself imply total loss or a High level of harm: the rating reflects the nature and extent of the physical change or setting change identified in the individual assessment.

2.29 The risk of harm appraisal assumes a worst-case scenario approach resulting from the development of the Site.

Table 2.3: Levels of harm

Potential Harm to Asset	Criteria
High	A high degree of harm to the significance of the heritage asset, potentially including total loss or substantial harm. A High rating does not automatically equate to substantial harm for the purposes of the NPPF; that judgement is stated separately in the individual assessment.
Medium	The significance of the heritage asset would be harmed. The harm would fall within the less than substantial bracket but may be at a high to moderate level.
Low	The significance of the heritage asset would be harmed. The harm would fall within the less than substantial bracket but is likely to be to a low level.
None	The significance of the heritage asset would not be harmed.

2.30 Where each site assessment discusses effects to WHSs, the UNESCO guidance is applied and harm is presented in terms of harmful effects to the attributes of OUV.

Level of effect

2.31 The assessment took the risk of harm to the asset and considered it against the asset's relative importance level. This established a proportionate level of effect on the historic environment overall.

2.32 For this strategic assessment, significant effects are those assigned a High overall level of effect under **Table 2.4**. This classification is distinct from the separate judgement on harm, substantial harm or total loss of heritage significance for the purposes of the NPPF.

2.33 The assigned levels focus on the harm that an asset might experience. However, the descriptive assessment also identifies any beneficial changes where applicable.

2.34 The level of the effect has been determined using professional judgement to reflect the importance of the historic asset using the indicative scaled criteria in **Table 2.4** below. This approach accords with the guidelines for assessment set out in the PCHIA guidance (termed 'weighting the effect'). The overall rating is not a direct translation of sensitivity or risk of harm; the narrative assessment explains the nature and extent of change to significance and the resulting judgement. High, Medium, Low and Negligible are overall effect ratings, not substitutes for the separate NPPF harm description.

2.35 The criteria for these levels are as follows:

Table 2.4: Level of effect criteria

Level of Effect	Description
High	A large magnitude of change (e.g. major, total or near total loss) to the heritage significance of an asset of medium or high importance.
Medium	A medium magnitude of change (e.g. moderate loss or alteration) to the heritage significance of an asset of medium or high importance; or a large magnitude of change (total or near total loss) to an asset of low importance.
Low	A small magnitude of change (slight loss or alteration) to the heritage significance of an asset of medium or high importance; a medium or small change (slight to substantial loss or

Level of Effect	Description
	alteration) to the heritage significance of an asset of low importance; or any change to a historic asset of very low importance.
Negligible	No change to the heritage significance of the asset.

2.36 These levels of effect can be understood as being broadly comparable to the significance of effects for the purposes of the EIA Regulations. However, the assessment undertaken for this more strategic appraisal necessarily lacks the resolution available with a fixed, detailed design in place.

Cumulative risk appraisal

2.37 In addition to assessing the risk of potential effects to individual heritage assets, an assessment was also undertaken of the potential cumulative effect of proposed development on the local historic environment. This considers:

- Potential effect on group value of assets;
- Combined impact of individual effects from one proposed development on a particular asset; and
- Effects from several developments which when considered together could give rise to significant cumulative effects.

2.38 The potential cumulative effects are reported using the same scale as **Table 2.4**. This judgement is based on professional opinion.

Task 5: Site visits and appraisal moderation

2.39 Initial impressions on likely potential risks on known archaeological remains, archaeological potential and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.

Task 6: Conclusions and mitigation recommendations

2.40 The results of the above tasks will be bought together to form clear conclusions on the levels of impact to the historic environment as a result of the site allocations, both individually and cumulatively. Opportunities for enhancement alongside appropriate and proportionate mitigation approaches will also be discussed.

Chapter 3
Derwent Valley Mills World Heritage Site

Baseline

Description

3.1 The asset is a World Heritage Site (WHS), inscribed on the UNESCO World Heritage list in 2001. This property is referred to as ‘Derwent Valley Mills’, ‘DVMWHS’ or ‘the WHS’ in this document.

3.2 The WHS consists of a 15 mile (24km) stretch of the Derwent river valley from Matlock Bath to Derby, containing a series of 18th and 19th century cotton mills and an industrial landscape of high historical and technological significance including the four principal industrial settlements of Cromford, Belper, Milford, and Darley Abbey. The industrial buildings may be considered the first of what was to become the model for factories throughout the world in subsequent centuries.

3.3 The designated heritage assets within the World Heritage Site include nine scheduled monuments, 13 conservation areas and 848 listed buildings, reflecting its exceptional historic significance.

Figure 3.1: Site Allocations assessed in this Heritage Impact Assessment



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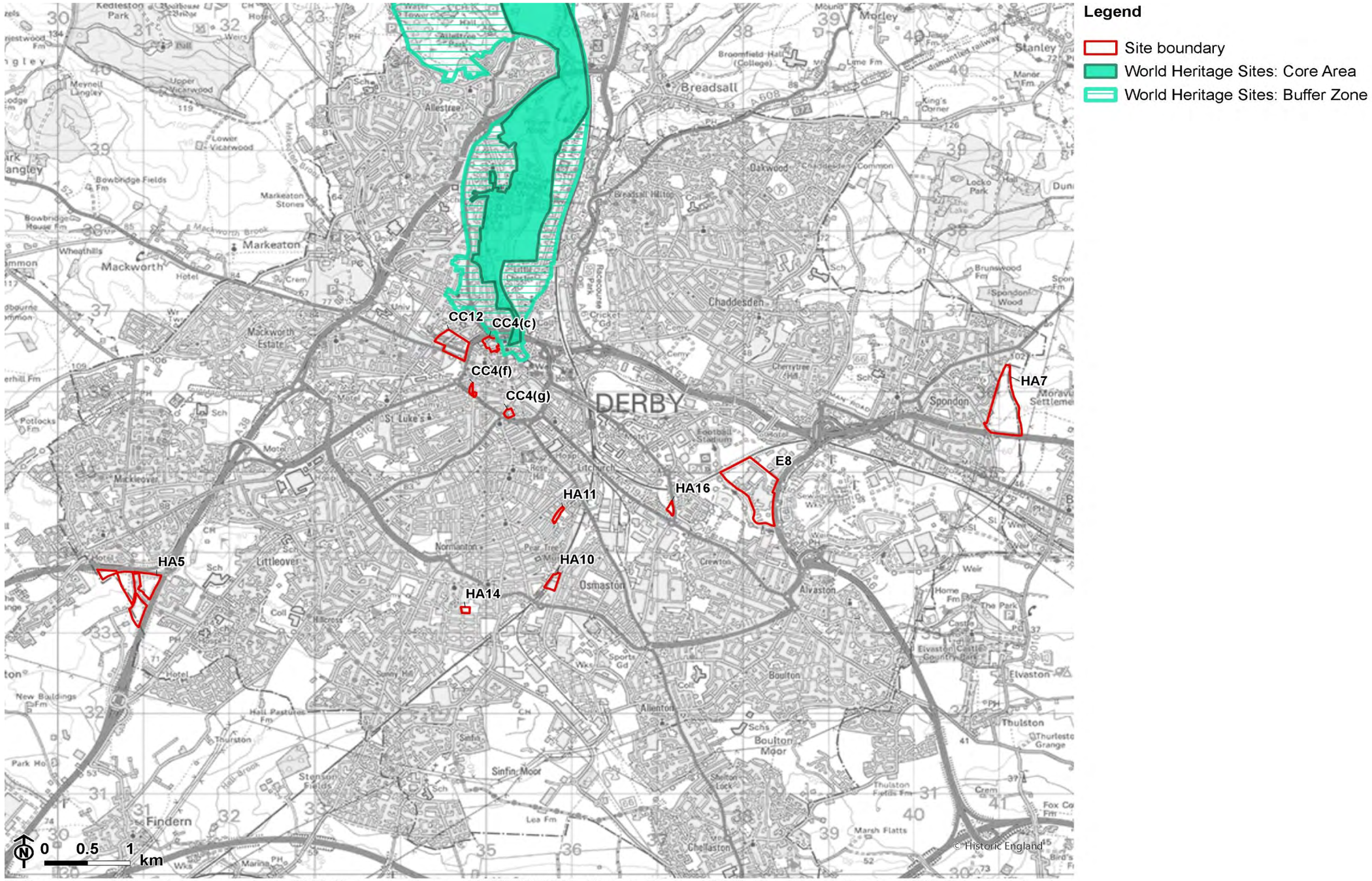
Figure 3.2: DVMWHS



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Summary of Outstanding Universal Value

Inscription criteria

3.4 The Statement of OUV ('SOUV' 2010, quoted in Management Plan, 2020) outlines the criteria, integrity and authenticity of the site.

3.5 The asset is of **outstanding** importance. The property is inscribed on the World Heritage list under selection criteria (ii) and (iv):

- Criterion (ii), *Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design*.
  - The Derwent Valley saw the birth of the factory system, when new types of building were erected to house the new technology for spinning cotton developed by Richard Arkwright in the late 18th century.
- Criterion (iv), *Be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history*.
  - In the Derwent Valley for the first time there was large-scale industrial production in a hitherto rural landscape. The need to provide housing and other facilities for workers and managers resulted in the creation of the first modern industrial settlements.

Integrity

3.6 Integrity is a measure of the completeness or intactness of the attributes that convey Outstanding Universal Value, and the absence of threats to its attributes.

3.7 The Statement of OUV ('SOUV', quoted in Management Plan, 2020-2025) outlines the integrity and authenticity of the site:

- "The relationship of the industrial buildings and their dependent urban settlements to the river and its tributaries and to the topography of the surrounding rural landscape has been preserved, especially in the upper reaches of the valley, virtually intact. Similarly, the interdependence of the mills and other industrial elements, such as the canals and railway, and the workers' housing, is still plainly visible. All the key attributes of the cultural landscape are within the boundaries. The distinctive form of the overall industrial landscape is vulnerable in some parts to threats from large-scale development that would impact adversely on the scale of the settlements."

3.8 The integrity of the Derwent Valley Mills World Heritage Site is vulnerable to inappropriate development within the Site and its Buffer Zone, particularly where the design, scale or massing of new development detracts from the character of the historic industrial landscape and its associated views. Additional threats include vacant buildings, neglect and structural deterioration, as well as the loss of historic fabric through unsympathetic alteration. Development pressures that weaken the legibility of the functional and spatial relationships between the mills, workers' settlements, transport networks and the River Derwent also have the potential to erode the attributes that contribute to the Site's Outstanding Universal Value.

3.9 Development in the setting of the DVMWHS is currently experienced in a variety of ways along its linear route. The southern end of the WHS, which has the greatest interaction with central Derby, largely covers the river, the green spaces of Derwent Park, Darley Abbey Park and Darley Playing Fields, and a riverside walkway ending at the Silk Mill/Museum of Making to the south. The parkland and riverside walk generally have quite constrained views framed by trees, with surrounding development experienced as low-rise residential buildings, including the 19th century terraced housing in Strutt's Park Conservation Area and more recent housing across the river at Little Chester. The Derby Skyline Study has identified a key view looking south from the terrace at Darley Park. This view is significant as it demonstrates the designed relationship between the parkland and the monuments in the city centre. The WHS and its setting encompass this view and the landmarks within it, contributing towards the attributes of OUV.

3.10 In the longer-distance views to the south, the tower of St Mary's Church and the tall Leonardo Hotel building are notable on the skyline. As the riverside walk approaches the city centre, modern development is more conspicuous in its setting, in the form of tall apartment blocks and 20th century housing bordering the riverside along Duke Street and River Street (**Figure 3.2**).

Figure 3.3: Residential development at Duke Street adjacent to the WHS riverside walk, looking south-west



Figure 3.4: View south-west from St Mary's Bridge towards the Silk Mill and Cathedral



3.11 The setting of the historic St Mary's Bridge is affected by the adjacent Inner Ring Road, or Causey, bridge, which lies in the foreground of views to the south and south-west. From this viewpoint a grouping of buildings of historic character is experienced on the skyline to the south-west, including the Silk Mill and the towers of the Cathedral and St Mary's Church. The view south-west from the modern bridge is included as a monitoring view in DVMWHS annual monitoring reports. The Leonardo Hotel is very prominent in most views from and towards the south end of the WHS (**Figure 3.3**). To the east of the river, the development experienced from the bridge is predominantly modern commercial and residential of between two and six storeys.

3.12 The Silk Mill at the south end of the WHS is most clearly experienced from Cathedral Green urban park within the City Centre Conservation Area. The mill is a distinctive building, but is only readily appreciated from the riverside (between St Mary's Bridge and Exeter Bridge), from a stretch of the Inner Ring Road (St Alkmund's Way), and views looking south-west along Mansfield Road (**Figure 3.4**), being mostly screened by intervening development and topography from the City Centre Conservation Area. Development in the immediate setting of the Silk Mill includes the cathedral and a mixture of 19th and 20th century commercial and residential buildings of varying heights, mostly the rear of buildings fronting onto

Queen Street to the west (**Figure 3.5**). To the south and east of Cathedral Green, the surrounding development is predominantly modern apartment blocks of five to seven storeys.

Figure 3.5: View south-west along Mansfield Road towards the Silk Mill and Cathedral



Figure 3.6: View towards Queen Street from the south-west corner of the WHS



Authenticity

3.13 The concept of authenticity conveys how the property's cultural values are truthfully and credibly expressed through its attributes.

3.14 The SOUV states that "Although some of the industrial buildings have undergone substantial alterations and additions in order to accommodate new technological and social practices, their original forms, building materials, and structural techniques are still intact and easy to discern. Restoration work on buildings that have been in a poor state of repair has been carried out following detailed research on available documentation and contemporary built architectural examples, and every effort has been made to ensure that compatible materials are used. In those cases where buildings have been lost through fire or demolition, no attempt has been made to reconstruct. The overall landscape reflects well its technological, social and economic development and the way the modern factory system developed within this rural area on the basis of water power".

3.15 The statement recognises that the relationship of the industrial buildings within the Derwent Mills WHS with the surrounding urban development, transport networks

and the River Derwent remain legible despite changes to its context beyond the WHS. The statement suggests that the authenticity of the setting depends on the ability to understand the property's relationship with its historic context. Authenticity can therefore be affected by change in the setting which affects the understanding of its strategic siting and historic relationship to the wider landscape and city of Derby. The attributes which convey this relationship are discussed below.

Attributes of Outstanding Universal Value

3.16 Attributes are aspects which are associated with or express the Outstanding Universal Value of a World Heritage property. **[See reference 7]** The protection, conservation and management of the WHS is managed through the protection of these attributes. The SOUV defines the attributes, which are expressed further in the Derwent Valley Mills WHS Management Plan **[See reference 8]**:

1. **The successful harnessing of relatively large amounts of natural energy to deliver the power to drive newly devised machines housed in mills to produce goods of superior quality at an unprecedented rate.** The key elements contributing to this attribute of Derwent Valley Mills' OUV are:

   - Watermills, water courses, mill ponds, aqueducts, culverts, weirs, leats, soughs, launders, waterwheels, mill yards, bleach mills, tentering grounds, warehouses, barracks, counting houses, offices, chimneys.

2. **The creation and development of a new way of life resulting from the need for people to congregate together (in factories) producing goods of superior quality at an unprecedented rate, sometimes in formerly rural (non-urban) locations, with attendant intensification of agriculture for provisioning and the adoption, from the early 19th century, of new modes of transportation.** The key elements contributing to this attribute of Derwent Valley Mills' OUV are:

   - Mill workers houses (new forms of housing built in planned campaigns), pigsties, allotments, overseers houses, mill owners houses and service buildings, mill owners parks and gardens, clergy houses, shops, chapels, churches, schools, inns, mill owners' farms, field barns, etc. The relationship of the industrial installations and their dependent housing settlements to the river and its tributaries and to the topography of the surrounding rural landscape has been preserved, especially in the upper reaches of the valley, virtually intact, Similarly, the interdependence of the mills and other industrial elements, such as the canal and railway, and the workers' housing, is still plainly visible.

3. **The dissemination of the new technology and new mode of mass production, from the Derwent Valley to other parts of the UK, Europe and**

North America, prior to the introduction of steam power and the transference of mill development to the coalfields of Lancashire. The key elements contributing to this attribute of Derwent Valley Mills' OUV are:

- Watermills, water courses, aqueducts, culverts, weirs, leats, waterwheels, mill yards, bleach mills, warehouses, offices, workers' housing and communities which influenced global industrialisation.

4. **The further development of industry including the introduction of new modes of transportation and utilities.** The key elements contributing to this attribute of Derwent Valley Mills' OUV are:

   - Canals, canal wharfs, canal bridges, aqueducts, winding holes, weighbridges, tramways, pumping houses, turnpike roads, toll houses, toll gateposts, railways, railway stations, railway bridges, railway cuttings, railway junctions, railway workshops, gas works, metalled roads, paved causeways, street lighting, reservoirs, flood bunds.

5. **A 'relict' industrial landscape, where late 18th and early 19th century industrial development may still be seen in an 18th/19th century agricultural landscape containing evidence of other early industrial activity.** The key elements contributing to this attribute of Derwent Valley Mills' OUV are:

   - Enclosure field boundaries, traditional 18th/19th century field patterns, ancient woodland, pastoral farmland, designed landscapes, tree plantations, pathways and channels, farms, agricultural buildings, hosiery and nail warehouses, nailshops, nailers' houses, nailmasters' houses, workshops, quarries, lead mines.

3.17 Whilst all the necessary attributes for conveying Outstanding Universal Value lie within the property boundary, recent research has increased our understanding of the OUV of the property and has identified some associated attributes and elements which lie beyond the boundary of the property, within the buffer zone and beyond.

"The most significant attribute which spills out of the WHS and into the buffer zone and beyond is the relict landscape, the green 'cradle' in which the factory system was established for the first time in the 18th century. The SOUV emphasizes that the relationship of the industrial buildings and their dependent urban settlements to the river and its tributaries and to the topography of the surrounding rural landscape has been preserved. In addition, the SOUV recognises that much of the landscape setting of the mills and the industrial communities, which was much admired in the 18th and early 19th centuries, has survived and it is therefore very important this landscape is protected from and not undermined by spreading urbanisation." **[See reference** 9**]**

3.18 In addition, the WHS has significance at national and local levels, expressed through:

- Archaeological and historic remains not within the SOUV;
- Museum and Archive Collections;
- Nature conservation, educational and research values; and
- Tourism and economic values.

Contribution of setting to Outstanding Universal Value

3.19 Setting is the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

3.20 Historic England guidance on the setting of heritage assets (GPA3) notes that "Setting is not itself a heritage asset, nor a heritage designation… Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance".

3.21 The Management Plan notes that much of the landscape setting of the mills and the industrial communities, which was much admired in the 18th and early 19th centuries, has survived. It describes the WHS's setting as of critical significance to the Property's OUV as a result of the location of the mills and their associated settlements, within a rural landscape, arrested in time. As a result, the Management Plan states that it is vital that the setting of the WHS remains rural, and as such, the respective local planning authorities have adopted policies to ensure that this setting is protected.

3.22 The Management Plan identifies the WHS's setting as:

- **Buffer Zone**: The immediate setting around the WHS which is generally clearly evident on the ground by virtue of easily identifiable features, such as field boundaries, watercourses or roads. It includes some attributes that relate to the primary significance of the site, and wherever possible, boundaries of existing protected areas (e.g. conservation areas and Green Belt) have been adopted.
- **Broader setting**: Areas outside the WHS boundary and buffer zone, relating to the Site's topography, natural and built environment, and other elements such as infrastructure, land use patterns, spatial organization, and visual relationships. It also includes related social and cultural practices, economic processes and other intangible dimensions of heritage such as perceptions and associations.

3.23 The Buffer Zone's boundaries are generally identifiable on the ground by easily recognisable features:

- In the north, the boundary follows a skyline-to-skyline approach because of the pronounced topographical relief.
- In the Belper area, the Strutt's historic farmland encompasses the Buffer Zone on the west. To the east, where the ground rises, it follows the limits of the settlement and the Green Belt boundary. To the south, the field boundaries just below the skyline define the Buffer Zone.
- At Duffield, to the west the Duffield Conservation Area and to the east the rising ground of Duffield Bank and Eaton Bank, including Eaton Bank Conservation Area constitute the Buffer Zone. Further south, the landscaped park of Allestree Hall, the former home of William Evans, defines the western extent of the Buffer Zone.
- At Darley Abbey, the rising land extending westwards to the A6 and A38 roads, and the land adjoining the River Derwent's flood plain up to the railway to the east, constitute the Buffer Zone. Further south, the Strutt's Park Conservation Area, the Chester Green Conservation Area, part of the River Derwent immediately south of the site and Derby Cathedral is encompassed in the Buffer Zone.

3.24 GPA3 discusses the role of views and other factors in setting, quoting Planning Practice Guidance (PPG), "Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each".

3.25 Heritage assets or historic areas outside the WHS boundary with a functional or historical link to Derwent Valley Mills could be considered to form part of its setting, whether or not they are intervisible. For example, farms associated with the provisioning of industrial communities, workers' housing, utility infrastructure, transport infrastructure, ancillary industries and sites demonstrating the dissemination of industrial technology beyond the WHS boundary allow an appreciation of the location, function, design and historical context of the mills.

3.26 Assets or areas specifically identified in the Management Plan with these functional or historical links to the WHS are:

- Whitehouse Farm, Belper Lane, Belper (attribute 2, new way of life);

- Bridge Hill Ice House and associated structures, Belper (attribute 2, new way of life);
- Housing, Belper (attribute 2, new way of life);
- Haarlem Mill, Wirksworth (attribute 3, dissemination of new technology);
- The Bessalone Reservoir, off Crich Lane, Belper (attribute 4, utilities); and
- Nail Shops, Belper – including Bullsmoor (attribute 5, evidence of other early industrial activity).

3.27 The Management Plan mentions that this list is indicative and further research may identify additional assets.

3.28 Visibility does not automatically cause an effect to OUV. New development would be of consequence if it changed the experience or appreciation of the WHS in a way which affected its attributes of OUV, its integrity or authenticity.

3.29 The attributes 2 and 5 in the Management Plan are specifically noted to be expressed through the site's setting. Other attributes could also be affected by change in the setting. For example, location and setting are not specifically noted in the Management Plan for the following attributes, but contribute to OUV in the following ways:

- **The dissemination of the new technology and new mode of mass production, from the Derwent Valley to other parts of the UK, Europe and North America, prior to the introduction of steam power and the transference of mill development to the coalfields of Lancashire**: Key components include the assets which are functionally important in expressing this attribute, such as watermills, water courses and culverts.
- **The further development of industry including the introduction of new modes of transportation and utilities**: Key components include canals, aqueducts and railways and their visual/experiential linkage with the surrounding landscape, which demonstrate use and function.

3.30 Instances where impacts to OUV could occur through setting change are detailed in **Table 3.1**.

Impacts screening

Susceptibility and sensitivity

3.31 Table 3.1 sets out the potential interactions with OUV and its Attributes which could be caused by development of the site allocations. This examines development

principles in general, and the ability of different aspects of development (demolition, construction, associated change, etc) to affect OUV through its attributes.

3.32 This finds that, in principle, the following impacts could affect the attributes of OUV:

- **Demolition** within a site allocation would be able to affect OUV if it physically affects related assets, including archaeological remains or areas with a direct historical link to any of the attributes. This would be possible where the attribute explicitly has components which depend upon relationships with elements outside the boundaries of the WHS. This applies to the successful harnessing of relatively large amounts of natural energy to deliver the power to drive newly devised machines; the creation and development of a new way of life resulting from industrial communities; the dissemination of new technology and mass production; the further development of industry including transportation and utilities; and the relict industrial landscape – those where their direct, physical relationship to the historic industrial infrastructure, settlements, transport networks, agricultural landscape and associated heritage assets contribute to OUV. Demolition also has the potential to remove an existing element in the setting of the WHS which causes harm to OUV, or to open up views or visual relationships between the WHS and parts of its setting which were previously hidden.
- **Construction of tall elements** within a site allocation would be able to affect OUV if it affects the experience or appreciation of any of the attributes, or the integrity or authenticity of any of those attributes of OUV. Tall development could disrupt the low scale historic profile that creates a distinctive skyline of the WHS through introducing competing or visually intrusive elements in the backdrop. Tall elements could also block key river views between historic low rise industrial components, such as the Silk Mill, and the natural river landscape of their setting. The Derby Skyline Study and the Tall Buildings Study will be used to inform the assessment of whether construction of tall elements in individual site allocations has the potential to affect OUV.
- **Construction of other elements** (i.e. assuming a variety of development character or non-tall elements would be included within a wider site masterplan or development scenario) could potentially affect the attributes of OUV in the same way as for tall elements. However, this would only apply where construction below the definition of ‘tall’ (classified in relation to context height **[See reference** 10**]**) created change that could affect the experience or appreciation of the attributes of OUV, or affected historically-connected assets or areas.
- **Change of use** of the site allocation (e.g. from being used as an agricultural field to development, for example) would be able to affect OUV if it affects the

ability to understand the historic function and relationship of industrial, residential, social or agricultural components of the attributes of OUV. For example, if a change of use within the site allocation affected agricultural land, industrial buildings or landscape character then this would affect OUV by affecting the understanding of the relict industrial landscape, one of the attributes of OUV.

- **Occupation and use** of the completed development within a site allocation is generally considered not able to affect OUV. The construction and permanent, physical presence of the tall (or other) development would create the effect to OUV. Proposed uses are likely to influence design, but to avoid double-counting effects, this aspect is considered to be included within the 'construction' categories. In addition, occupation of a building on completion of construction would not change or increase the effect, once in place.
- **Associated change**, meaning the indirect effects of development such as increases in traffic, noise and activity, could in theory affect OUV by changing the ability to appreciate spatial layout, as well as physical damage to historic river crossings or mill buildings and surrounding structures through increased use or vibration wear. However, this would be most likely to arise through very substantial development taking place very close to the WHS, resulting in acute change to activity levels surrounding it. The potential has been considered in the individual site assessments.

3.33 The WHS is considered to be of generally moderate-high susceptibility to change within its setting (i.e. the inherent vulnerability of the OUV to changes within its setting that could affect that OUV). A number of its attributes are potentially susceptible, particularly those relating to the legibility, appreciation and understanding of the historic industrial landscape, water-powered industrial systems, industrial settlements, transport networks and their relationship with the wider agricultural landscape. This is because of the role that setting, landscape relationships, industrial character and the ability to understand the evolution of the Derwent Valley as the birthplace of the factory system play in OUV, and the likelihood that new development could affect the experience, appreciation or legibility of these attributes. The level of effect would be highly variable depending on the location, scale, character and visibility of development, and the extent to which existing conditions already influence the appreciation of the WHS and its attributes.

3.34 The Management Plan notes that the Derwent Valley Mills WHS has been subject to change in its setting through continuing development, infrastructure change and evolving land use. Existing development forms part of the baseline condition of the WHS and contributes to the present-day context in which its attributes are experienced. New development therefore stands within an established context of change, but with varying scope to create additional effects depending on site-specific physical context and development parameters. Individual site

assessments consider how development of the site allocation would relate to existing development in terms of siting, scale, massing, landscape character, visual relationships and historic associations and, in turn, how that would affect the experience, appreciation, legibility and understanding of OUV.

3.35 The UNESCO/ICOMOS/ICCROM Advisory Mission and State of Conservation Report 2024 **[See reference** 11**]** reported that some development proposals in the buffer zone and setting of the WHS would have a negative impact on OUV, or had been approved against ICOMOS' advice. Its recommendations included applying the requirement for integrated Heritage Impact Assessments (HIAs), in conformity with the Guidance for Impact Assessment in a World Heritage Context, to the development of local plans and policies, and to site development proposals. The commissioning of this HIA is part of the response to those recommendations.

Impact assessment

Effects of proposed site allocations

3.36 Each individual site allocation has been assessed against the set of potential interactions in **Table 3.1** to check its specific impacts. The detailed, narrative assessment for each can be found in the individual site allocation assessments, **Chapters 6 to 16**.

Table 3.1: Impact identification table: Derwent Valley Mills WHS

Level of Recognition:

- Outstanding Universal Value

Conservation Values:

- Criteria ii – exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design.
- Criteria iv – be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.

Attributes	Ability of Development of Site to Cause Effect to Attribute: Demolition	Ability of Development of Site to Cause Effect to Attribute: Construction	Ability of Development of Site to Cause Effect to Attribute: Change of Use	Ability of Development of Site to Cause Effect to Attribute: Occupation and Use	Ability of Development of Site to Cause Effect to Attribute: Associated Change – Traffic, Noise
1. The successful harnessing of relatively large amounts of natural energy to deliver the power to drive newly devised machines housed in mills to produce goods of superior quality at an unprecedented rate.	Yes – if demolition physically affects surviving water management infrastructure, mill buildings, weirs, mill races, sluices, reservoirs or other assets directly associated with water-powered industry. Yes – if demolition removes an existing harmful element or reveals a view or relationship which is currently obscured.	Yes – if development affects the physical fabric, setting, operation, legibility or understanding of the historic water-power system and associated industrial buildings.	Yes – if change of use affects the ability to understand the historic function and relationship of industrial, residential, social or agricultural components of the attribute.	Yes – if occupation and use result in changes that diminish the understanding or appreciation of the historic water management infrastructure.	Yes – if changes in noise, lighting, traffic or hydrology affect the experience, appreciation or understanding of the historic industrial landscape.
2. The creation and development of a new way of life resulting from the need for people to congregate together (in factories) producing goods of superior quality at an unprecedented rate, sometimes in formerly rural (non-urban) locations, with attendant intensification of agriculture for provisioning and the adoption, from the early 19th Century, of new modes of transportation.	Yes – if demolition physically affects workers' housing, community buildings, transport infrastructure, agricultural landscapes, or other assets demonstrating the development of industrial communities. Yes – if demolition removes an existing harmful element or reveals a view or relationship which is currently obscured.	Yes – if development affects the experience, appreciation or legibility of planned industrial settlements and their relationship with mills, transport networks and agricultural land.	Yes – if change of use affects the ability to understand the historic function and relationship of industrial, residential, social or agricultural components of the attribute.	Yes – if occupation and use result in changes that diminish the understanding or appreciation of the historic industrial community.	Yes – only if any change in activity would be to a level which could affect the experience and appreciation of the attribute.
3. The dissemination of the new technology and new mode of mass production, from the Derwent Valley to other parts of the UK, Europe and North America, prior to the introduction of steam power and the transference of mill development to the coalfields of Lancashire.	Yes – if demolition affects assets directly illustrating technological innovation, experimentation or the development of early factory production.	Yes – if development affects the experience, appreciation or interpretation of the technological innovations and industrial processes associated with the attribute.	Yes – if change of use affects the ability to understand the historic function and relationship of industrial, residential, social or agricultural components of the attribute.	Yes – if occupation and use result in changes that diminish the understanding or appreciation of the dissemination of new technology and modes of mass production during the 19th century.	Yes – only if any change in activity would affect the interpretation, appreciation or understanding of the attribute.

Attributes	Ability of Development of Site to Cause Effect to Attribute: Demolition	Ability of Development of Site to Cause Effect to Attribute: Construction	Ability of Development of Site to Cause Effect to Attribute: Change of Use	Ability of Development of Site to Cause Effect to Attribute: Occupation and Use	Ability of Development of Site to Cause Effect to Attribute: Associated Change – Traffic, Noise
4. The further development of industry including the introduction of new modes of transportation and utilities.	Yes – if demolition physically affects historic transport infrastructure, utility networks, industrial structures or associated heritage assets which illustrate the continued development of industry. Yes – if demolition removes an existing harmful element or reveals a view or relationship which is currently obscured.	Yes – if development affects the experience, appreciation or legibility of historic transport routes, industrial infrastructure and utilities.	Yes – if change of use affects the contribution of historic industrial or transport assets to the understanding of the attribute.	Yes – if occupation and use alter the character, function or appreciation of assets associated with industrial development.	Yes – only if any change in activity would be to a level which could affect the experience and appreciation of the attribute.
5. A ‘relict’ industrial landscape, where late 18th and early 19th century industrial development may still be seen in an 18th/19th century agricultural landscape containing evidence of other early industrial activity.	Yes – if demolition physically affects historic industrial buildings, agricultural landscapes, settlements, archaeological remains, key views or relationships that contribute to the understanding of the relict industrial landscape. Yes – if demolition removes an existing harmful element or reveals a view or relationship which is currently obscured.	Yes – if development affects the experience, appreciation or visual integrity of the historic industrial and agricultural landscape, including important views and spatial relationships.	Yes – if change of use affects agricultural land, industrial buildings, landscape character or other elements contributing to the understanding of the relict landscape.	Yes – if occupation and use result in changes to landscape character, land management, or the appreciation of the industrial landscape.	Yes – if development results in increased traffic, noise, lighting or other activity which affects the experience and appreciation of the attribute and its setting.

Chapter 4
Baseline – Other Important Heritage Assets

4.1 This chapter sets out the key assets that have been identified as being potentially sensitive to development across all 11 Sites. It describes their cultural significance, including any contribution made by their setting, and assesses their importance. The potential effects of each site on the significance of these assets is discussed in the relevant sections of **Chapters 6** onwards.

4.2 The following heritage assets are discussed within this chapter:

- Derby City Cathedral;
- St Mary's Roman Catholic Church;
- Silk Mill/Museum of Making;
- Bakewell's Gates;
- St Peters Church;
- College of Art Annexe;
- City Centre Conservation Area;
- Friar Gate Conservation Area;
- Strutts Park Conservation Area;
- Nottingham Road Conservation Area;
- Green Lane and St.Peters Conservation Area;
- Little Chester Conservation Area; and
- Mickleover Conservation Area

Derby Cathedral (LB1228277)

Description

4.3 Derby Cathedral, formally the Cathedral Church of All Saints, is a Grade I listed building within Derby's historic core. It originated as a medieval collegiate church and became the cathedral of the newly created Diocese of Derby in 1927. The present building contains several phases of development: its prominent late-Perpendicular stone west tower was constructed in the 16th century, while the main body was rebuilt to a Classical design by nationally important architect James Gibbs in the 18th century. A retrochoir designed by Sebastian Comper was added in 1972.

4.4 The cathedral contains several notable internal features, including wrought-iron screens by local craftsman Robert Bakewell and important monuments, most notably that of Bess of Hardwick. Its 65-metre tower has long dominated Derby's skyline and remains visible in numerous approaches, panoramic and local views. This landmark role contributes strongly to the cathedral's status as a religious, historic and cultural focal point for Derby and the wider county.

4.5 In terms of being able to understand and appreciate the Cathedral within its setting, the Skyline Study and the Tall Buildings Study are invaluable. A viewshed of the cathedral was undertaken which identified the nature of the views and the importance of the historic approach routes which focus on the Cathedral. Importantly, the study identified that many of the views of the Cathedral are short-range, linear views from within the medieval core, and that as a result of the density of development, many local views of the Cathedral are incidental and restricted **[See reference** 12**]**.

4.6 There are several key views identified within the Derby Skyline Study that incorporate the cathedral. The viewpoint at Queen Street forms a highly distinctive and cohesive vista looking north with the towers of St Michael's Church and the tower of St Mary's Church forming a linear view with that of the cathedral tower. The key view from Cathedral Green Bridge is important as it allows for the location of the cathedral building within its own green space (Cathedral Green) to be appreciated. From this bridge, the river and associated bridges, the Silk Mill and the Cathedral can all be seen together, with the Cathedral and Silk Mill towers sharing a similar prominence within the city skyline.

Significance

- **Evidential Value**: The cathedral derives evidential value from its surviving medieval fabric and later alterations, which provide physical evidence of its development from a collegiate church into a cathedral. Its archaeological potential may also contribute to understanding the earlier church and occupation of the site.
- **Historical Value**: The cathedral has high historical value as a long-standing centre of worship and the principal church of the Diocese of Derby since 1927. Its 16th century tower and 18th century rebuilding illustrate important phases in the city's religious and architectural development. Its historical significance is also reflected in the work of architect James Gibbs and local craftsman Robert Bakewell.
- **Aesthetic Value**: Its aesthetic value principally derives from its prominent and distinctive architectural form, together with the outstanding quality of its detailing and craftsmanship.
- **Communal Value**: The cathedral has strong communal and spiritual value as an active place of worship and a focus for civic, ceremonial and cultural events. Its long history and prominent presence in the city contribute to local identity and provide a visible connection with Derby's past.

Contribution of setting

4.7 The elements of the Cathedral's setting which contribute to its significance are principally its churchyard, Cathedral Green and the surrounding historic street pattern and topography. Factors which emphasise the importance of its tower are those that allow its landmark status and role as a historic focus to be best appreciated. Key views from historic streets such as Iron Gate, Queen Street, St Mary's Gate alongside those from Cathedral Green and the riverside, provide context and open spaces in which the Cathedral is either approached or best experienced. The comparatively modest scale of the historic streets also emphasises the tower's height and architectural significance. The tower itself acts as a wider focal point across Derby, with its silhouette and prominence contributing to significant skyline views, which can be appreciated as far as Kedleston.

St Mary's Roman Catholic Church (LB1215808)

Description

4.8 The Grade II* Roman Catholic Church of St Mary occupies an elevated site on Bridge Gate, north of Derby city centre. Constructed in 1838 by the architect Augustus Welby Northmore Pugin, it was designed in the 15th century Gothic revival style and comprises a narrow nave with aisles, a clerestory, apse and a slender tall tower. Its elevated position and high tower give it a distinctive silhouette and make it a prominent historic landmark in views across the northern part of the city centre. Its visual relationship with Derby Cathedral was consciously designed and forms an important part of its historic setting.

Significance

- **Historical Value**: St Mary's Roman Catholic Church derives historical associative significance from its association with the architect A.W.N Pugin who was a leading figure in Gothic Revival. Bulit in 1838 it was his first large parish church and reflects the renewed prominence of Roman Catholic worship during the 19th century.
- **Aesthetic Value**: Its aesthetic value principally derives from its prominent and distinctive architectural form, together with the outstanding quality of its detailing and craftsmanship. Its slender tower, pinnacles and decorative silhouette make it a notable landmark within Derby's skyline.
- **Communal Value**: The church has strong communal and spiritual value as a long-established place of Roman Catholic worship. Its prominent presence and distinctive appearance also contribute to local identity.

Contribution of setting

4.9 The church's setting makes an important contribution to its significance. Its elevated position and unusual alignment establish a deliberate visual relationship with Derby Cathedral, with the two towers often experienced together and St Mary's remaining visually secondary. Its tower and decorative silhouette are prominent in views from the inner ring road, Queen Street, Darley Lane, St Mary's Bridge and locations along the River Derwent. Although the ring road, tree planting and large-scale modern development have interrupted some views and altered its historic setting, the church remains a prominent landmark within Derby's skyline. The importance of this landmark presence and its visual relationship with the Cathedral is

recognised within the Derby Skyline Study and Tall Buildings Study. Its setting is therefore particularly sensitive to development that could compete with its prominence or weaken the relationship between the two churches.

Silk Mill/Museum of Making (LB1287508)

Description

4.10 The Grade II listed Silk Mill, now the Museum of Making, occupies a prominent riverside location and forms the southern gateway to the Derwent Valley Mills World Heritage Site. It stands on the site of John Lombe's original Silk Mill, which was established in 1717 and regarded as an important precursor to the modern factory system. Although largely rebuilt following a fire in 1910, the building incorporates earlier brickwork and surviving foundations from the original mill. Its close relationship with the River Derwent reflects the importance of waterpower to its historic operation and connects it with the wider industrial landscape of the World Heritage Site. The building's substantial red-brick form and distinctive tower are prominent in riverside views, visually marking the southern extent of the World Heritage Site and contributing to its landmark character.

Significance

- **Evidential value**: The Silk Mill derives considerable evidential value from its surviving foundations, earlier brickwork and water-management features, which provide physical evidence of the original 18th century mill and its close functional relationship with the River Derwent. Although much of the building was reconstructed following the 1910 fire, its surviving fabric helps illustrate the development of the site.
- **Historical Value**: The Silk Mill derives much of its historical value from its association with John Lombe's pioneering silk mill, which introduced mechanised, water-powered silk production on an unprecedented scale. This pioneering role is recognised through its inclusion within, and position at the southern gateway to, the Derwent Valley Mills World Heritage Site.
- **Aesthetic Value**: The building's substantial red-brick form, riverside position and distinctive octagonal tower give it a strong visual presence. Although largely reconstructed, these features retain the appearance of a historic industrial building and make it a recognisable landmark in views along the river and across Cathedral Green.

- **Communal Value**: The listed building derives its communal value through its long-standing museum use as the Museum of Making. This continued public use allows Derby's industrial and manufacturing history to be understood and appreciated, while contributing to the city's cultural identity.

Contribution of setting

4.11 The Silk Mill's riverside setting makes an important contribution to its significance, reflecting the River Derwent's essential role in powering the historic mill and linking the building to the wider industrial landscape of the Derwent Valley Mills World Heritage Site. Its immediate setting provides an open foreground from which its substantial form and distinctive tower can be appreciated, while also allowing visual relationships with Derby Cathedral. Views along the river reinforce its distinctive presence and its role as the southern gateway to the World Heritage Site. Although modern development has altered parts of its wider urban context, the river, and surrounding open spaces continue to provide a strong sense of its historic function and importance.

Bakewell's Gates at The Silk Mill (LB1229981)

Description

4.12 The Grade I listed Bakewell's Gates stand at the entrance to the Museum of Making beside the Silk Mill. Made in around 1725 by the renowned ironsmith Robert Bakewell, they comprise a highly decorative pair of wrought-iron gates beneath an elaborate overthrow. Originally associated with the entrance to the Silk Mill, the gates have since been repositioned and restored.

4.13 Their intricate design and craftsmanship distinguish them as an exceptional example of early 18th century decorative ironwork. They also retain an important historical and visual relationship with the Silk Mill, contributing to the character of its entrance and reinforcing the site's association with Derby's long tradition of skilled manufacturing.

Significance

- **Historical Value**: Their historical value principally derives from their association with Robert Bakewell, one of the period's leading ironsmiths, and their longstanding connection with the Silk Mill.

- **Aesthetic Value**: The gates possess outstanding aesthetic value through their elaborate design, intricate detailing and exceptional craftsmanship. Their decorative overthrow and finely worked ironwork make them a particularly distinguished feature at the entrance to the Museum of Making.

Contribution of setting

4.14 The gates' setting beside the Silk Mill makes an important contribution to their significance. Their position at the entrance to the western courtyard maintains a strong historical and visual relationship with the mill and allows their elaborate design and craftsmanship to be readily appreciated. Their location at the southern gateway to the Derwent Valley Mills World Heritage Site also reinforces their connection with Derby's tradition of skilled manufacturing.

St. Peter's Church (LB1229224)

Description

4.15 The Grade II* listed Church of St Peter stands within St Peter's Churchyard in Derby City Centre. The church is medieval in origin and incorporates fabric dating from the 12th, 14th and early 16th centuries. It was extensively restored during the 19th century, including work by G.G. Place and G.E. Street, while the west tower and western end were rebuilt in 1898.

4.16 The building comprises an aisled nave, chancel and three-stage west tower, with crenellated parapets, buttresses and Gothic traceried windows contributing to its distinctive appearance. Internally, medieval features survive alongside later fittings and stained glass. Despite subsequent alterations and the addition of a church hall in 1970, St Peter's remains an important surviving medieval church within Derby's commercial centre and continues to serve as an active place of worship and community use.

Significance

- **Evidential Value**: The church derives considerable evidential value from its surviving medieval fabric, including elements dating from the 12th, 14th and early 16th centuries. Its varied fabric and later alterations provide physical evidence of the church's gradual development and changing use over time.

- **Historical Value**: Its historical value principally derives from its medieval origins and long-standing role as a parish church within Derby. The building illustrates several phases of the city's religious and architectural development, including substantial Victorian restoration and rebuilding by notable architects G.G. Place and G.E. Street.
- **Aesthetic Value**: The Grade II* listed church possesses strong aesthetic value through its distinctive Gothic form, traceried windows, crenellated parapets and prominent west tower. Its surviving medieval features, Victorian craftsmanship, stained glass and internal fittings contribute further architectural interest.
- **Communal Value**: St Peter's has strong communal and spiritual value as a long-established place of worship. Its continued religious and community use maintains its historic role within the city centre and strengthens its contribution to local identity.

Contribution of setting

4.17 St Peter's setting makes an important contribution to its significance. Its position within the historic churchyard, slightly set back from St Peter's Street, reflects the medieval development of this part of Derby and its long-standing role at the centre of the parish. The churchyard, boundary walls and surrounding historic street pattern provide an intimate setting from which the church's medieval form, architectural detailing and west tower can be appreciated. Modern development and the church-centre frontage have enclosed the building and restricted longer views, reducing its visual prominence from St Peter's Street. Nevertheless, the church remains an important historic focal point within the Green Lane and St Peter's Conservation Area.

College of Art Annexe (LB1227834)

Description

4.18 The Grade II* listed College of Art Annexe occupies a prominent position on Green Lane within the Green Lane and St Peter's Conservation Area. Designed by F. W. Waller and completed in 1876 as Derby's Municipal Technical College, it was extended in 1899 and later used by the College of Art.

4.19 Constructed in stone in a richly detailed Gothic style, the building is distinguished by its polygonal tower, pointed entrance porch, and transomed windows with plate tracery, tiled roofs, central lantern and flèche. Carved panels

bearing the words ‘Municipal Technical College’ remain across the principal elevation. Its substantial form, varied roofline and high-quality decorative treatment make it one of the most architecturally distinctive educational buildings in Derby and a prominent feature of Green Lane.

Significance

- **Historical Value**: Its historical value principally derives from its original use as Derby’s Municipal Technical College and its later association with the College of Art. It reflects the expansion of technical and artistic education in Victorian Derby and the civic importance placed upon education during this period.
- **Aesthetic Value**: The College of Art Annexe possesses significant aesthetic designed value through its richly detailed Gothic design and high-quality craftsmanship. Its polygonal tower, traceried windows, decorative stonework, lantern and flèche give the building a distinctive appearance and varied roofline, making it a prominent feature on Green Lane.

Contribution of setting

4.20 The College of Art Annexe’s setting makes an important contribution to its significance. Its prominent position on Green Lane, a historic approach into the city centre, allows its elaborate Gothic frontage and distinctive roofline to be appreciated within the varied historic streetscape of the conservation area. Its elevated location also provides longer views in which the polygonal tower, lantern and flèche form a notable feature of Derby’s skyline. Large-scale modern development, particularly the Derbion shopping centre, has weakened the building’s silhouette in some views. Nevertheless, it retains a strong landmark presence, and its setting is sensitive to development that could compete with or obscure its distinctive roofscape.

City Centre Conservation Area

Description

4.21 The Derby City Centre Conservation Area covers the historic core of Derby and is located to the west of the River Derwent. Designated for its special historic and architectural interest, it retains the city’s tightly knit historic street pattern, consisting of medieval side streets and the ancient north-south spinal route through the town. The conservation area is characterised by six-character areas, each with significant architecture dating from the medieval period to the 17th, 18th and early 19th

centuries. The preservation of these buildings reflects successive periods of development, with some streets following a strict 19th century planned development pattern, whilst others are more gently curved and of varying heights and widths reflecting a more fortuitous development over time. There are many buildings of architectural and historic significance, with a notable prevalence of Georgian town houses and Victorian civic and commercial buildings that contribute to its unique historic character and appearance **[See reference** 13**]**

Significance

4.22 The significance of the Derby City Centre Conservation Area is drawn from the following values:

- **Evidential value**: The Derby City Centre Conservation Area derives considerable evidential value from its archaeological potential and surviving historic fabric. Evidence of settlement from the Roman period, together with Derby's development into an established medieval town by the Domesday survey of 1086, demonstrates a long history of continuous occupation in the area.
- **Historical value**: The historical value of the Derby City Centre Conservation Area lies in its ability to illustrate the city's evolution from the medieval market town into an important Georgian and Victorian commercial, civic and industrial centre. This evolution is well maintained through its ancient street pattern, Market Place, burgage plots and historic street names, together with its Georgian townhouses, Victorian civic and commercial buildings, and prominent ecclesiastical landmarks. The Silk Mill established by John Lombe in 1717 provides a particularly significant association with the beginnings of the factory system and the wider Industrial Revolution.
- **Aesthetic value**: The aesthetic value of the Derby City Centre Conservation Area derives from its varied and distinctive historic townscape. Its architectural quality is expressed through a diverse collection of medieval, Georgian, Victorian and later buildings, brought together by traditional materials, high-quality architectural details and a broadly consistent pattern and scale of development. Narrow streets, historic yards and enclosed spaces contrast with the broad, formal character of the Market Place and views towards prominent landmarks, including Derby Cathedral.

Contribution of setting

4.23 The setting of the conservation area contributes to its significance by helping to explain the historical development of Derby. The city developed on rising ground to the west of the River Derwent, and this distinctive topographical relationship has strongly influenced its form and character. The river provided a focus for early settlement before becoming instrumental in Derby's commercial and industrial growth. This historical development remains apparent in the functional and visual relationships between the historic core and the river corridor, particularly in views incorporating the River Derwent and riverside assets such as the Silk Mill. As the southern starting point of the Derwent Valley Mills World Heritage Site, the Silk Mill also connects the city centre with the wider industrial landscape extending northwards along the Derwent. These relationships contribute to an understanding and appreciation of the conservation area's historic and aesthetic significance.

4.24 Key routes into and out of the city are also an important element of the asset's setting as they reflect intended historic approaches to the city centre. These routes include, the historic north-south spine, the western approach through Wardwick and Friar Gate, or routes across and alongside the Derwent.

Friar Gate Conservation Area

Description

4.25 The Friar Gate Conservation Area is principally a linear historic suburb developed along Friar Gate and Ashbourne Road, an ancient western thoroughfare from Derby's historic core. Its special interests come from the way it illustrates successive phases of Derby's expansion westward, progressing from dense medieval and early post-medieval townscape near the city centre, through Georgian and Regency development, to the more spacious Victorian character of Ashbourne Road. The conservation area contains many high-quality buildings from the 17th, 18th and 19th centuries, and is particularly notable for its outstanding collection of Georgian town houses. Local red brick is the predominant building material, with stucco and stone also contributing to the varied character of the area. Ashbourne Road was improved as a turnpike route during the 18th century and retains a number of notable 18th and 19th century properties. Strong building lines, mature roadside trees and landmark buildings, including St Werburgh's Church, Pickford's House and the Friar Gate Railway Bridge, further contribute to its distinctive historic character **[See reference** 14**]**

Significance

- **Evidential Value**: The Friar Gate Conservation Area derives evidential value from its surviving buildings, historic street pattern and archaeological potential. The eastern part of the area is particularly important because of its associations with St Werburgh's Church, the medieval Dominican Friary and the early development of Derby beyond its historic core.
- **Historical Value**: The conservation area derives considerable historical value from the way it illustrates Derby's expansion westwards over several centuries. Friar Gate preserves an ancient route from the medieval town, while its Georgian townhouses, Regency development and later Victorian buildings reflect successive periods of growth and prosperity. The conservation area also has important associations with notable local architects and industrial figures, such as Joseph Pickford, who built No. 41 Friar Gate as his family home and designed several neighbouring Georgian houses.
- **Aesthetic Value**: The aesthetic value of the Friar Gate Conservation Area derives from the quality and variety of its historic buildings and townscape. Its outstanding Georgian townhouses are complemented by Regency villas, Victorian terraces, churches and other landmark buildings. Strong building lines and the use of local red brick, stucco and stone give the area a broadly consistent character.

Contribution of setting

4.26 The setting of the conservation area contributes to its significance through its relationship with Derby's historic core, surrounding residential areas and former railway corridor. Views along Ashbourne Road and Friar Gate allow the area to be understood as the historic western approach to Derby, while the gradual change in the scale and density of development reflects the city's expansion westwards. The former Great Northern Railway corridor provides an important historical and functional setting for Friar Gate Railway Bridge, and the surviving relationship with Markeaton Brook helps explain the area's earlier development around St Werburgh's Church, the medieval Friary and former mills. Views from adjoining streets towards landmark buildings also contribute to the understanding and appreciation of the conservation area.

Strutt’s Park Conservation Area

Description

4.27 Strutt’s Park Conservation Area lies close to the River Derwent and derives considerable historical significance from the way it illustrates the development of Derby’s northern suburbs. Much of the land within the conservation area formed part of the Darley Hall Estate during the 18th century. It was subsequently sold to John Gisborne, who commissioned the area’s most notable listed building, St Helen’s House, designed by the renowned local architect Joseph Pickford.

4.28 William Strutt, after whom the area is named, purchased the land from Gisborne in 1803 and subsequently sold much of it for development. This process shaped the area’s residential expansion throughout the 19th and early 20th centuries. The conservation area has a varied character: its 19th century development is principally defined by closely spaced terraces, including the fine row of stone-faced houses on North Parade. Later development, dating from the late 19th and early 20th centuries, is characterised largely by the piecemeal construction of substantial villas in a range of architectural styles, including Renaissance Revival, Gothic Revival and vernacular revival. Along Belper Road, Chevin Road and Duffield Road, spacious gardens and mature trees create a greener, more open character. The consistent use of traditional building materials and architectural detailing, together with gardens and boundary walls creates a strong sense of visual unity and contributes to the area’s distinctive residential character.

Significance

- **Evidential Value**: Strutt’s Park Conservation Area derives its evidential value from its surviving buildings, and archaeological remains. Archaeological investigations have identified first-century Roman military occupation, and these remains provide important evidence of the origins and development of Roman Derby. The area also contains evidence of later changes in land use, including the former parkland of Darley Hall Estate, which was gradually divided for residential development in the 19th and 20th century.
- **Historical Value**: The conservation area derives considerable historical value from the way it illustrates the development of Derby’s northern suburbs. It has important associations with the Gisborne and Strutt families, particularly through St Helen’s House, which in the early 19th century became the home of William Strutt. The terraces of the former Derwent Park Estate and the larger villas along Duffield Road, Belper Road and Chevin Road reflect different phases of

the area's residential development. Its association with the Strutt family also connects the area with Derby's wider industrial history and the Derwent Valley Mills World Heritage Site.

- **Aesthetic Value**: The conservation area derives considerable aesthetic value from the quality and variety of its historic buildings. Its character ranges from closely grouped 19th century terraces to larger villas of varying architectural styles. Landmark buildings, including St Helen's House, St Mary's Roman Catholic Church and the classical terraces at North Parade, make an important contribution to the integrity and character of the area.

Contribution of setting

4.29 The setting of Strutt's Park Conservation Area makes a positive contribution to its aesthetic and historical significance. Derwent Park (part of what is known locally as Darley Park) is particularly important, as it formed part of the former parkland associated with the Darley Hall estate and later St Helen's House. Its preservation as open parkland, together with its mature trees, helps illustrate the area's development from an estate landscape into a residential suburb. It also provides an attractive green backdrop to the larger villas along the eastern edge of the conservation area. The nearby River Derwent and Derwent Valley Mills World Heritage Site provide wider historical context for the area's associations with William Strutt, although changes in ground level and tree cover restrict the visual relationship with the river. Historic routes towards Derby city centre also contribute, although the inner ring road has weakened the historic connection. Key views to and from Derby's Cathedral and St Mary's Church provide important prominent landmarks within the wider townscape and reinforce the conservation area's historical and visual connection with Derby city centre.

Nottingham Road Conservation Area

Description

4.30 The Nottingham Road Conservation Area is a small residential area which is rich in architectural and historic interest. The area used to form part of the Liversage Estate, which likely dated back to the 16th century. The present estate, which was mostly constructed in the late 19th century by the locally renowned architect Alexander Macpherson, replaced a smaller estate which occupied the area for at least a century before. The only surviving buildings of that period are Peacock Inn a late 18th century stone tavern, and Nos. 91 and 109 Nottingham Road. Later

development took place in the 20th century and was built by J H Fryer. The estate has a consistent Arts and Crafts character, defined by red brick, stone and terracotta detailing, tiled roofs, decorative gables and surviving traditional windows and doors.

Significance

- **Evidential Value**: Nottingham Road Conservation Area derives evidential value from its surviving buildings, historic street pattern and potential archaeological remains. Earlier buildings provide physical evidence of the area before the development of the Liversage Estate.
- **Historical Value**: The conservation area derives considerable historical value from the development of the Liversage Estate and its longstanding residential use.
- **Aesthetic Value**: The conservation area derives considerable aesthetic value from the architectural quality and consistency of the Liversage Estate. Its Arts and Crafts character is expressed through red-brick buildings, tiled roofs, decorative gables and stone, terracotta and pargeted detailing. Surviving sash and casement windows, panelled doors, boundary treatments and established gardens provide further visual interest. The earlier buildings along Nottingham Road add variety while remaining an important part of the historic streetscape.

Contribution of setting

4.31 The wider setting of Nottingham Road Conservation Area makes only a limited contribution to its significance. The conservation area is principally experienced as a small, self-contained and inward-looking residential enclave, with views generally restricted by its narrow streets and closely grouped buildings. A glimpse of Derby Cathedral from Nottingham Road provides a limited surviving visual connection with the city centre. However, the area's historic setting has been substantially altered. The former Derby Canal and its associated wharfside buildings, which the cottages along Nottingham Road were designed to overlook, were removed during construction of the ring road. The ring road, its embankments and highway infrastructure now separate the conservation area from its wider surroundings, while the school grounds to the west and industrial development to the north do not contribute to its significance.

Green Lane and St Peter's Conservation Area

Description

4.32 Green Lane and St Peter's Conservation Area lies immediately south of Derby's historic core and is centred on St Peter's Church and the historic route of Green Lane. St Peter's Church formed the nucleus of an early phase of Derby's medieval expansion. Settlement initially developed along historic routes radiating from the town, before a grid of side streets evolved piecemeal during the 19th century. This produced a dense, close-knit townscape containing a wide variety of building types and architectural styles that reflect a long period of development and redevelopment. The contrast between artisans' terraces and larger villas also illustrates the social hierarchy of Derby's 19th century suburban expansion. Particularly important buildings include St Peter's Church, the College of Art Annexe, the Hippodrome Theatre, the former County Court and the Old Grammar School. Traditional materials, decorative architectural details, historic boundaries, varied rooflines and the contrast between tightly grouped artisans' housing and larger villas make an important contribution to the conservation area's distinctive character. The conservation area has key views along Green Lane, which include long views north towards Derby Cathedral and south towards the spire of the former Christ Church, now the Serbian Orthodox Church **[See reference 15]**

Significance

- **Evidential Value**: The conservation area derives evidential value from its surviving medieval street pattern, buildings and potential archaeological remains. St Peter's Church and the routes focused upon it provide physical evidence of Derby's medieval expansion beyond its historic core.
- **Historical Value**: The conservation area derives its historical value from the way its buildings and townscape illustrate Derby's development from a medieval settlement into a major commercial and industrial town. St Peter's Church formed an early focus for settlement and activity, while Green Lane developed as an important southern approach into Derby. The piecemeal development of houses, shops, chapels, civic buildings and entertainment venues reflects the area's changing social and economic role. The contrast between closely grouped artisans' housing and the larger villas of streets such as Wilson Street also illustrates the social hierarchy of Derby's 19th century expansion.
- **Aesthetic Value**: The conservation area derives considerable aesthetic value from its dense and varied historic townscape. Green Lane and St Peter's

Churchyard contain an eclectic collection of individually designed religious, civic, commercial and entertainment buildings, while the residential side streets have more consistent terraces, repeated architectural details and continuous rooflines. St Peter's Church, and other landmark buildings provide important visual focal points.

Contribution of setting

4.33 The setting of Green Lane and St Peter's Conservation Area makes a varied contribution to its significance. Green Lane remains important as a historic approach into Derby, with long views north towards Derby Cathedral and south towards the spire of the Serbian Orthodox Church, formerly Christ Church. These landmarks, together with views of the distinctive roofscape of the former College of Art Annexe from the inner ring road, reinforce the area's visual and historical relationship with the wider city. The setting of St Peter's Church is particularly sensitive and has partly eroded by its dominating backdrop and interrupting views of the church tower and nave. Elsewhere, the narrow residential streets are largely inward-looking, while modern development and vacant land north of Macklin Street make little or no contribution to the conservation area's significance.

Little Chester Conservation Area

Description

4.34 Little Chester Conservation Area lies north-east of Derby city centre and contains evidence of several important phases in the city's development. Its origins can be traced back to the Roman occupation, when a settlement called Derventio was established in AD 69-76. During the medieval period, Little Chester was then held by the Collegiate Church of All Saints (Derby Cathedral), whose Dean and Canons were supported by seven local farms, two of which still survive on Old Chester Road. During the late 18th Century, industry started to develop on a small scale along the River Derwent and was followed by the construction of the Great Northern Railway in 1876-77. Most of the low, 2-storey housing surrounding Chester Green was built between 1886 and 1900. The conservation area's varied character derives from its mix of archaeological remains, historic farmhouses, Victorian housing, industrial and railway structures, and established green spaces. Chester Green, the River Derwent and its floodplain make an important contribution to its open, distinctive and predominantly low-rise character.

Significance

- **Evidential Value**: Little Chester Conservation Area derives strong evidential value from the surviving remains of the Roman fort and settlement of Derventio. These remains provide important evidence of Derby's Roman origins and the settlement's development from a military fort into a commercial and administrative centre. The historic street pattern, medieval farmhouses and later industrial and railway structures provide further evidence of successive phases of occupation and development.
- **Historical Value**: The conservation area illustrates the development of Little Chester from a Roman settlement and medieval agricultural community into an industrial and residential suburb. Its association with the Collegiate Church of All Saints is reflected in the surviving farmhouses on Old Chester Road. Later foundries, railway infrastructure and Victorian housing demonstrate the area's expansion during the 18th and 19th centuries.
- **Aesthetic Value**: The conservation area's aesthetic value derives from its varied historic character and predominantly low-rise townscape. Victorian housing surrounding Chester Green establishes a consistent residential focus, with the historic farmhouses, industrial buildings and railway structures contributing further visual interest. Together, Chester Green, mature planting, the River Derwent and surrounding open land shape the area's open and distinctive character.

Contribution of setting

4.35 The setting of Little Chester Conservation Area makes a varied but important contribution to its significance. Mansfield Road and the historic route across St Mary's Bridge preserve the area's connection with Derby city centre and the Collegiate Church of All Saints, now Derby Cathedral. The River Derwent, its floodplain and associated open spaces contribute to the area's spacious, low-rise character and its relationship with the Derwent Valley Mills World Heritage Site. However, the loss of former industry beside the river and later development south of the old railway line have altered parts of its historic setting.

Mickleover Conservation Area

Description

4.36 Mickleover Conservation Area encompasses the historic core of the former village of Mickleover, centred on Etwall Road, Orchard Street, The Green and The Hollow. First recorded in 1011, Mickleover remained a small agricultural settlement until the mid-19th century, when the opening of the nearby Derbyshire Pauper Lunatic Asylum encouraged its expansion. Despite extensive suburban development during the 20th century, the conservation area retains much of its historic street pattern and close-knit village form. Its varied buildings styles illustrate several centuries of development and include the 14th century Church of All Saints, the 17th century Old Hall and No. 4 The Hollow, the Georgian Manor Farmhouse and the Tudor Revival Mickleover Manor.

Significance

- **Evidential Value**: The conservation area derives evidential value from its surviving historic street pattern, and buildings, which provide physical evidence of Mickleover's development as an historic agricultural village. The Church of All Saints, 17th century timber-framed buildings and later farmhouses and manor houses illustrate successive phases of development. There may also be significant archaeological potential associated with the development of medieval settlement.
- **Historical Value**: The conservation area derives substantial historical value from its ability to illustrate the development of Mickleover from a medieval farming settlement into an expanding 19th century village. The Church of All Saints demonstrates its medieval origins, while the Old Hall, No. 4 The Hollow and Manor Farmhouse provide evidence of its later agricultural and domestic development. Mickleover Manor, built for the Newton family in 1849, reflects the expansion associated with the opening of the nearby Derbyshire Pauper Lunatic Asylum.
- **Aesthetic Value**: The conservation area's aesthetic value derives from its close-knit village form and varied collection of historic buildings. The medieval church, timber-framed houses, Georgian buildings and 19th century manor create an attractive and varied townscape. The use of traditional materials, the planting of mature trees, historic boundaries and the established grounds surrounding larger properties reinforce its distinctive village character.

Contribution of setting

4.37 The setting of the Mickleover Conservation Area makes a varied contribution to its significance. The continuation and views down historic routes, particularly Etwall Road and The Hollow, helps preserve an understanding of the area as the historic core of a former agricultural village. The generally low-rise character of the immediate surroundings also allows the conservation area's close-knit village form and historic buildings to remain clearly visible and understood. However, extensive 20th century suburban and commercial development has enclosed the former village and substantially altered its rural setting. Although this later development illustrates Mickleover's eventual incorporation into Derby, it generally makes little or no contribution to the conservation area's architectural or historic significance. The conservation area remains a largely self-contained historic settlement with no meaningful visual relationship with Derby city centre.

Archaeology of Derby

4.38 Archaeological remains and their setting form an important part of understanding Derby's heritage. These remains include designated heritage assets such as scheduled monuments as well as non-designated heritage assets, many of which are also of regional or local significance.

4.39 There are seven scheduled monuments within Derby, mainly relating to the area's history from the Roman to medieval periods. These scheduled monuments are:

- St Mary's Bridge (NHLE Ref. 1004597);
- Darley Abbey (remains of) (NHLE Ref. 1007050);
- Roman bath house at Parker's Piece (NHLE Ref. 1007049);
- Little Chester Roman site (NHLE Ref. 1007043);
- Derby Racecourse Roman vicus and cemetery (NHLE Ref. 1012582);
- Section of Rykneld Street Roman Road (NHLE Ref. 1021321); and
- Anglo-Scandinavian high cross shaft in the churchyard of St Werburgh's Church, Spondon (NHLE Ref. 1008608).

4.40 As part of the City of Derby Local Plan (updated in 2017) a number of Archaeological Alert Areas were identified. These indicate areas of high archaeological potential and any proposed development within these identified areas should be accompanied by an archaeological assessment and mitigation strategy.

Where a site is located within or adjacent to an Archaeological Alert Area this has been identified within the individual site assessments.

Chapter 5
Individual Site Assessments

5.1 The following chapters cover the assessment of impact for each individual Site. As part of the assessment, a series of parameters and assumptions was made for each Site which included the requirements for the draft Local Plan and the assumed details about development proposals for each site, including the height and type of development.

5.2 These parameters and assumptions were used during the assessment to provide context to the level of risk of harm and the level of effect. The height parameters for proposed development were also used to create the ZTVs for each Site.

5.3 The parameters and assumptions for each Site are detailed in **Table 5.1**.

Table 5.1: Site assumptions and parameters

Site	Summary of Draft LP Requirements	Other Info	Parameters for ZTV
HA5 – The Hollow, Mickleover	150 residential houses and a mix of house types Public open space Landscape buffers to boundaries Retention of trees and hedgerows	Cross-boundary site with South Derbyshire – only Derby CC portion assessed in this HIA Partially permitted	Assume 2-2.5 storey suburban domestic properties: 9m
HA7 – Stoney Lane, Spondon	400 residential houses, 40% affordable Green buffers to boundaries Public open space Retention of trees and hedgerows	Site being released from the Green Belt	Assume 2-2.5 storey suburban domestic properties: 9m
HA10 – Elton Road Works, Osmaston	80 residential houses Need for decontamination Need for appropriate secure edge to railway line	Part of the Rolls-Royce estate	Assume height of existing frontage building (slightly taller than 2 storey residential building opposite): 12m
HA11 – Shaftsbury Street	20 residential units Retention of trees Enhancement of non-developed area	City Council land	Assume 2-2.5 storey suburban domestic properties: 9m
HA14 – Kitchener Avenue/Browning Street	25 residential units Retain boundary trees if possible	City Council land	Assume 2-2.5 storey suburban domestic properties: 9m
HA16 – Gypsy and Traveller Site, Wilmorton	17 permanent caravan pitches Appropriate fencing and planting to form enclosed site Communal and small-scale ancillary facilities	City Council land	Assume 1 storey ancillary blocks with pitched roofs similar to Cotton Lane gypsy and traveller site: 4m

Site	Summary of Draft LP Requirements	Other Info	Parameters for ZTV
	Remainder of site to be retained and enhanced as public open space		
E8 – Rolls-Royce, Raynesway Extension	Employment – expansion and modernisation of existing Rolls-Royce facilities Creation of gateways/arrival points Protection/enhancement of green features and links Minimise impact on residual green wedge through siting and layout Relocate sports facilities Take values of river corridor into account	Allocation added at Regulation 19 stage	Assume 6 storey office/industrial buildings: 30m
CC4c – Northern Gateway	Minimum 200 residential units and mixed-use (office, food and drink, leisure and education uses) Multi-modal hub required to replace Chapel Street MSCP Retain community assets (2 public houses) and consider archaeological potential	City centre allocation	Assume 5 storeys – residential-led but will incorporate other uses, so taller ground floor: 18m
CC4f – Abbey Street Car Parks	Minimum 50 residential units Multi modal hub to serve the west side of the City Centre Potential for a tall building (subject to Policy CC6) fronting the inner ring road	City centre allocation	4-5 storey car park on north end of west side, 8 storey residential block to south of west parcel. Lower-rise closer to context height on east parcel (3 storey). Assume 8 storeys on west parcel: 30m Assume 3 storey on east parcel: 12m

Site	Summary of Draft LP Requirements	Other Info	Parameters for ZTV
CC4g – Babington Lane Car Park	Minimum 150 residential units and active ground floor uses to animate Babington Lane	City centre allocation	Assume 6 storeys with commercial ground floor: 20m
CC12 – University of Derby City Centre Hub	Collaborative learning and research spaces that are flexible and adaptable New high-quality office space for staff and commercial use Ancillary and complementary uses of an appropriate scale Environmental improvements, including new public realm and landscaping Enhancement of connectivity between the new eastern component of the City Centre Campus and facilities at Markeaton Street and Kedleston Road Respect the historic environment including the setting of historic buildings (designated and non-designated) and the Friar Gate Conservation Area	City centre allocation	Business School and Law School (copper building) assume will be bookend to lower development between/behind – equivalent to 6 residential storeys. Retain Golden Eagle public house. Assume equivalent of 6 residential storeys with commercial ground floor: 20m

Chapter 6
HA5 – The Hollow, Mickleover

Site description

6.1 The Site comprises four parcels of undeveloped land located at The Hollow, Mickleover, on the western edge of Derby. The parcels are separated by the existing residential properties fronting The Hollow. The Site is bounded by the A38 and A516 and associated wooded verges.

6.2 The Site forms a transitional area between the urban edge of Mickleover and the wider rural landscape.

6.3 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 6.1**, **6.2** and **6.3** respectively.

Figure 6.1: Location of site allocation HA5 – The Hollow, Mickleover

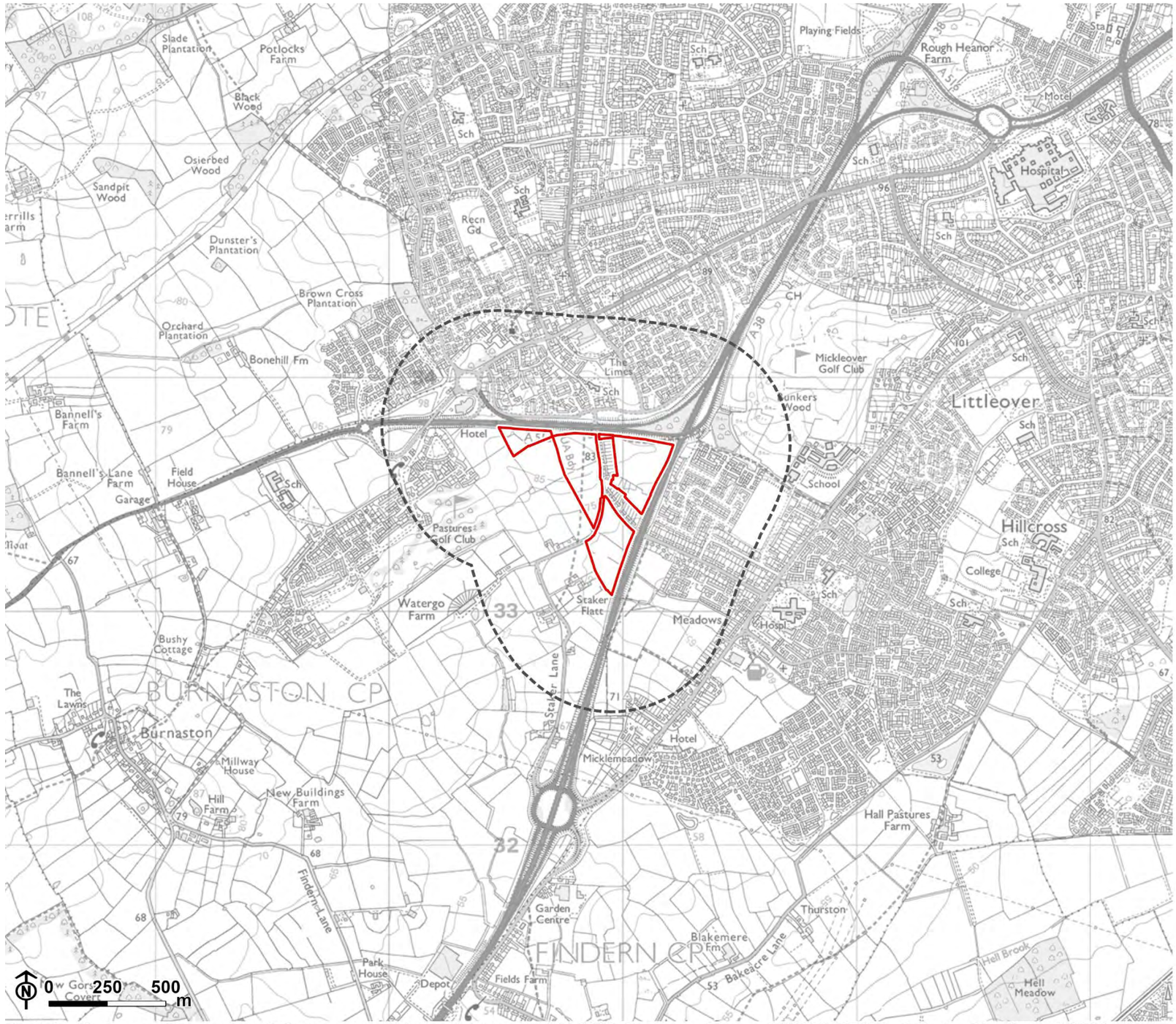

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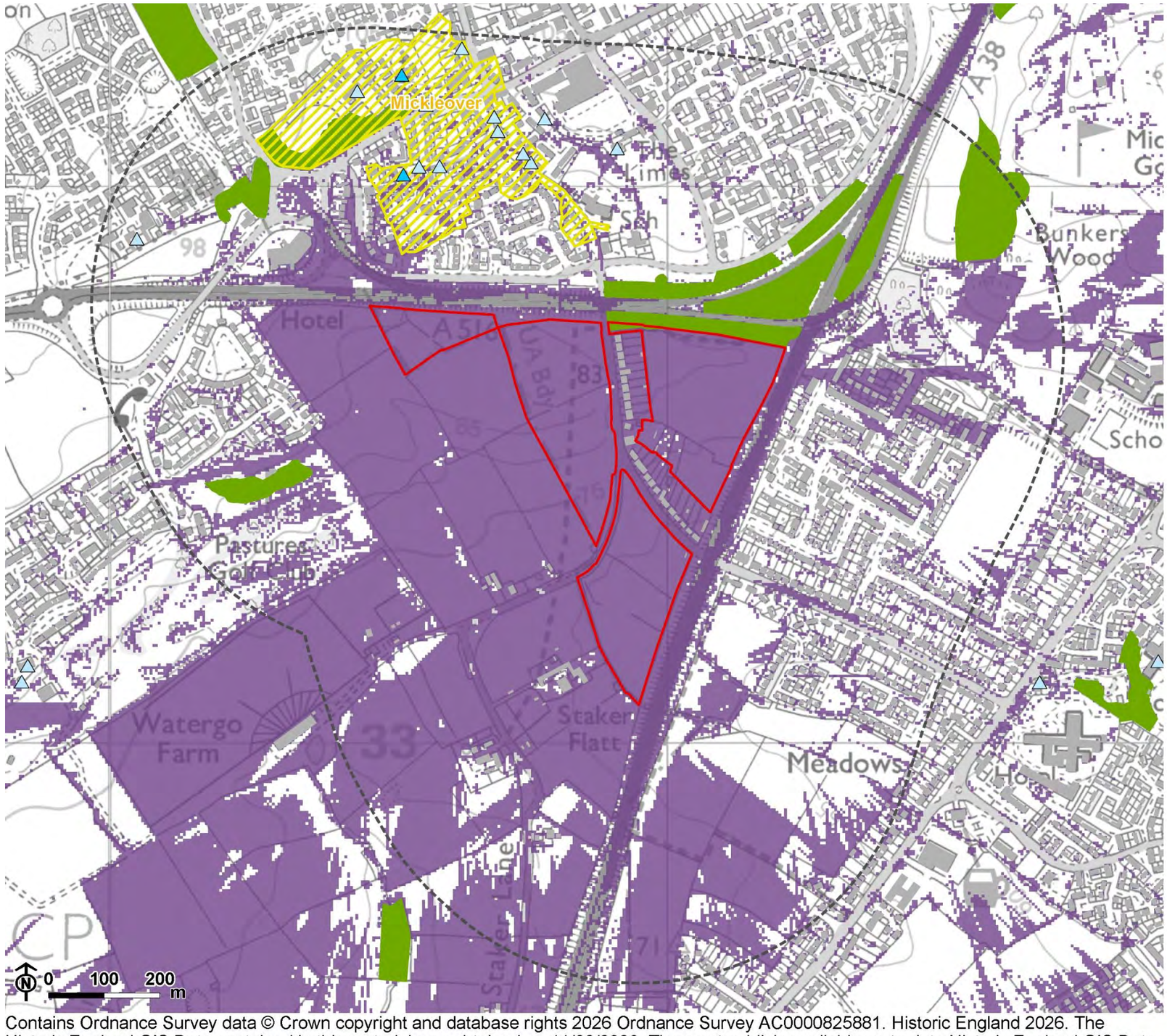
Figure 6.2: Designated assets in HA5 – The Hollow, Mickleover, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building
- Grade II* Listed Building
- Conservation Area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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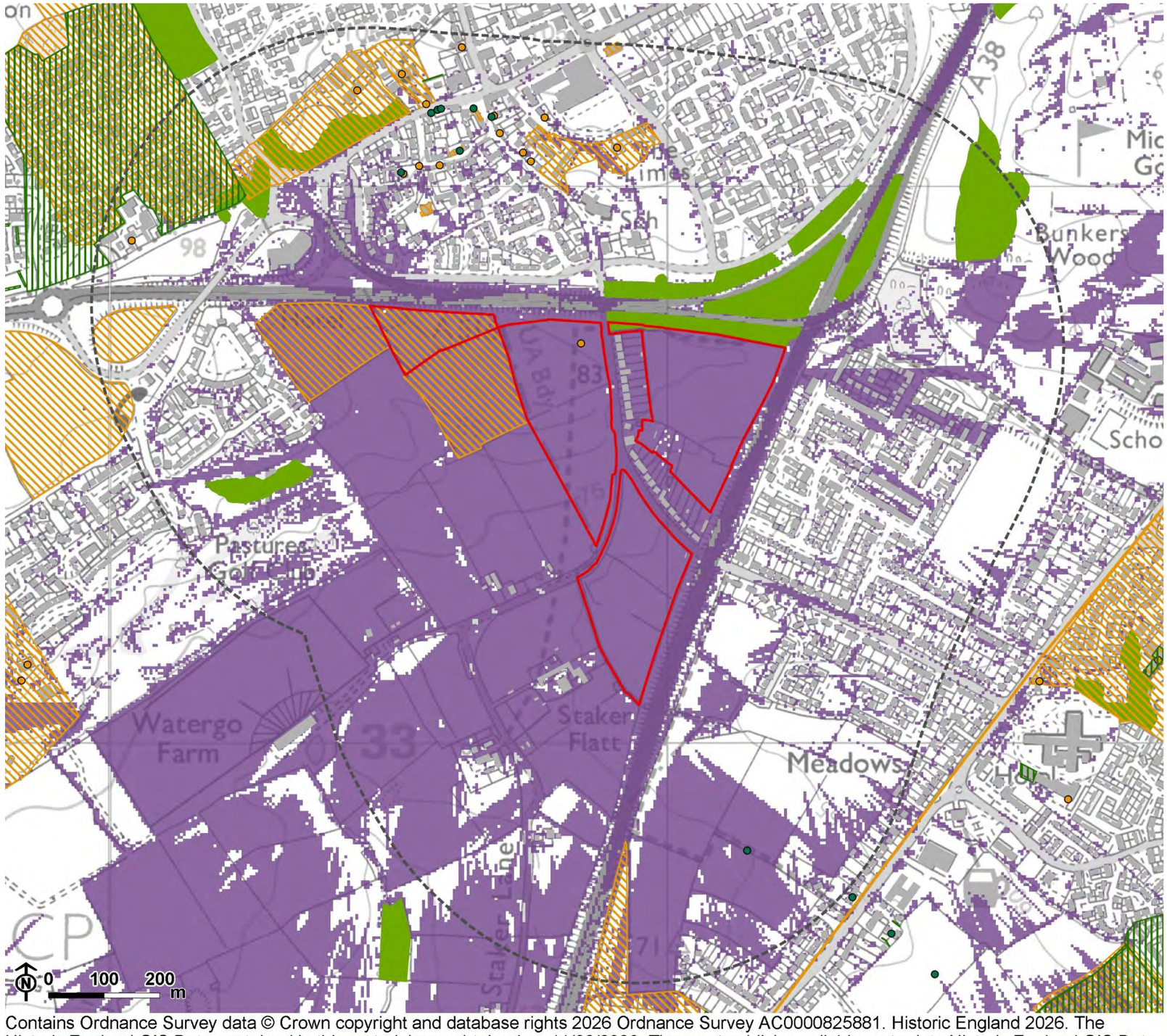
Figure 6.3: Non-designated assets in HA5 – The Hollow, Mickleover, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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Designated heritage assets within the site

6.4 There are no designated assets recorded within the site.

Interactions with WHS

6.5 The Site has no potential of interacting with the Derwent Valley Mills World Heritage Site due to the absence of physical, visual, functional or historical connections between the Site and the World Heritage Site or its attributes.

Non-designated heritage assets

6.6 There is one non-designated assets recorded within the site.

Table 6.1: Assets within the site

Name	Derby HER Ref.	Description	Heritage Importance
Ridge and furrow, south of the A516, Burnaston	MDR16486	Earthwork remains of medieval ridge and furrow have been identified from Bing Maps Bird's Eye View aerial photographs (2015), providing evidence of former medieval agricultural practices.	Medium

Historic landscape character

6.7 The historic landscape character of the site is within areas characterised as Small Irregular Fields (HDR5809) and Post-1880s Settlement (HDR766).

Archaeological potential

6.8 The site is considered to have **high-moderate** archaeological potential due to its apparent survival as undeveloped land since at least the medieval period and the presence of known archaeological records within the surrounding area. Nearby evidence includes surviving ridge and furrow earthworks (MDR16486), indicative of the medieval open-field system, and a medieval pottery findspot (MDR10547),

demonstrating activity within the local landscape. The ridge and furrow earthworks within the site appear preserved within LiDAR imagery and therefore should be subject to assessment of significance and historic landscape contribution to determine whether some or all of the feature should be retained.

6.9 The site's long-term undeveloped nature and limited modern disturbance increase the potential for buried archaeological remains to survive, particularly those associated with medieval agriculture, former field boundaries or other rural land-use features. In addition, the conjectural route of the Roman road Ryknield Street (MDR10207) is recorded within the wider area, beyond the 500m study area, as well as some truncated Neolithic and Roman archaeology recorded during excavations at Newhouse Farm to the north-west of the site (MDR23071). This indicates the presence of prehistoric and Roman activity in the broader landscape and therefore the site has some potential for currently unknown remains of earlier date.

Heritage assets with the potential to experience setting change

6.10 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

Mickleover Conservation Area and associated listed buildings

Summary

6.11 See **Chapter 5: Baseline**.

Table 6.2: Mickleover Conservation Area and associated listed buildings summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

6.12 See **Chapter 5: Baseline**.

Contribution of setting

6.13 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

6.14 The Site is located approximately 400m south-east of Mickleover Conservation Area and is separated from it by the A516, modern residential development, and vegetation. As a result, the Site has limited visual, historical, or functional association with the conservation area and its associated listed buildings. The significance of these assets is derived primarily from their historic village character, architectural interest, and internal townscape qualities rather than any relationship with the Site. Consequently, the Site makes a **negligible to minor** contribution to the significance of Mickleover Conservation Area and its associated listed buildings through setting.

Sensitivity to development of the site

6.15 The sensitivity of the asset to development within the Site is **Low**.

6.16 The asset is approximately 400m away from the Site, and as such intervening development and vegetation have weakened their physical relationship, which lowers its sensitivity. However, the Site does form a part of the assets wider historical setting which contributes to its significance.

Potential for harm to the asset

6.17 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

6.18 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

6.19 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

6.20 The development of the Site would have a **Low** level of effect on the Mickleover Conservation Area, which would equate to **less than substantial harm** to its significance.

6.21 This risk of harm could be reduced through a sensitive design approach that responds positively to the conservation area's historic character, townscape qualities and setting, including the use of appropriate scale, massing, materials and landscaping. Such measures would help to maintain the character and appearance of the conservation area and preserve its significance as a designated heritage asset.

Setting effects to WHS

6.22 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on its significance through setting change is predicted.

Cumulative effects

6.23 Most individual heritage assets surrounding the Site lie within the Mickleover Conservation Area. These heritage assets form a group within the conservation area and therefore share the setting of that conservation area and contribute to its special character and appearance. Impacts to the conservation area therefore include consideration of those assets within it as constituent elements, rather than as individual assets in their own right. The individual assessment above discusses those interactions, where they occur. A low level of effect is predicted to the group value of the conservation area and its constituent assets, and no additional cumulative effects from other development are anticipated.

Recommendations

6.24 Retention of existing trees and hedgerows where possible.

6.25 As per the proposed site-specific policy, the addition of a landscape buffer along the northern boundary of the site along the A516 would provide further shielding

between the Site and the Mickleover Conservation Area which would aid in reducing the visibility of the proposed development from the conservation area. However, the Site would still introduce change to the setting of the asset and therefore the level of effect remains low.

6.26 Overall, the site has high-moderate archaeological potential, and further archaeological investigation, including geophysical survey and targeted trial trenching, would be appropriate to establish the presence, extent and significance of any surviving archaeological remains.

6.27 The site-specific policy should therefore flag the importance of retaining existing trees and hedgerows and the likely requirement for archaeological evaluation.

Chapter 7
HA7 – Stoney Lane, Spondon

Site description

7.1 The Site is located on the east of settlement of Spondon. It comprises several irregular undeveloped field parcels separated by mature hedgerows and trees.

7.2 The site is bound by residential dwellings on the north and west, undeveloped fields on the east and A52 on the south.

7.3 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 7.1**, **7.2** and **7.3** respectively.

Figure 7.1: Location of site allocation HA7 – Stoney Lane, Spondon

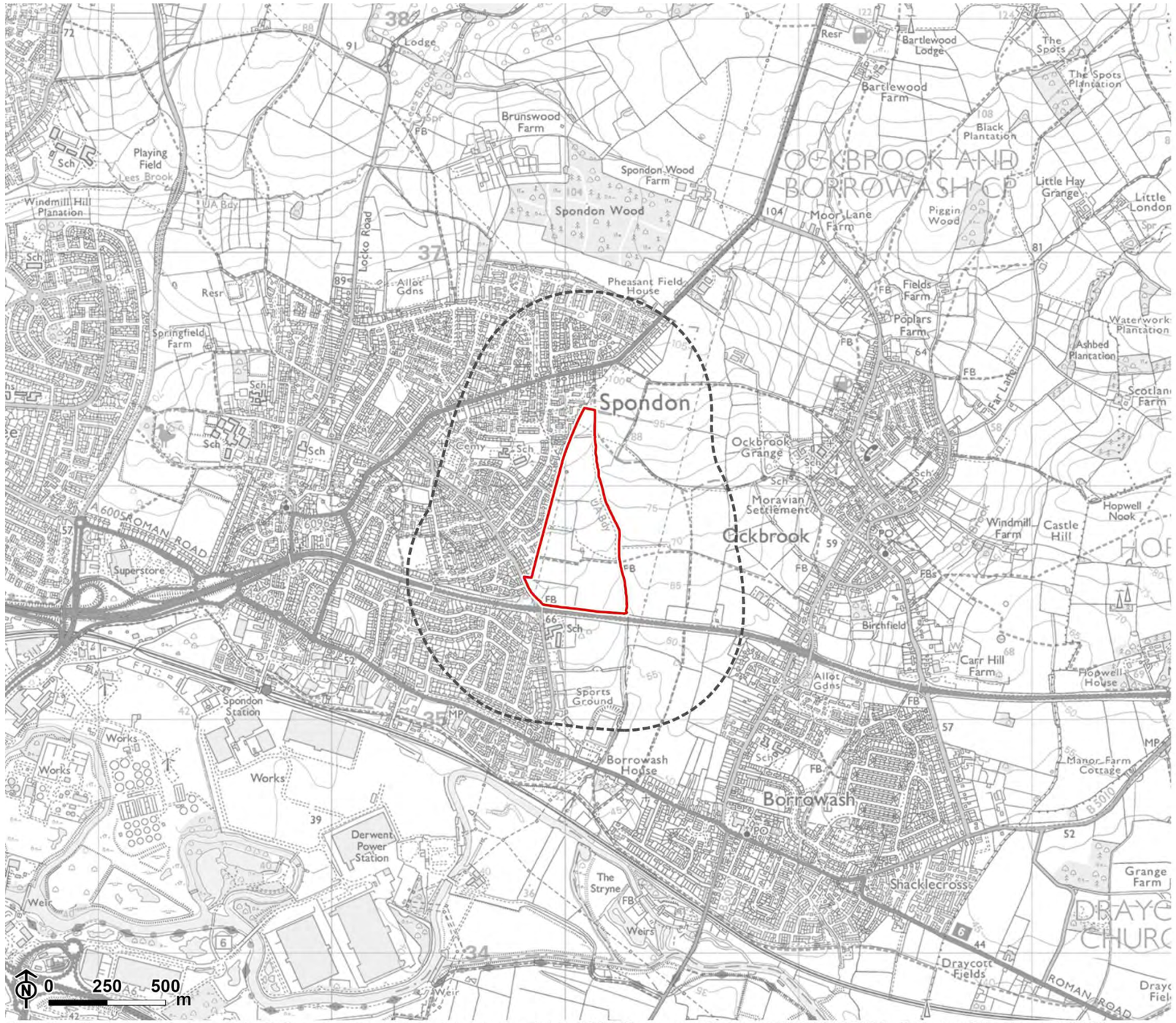

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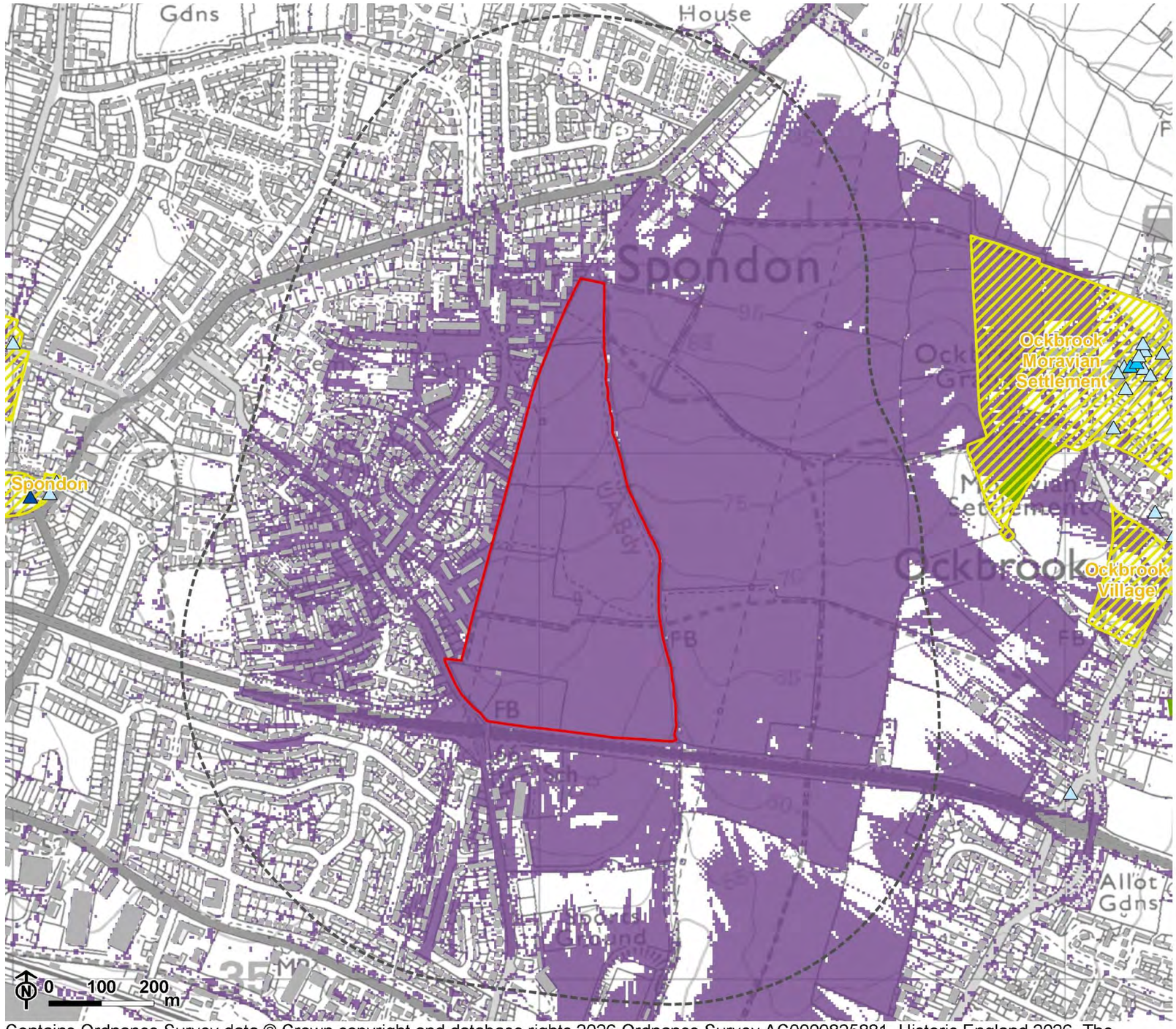
Figure 7.2: Designated assets in HA7 – Stoney Lane, Spondon, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Conservation Area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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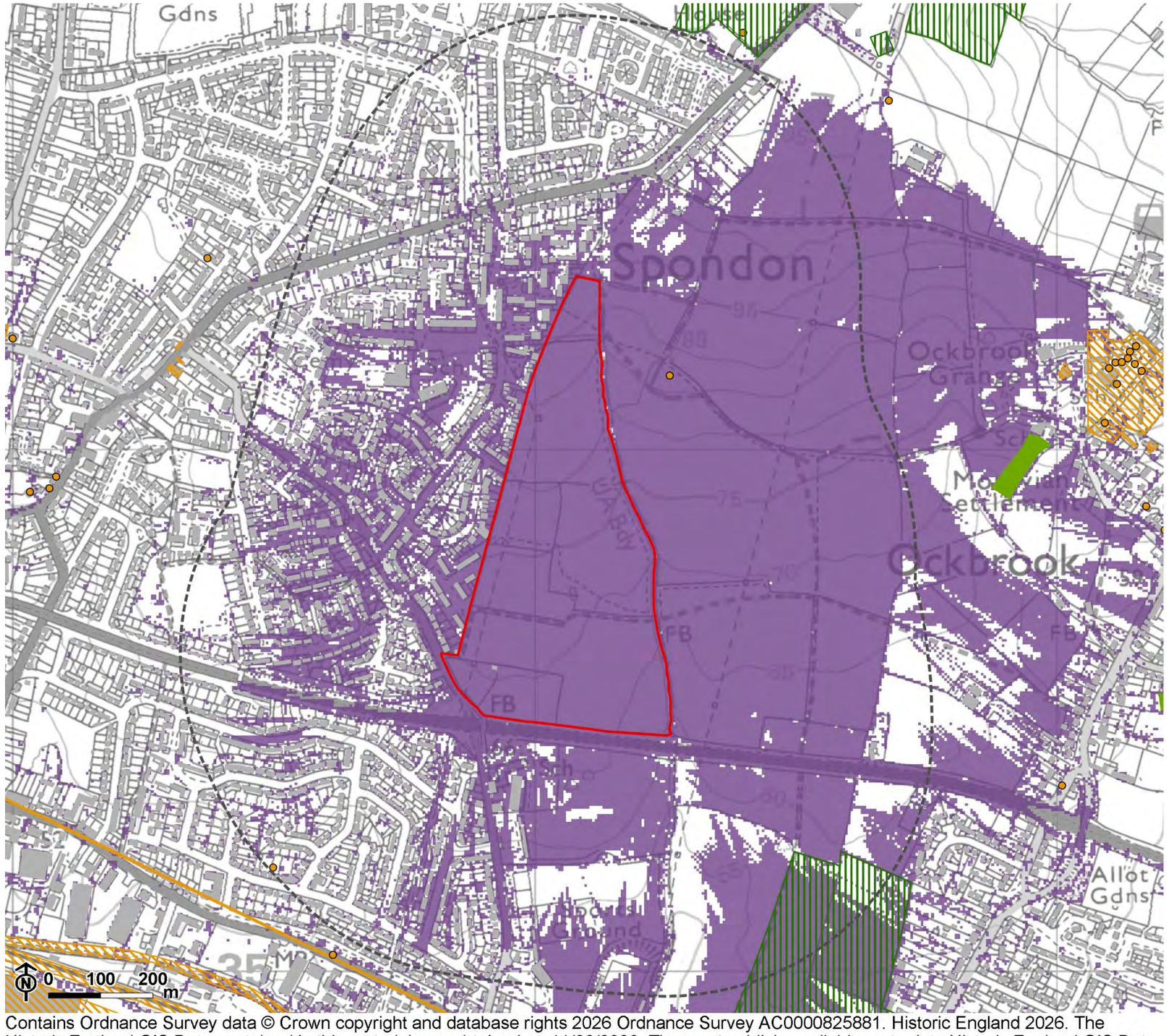
Figure 7.3: Non-designated assets in HA7 – Stoney Lane, Spondon, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Event - area
- Monument - point
- Monument - line
- Monument - area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level.
The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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Designated heritage assets within the site

7.4 There are no designated assets recorded within the site.

Interactions with WHS

7.5 Although the ZTV suggests the possibility of long-distance views between the site and the Derwent Valley Mills World Heritage Site, the site visit indicated that intervening topography, built form and vegetation prevents such views. Consequently, the site does not share a visual connection with the WHS and there would be no appreciable interaction between them.

Non-designated heritage assets

7.6 There are no recorded non-designated heritage assets within the site. However, a number of heritage features of local interest have been identified through aerial photographic and LiDAR analysis. Several discrete areas of ridge-and-furrow cultivation earthworks are visible in recent aerial imagery, alongside soilmarks that likely represent areas of levelled ridge and furrow. Environment Agency LiDAR data shows particularly well-defined ridge-and-furrow earthworks within a field in the central-western part of the site, with less distinct but comparable features present in a field at the southern end. Due to the well-preserved nature of the earthworks the ridge and furrow within the site should be subject to assessment of significance and historic landscape contribution to determine whether some or all of the features should be retained.

7.7 In addition, some existing field boundaries appear to reflect the piecemeal enclosure of former medieval open fields. The hedgerows separating the fields are located along boundaries that likely pre-date 1845 and may therefore qualify for protection as historic hedgerows.

Historic landscape character

7.8 The Historic landscape character of the site is within areas characterised as Small Irregular Fields (HDR1278) and Large Irregular Fields (HDR9492).

Archaeological potential

7.9 The Site is assessed as having **moderate-high** archaeological potential for multi-period remains due to its completely undisturbed status, with historical records indicating the land has remained entirely undeveloped since at least the medieval period and in agricultural use as evidenced by ridge and furrow. This lack of modern development means the sub-surface stratigraphic sequence is highly intact and protected from the modern foundation truncation typical of urban sites.

7.10 The surrounding landscape within a 700m radius demonstrates a rich, continuous timeline of human activity recorded on the Derbyshire Historic Environment Record (HER); this includes a high-status Samian pottery sherd southwest of Moor Lane Farm (MDR5492), a medieval pottery scatter 450m south-south-east of Spondon Wood Farm (MDR5514), and an iron axehead discovered three feet deep in gravel at the Borrowfield Estate (MDR5458). The Roman road from Derby to Sawley is also recorded to the south of the site along the alignment of the current A6005/Derby Road. These assets and findspots point to activity spanning Roman to medieval eras. Consequently, any proposed groundworks present a direct impact risk to well-preserved buried assets.

Heritage assets with the potential to experience setting change

7.11 There are no designated heritage assets within the 500m study area. Six non-designated heritage assets have been identified; however, none of these assets are considered likely to experience changes to their setting as a result of the proposed development. Consequently, no effects on the significance of designated or non-designated heritage assets through setting change are anticipated.

Setting effects to WHS

7.12 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Cumulative effects

7.13 No cumulative effects are anticipated.

Recommendations

7.14 As per the proposed policy, a green landscaping buffer should be added on the eastern and western edges of the site. This would further reduce any potential effects on the setting of nearby heritage assets by limiting intervisibility between the Site and surrounding receptors, integrating the development into its existing context, and helping to preserve the character of the wider area. As such, these measures would contribute to a further reduction to the level of potential heritage harm identified.

7.15 This site has a moderate-high archaeological potential due to it being undeveloped since at least the medieval period along with the nearby archaeological evidence for multi-period activity. Groundworks within the site would therefore likely need a phased mitigation strategy of non-intrusive geophysical survey followed by targeted trial trenching or, at minimum, a continuous archaeological watching brief. In particular, the ridge and furrow earthworks within the site would need to be appropriately surveyed and recorded prior to any work within the site.

7.16 The site-specific policy should therefore flag the likely requirement for archaeological evaluation.

Chapter 8
HA10 – Elton Road Works

Site description

8.1 The Site is located in the suburb of Osmaston, situated along Elton Road, which is approximately 2.5km south-west of Derby's city centre. To the east, the Site is bounded by 20th century residential housing, whilst to the north and south it is surrounded by commercial and industrial buildings. To west the site is bounded by the Derby to Birmingham Railway line. The south-west of Site is currently occupied by a series of coherent buildings that all date to approximately the early-mid 1940s, whilst the north-east of the Site is occupied by a carpark.

8.2 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 8.1**, **8.2** and **8.3** respectively.

Figure 8.1: Location of site allocation HA10 – Elton Road Works

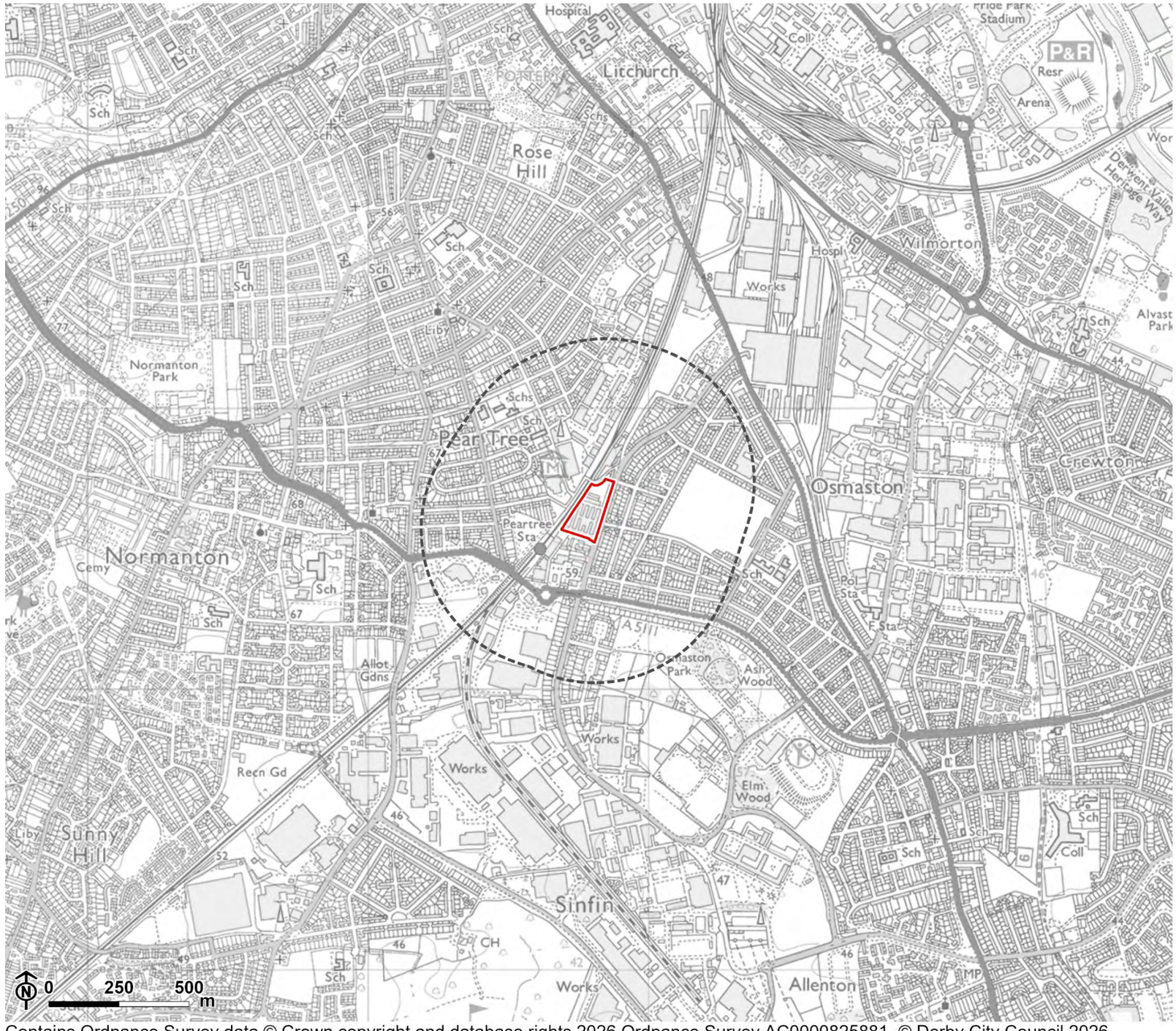

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Figure 8.2: Designated assets in HA10 – Elton Road Works, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 12m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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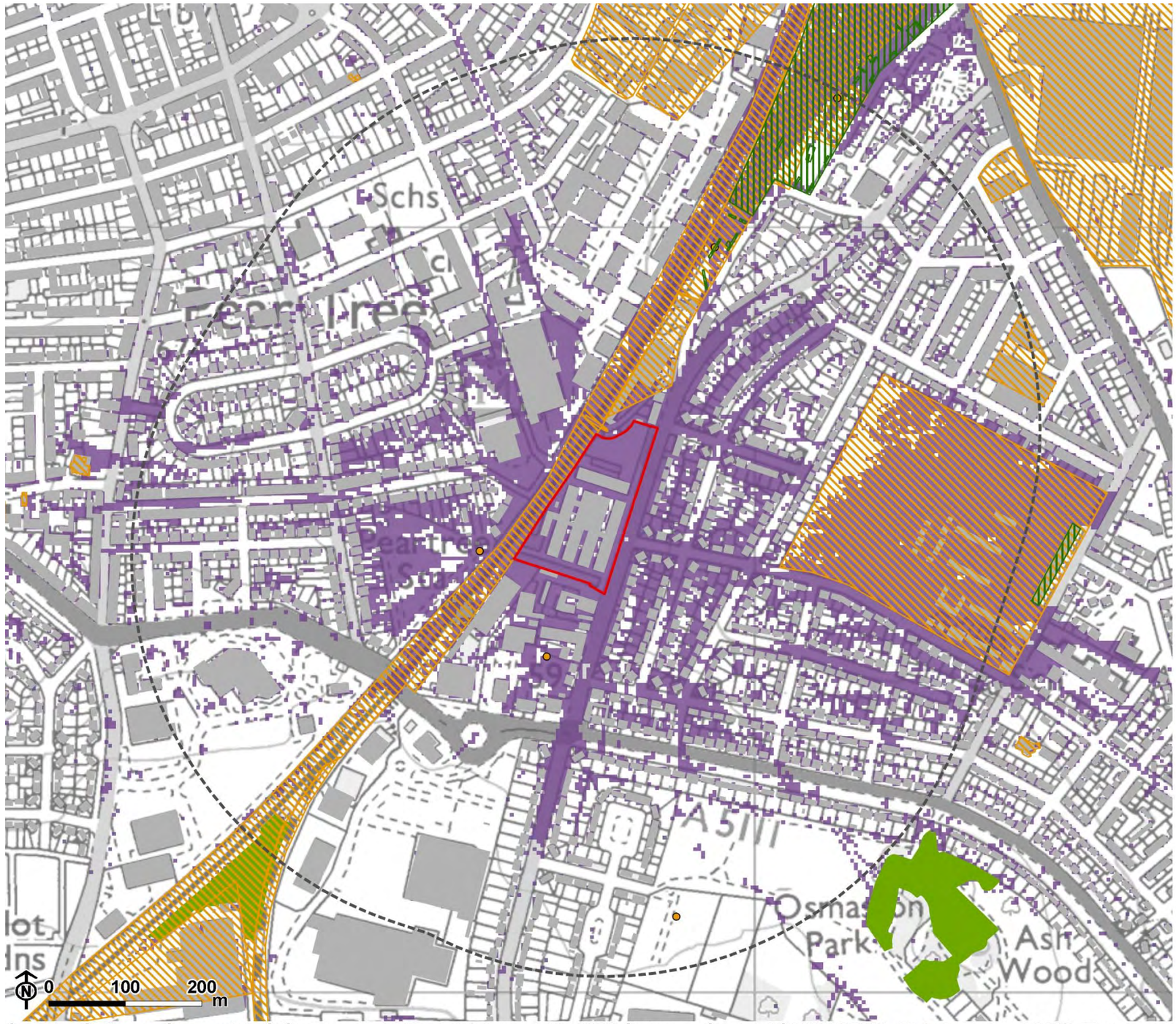
Figure 8.3: Non-designated assets in HA10 – Elton Road Works, ZTV



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Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 12m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

Designated heritage assets within the site

8.3 There are no designated assets within the Site.

Interactions with WHS

8.4 The Site has no potential to interact with the Derwent Valley Mills World Heritage Site due to the absence of physical, visual, functional or historical connections between the Site and the World Heritage Site or its attributes.

Non-designated heritage assets

8.5 There are two non-designated heritage assets within the Site:

- Chimney Stack; and
- Principle Building with prominent Rolls-Royce lettering.

Historic landscape character

8.6 The historic landscape character of the Site was planned agricultural field system before the area underwent major development in the late-19th and early 20th century. The Site does not preserve any historic field boundaries.

Archaeological potential

8.7 The archaeological potential of the Site is considered to be **Low-Medium**. The Site was formerly part of planned agricultural field systems, which was subsequently disturbed by the introduction of the railway along its western boundary. While there is some potential for archaeological remains associated with this industrial development to be encountered, the Site is likely to have experienced a degree of truncation and disturbance associated with the construction of the existing buildings.

Heritage assets with the potential to experience setting change

8.8 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

The Rolls Royce Commercial Block (LB1393116)

Summary

8.9 The Rolls Royce Commercial Block is a Grade II listed building that stands on Nightingale Road at the former Rolls-Royce Main Works in Derby. Built in 1912 by R. Weston and Son and remodelled in 1938, it served as the company's principal administrative offices during an important period in the development of motor-car and aero-engine production.

8.10 The building is distinguished by its long red-brick frontage, central stone entrance, Rolls-Royce lettering and double-R emblem. Notable internal features include the Marble Hall, principal staircase and boardroom. Despite later alterations, it remains an important surviving part of the former works and reflects Rolls-Royce's internationally significant engineering history in Derby.

Table 8.1: The Rolls Royce Commercial Block summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Medium	Medium – Less than substantial harm

Significance

8.11 The significance of the Rolls Royce Commercial Block is drawn from the following values:

- **Historical value**: Its historical value principally derives from its direct association with Rolls-Royce and the internationally important engineering undertaken at the Derby works. Decisions concerning the company's motor cars and aero engines were made within the Commercial Block. The wider works produced engines of major historical importance, including the First World War Eagle and the Merlin, which powered the Spitfire, Hurricane, Lancaster and other aircraft during the Second World War.
- **Aesthetic value**: The listed building possesses aesthetic value through its long, ordered frontage, terracotta detailing and prominent Rolls-Royce lettering. The Portland-stone entrance, classical detailing and double-R emblem give the building a strong commercial identity.

- **Communal value**: The Commercial Block has communal value as a visible reminder of Rolls-Royce's longstanding presence in Derby. The company's contribution to local employment, engineering and civic identity, together with the works' association with nationally important wartime production, gives the building considerable meaning for the city and its communities.

Contribution of setting

8.12 The Commercial Block's setting makes an important, but limited contribution to its significance. Its prominent position facing Nightingale Road allows its long frontage, stone entrance and Rolls-Royce branding to be readily appreciated. Its historical relationship with the former Main Works is central to understanding its original administrative function and association with Rolls-Royce manufacturing. The surrounding housing, schools and community buildings also reflect the growth of the industrial suburb around the works. However, demolition of most of the factory buildings and subsequent redevelopment have substantially weakened its original industrial context.

Contribution of the site to asset's significance

8.13 The Site has a functional relationship with the asset, which makes a positive contribution to the asset's significance. Both sites formed part of Rolls-Royce's wider operations in Osmaston, and the Elton Road offices became an important design centre from the mid-1940s. This shared association helps illustrate the expansion and organisation of Rolls-Royce beyond the original Nightingale Road works and reflects the company's wider industrial importance within the area. The prominent Rolls-Royce lettering on the Elton Road building remains a visible reminder of the site's former function and of a period when the company was a major source of local employment and an important part of community identity.

Sensitivity to development of the site

8.14 The sensitivity of the asset to development within the Site is **Medium**.

8.15 The asset is approximately 530m away from the Site, and as such intervening development and demolition have weakened their physical relationship, which lowers its sensitivity. However, the Site does form a part of the asset's wider historical setting which contributes to its significance.

Potential for harm to the asset

8.16 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

8.17 The prominent Rolls-Royce lettering on the principal buildings at both sites provides a clear historical link between them. Although there is no intervisibility between the buildings, encountering the lettering sequentially while moving through the area helps illustrate the former extent of Rolls-Royce's operations and its importance to Osmaston's former industrial identity. The development of the Site, and in particular the removal of the principal building with the lettering, would result in further cumulative loss to the historical setting of the asset.

Level of effect

8.18 The development of the Site would have a **Medium** level of effect on The Rolls Royce Commercial Building, which would likely equate to **less than substantial harm** to the asset. This harm could be reduced by retaining and sensitively reusing the principal building on the Site, including its prominent Rolls-Royce lettering. This would preserve evidence of the Site's industrial history and maintain the shared historical association between the two Rolls-Royce sites.

Former John Smith Brass Founders (MDR10282)

Table 8.2: Former John Smith Brass Founders summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Low	Setting change	Low	Low	Low – Less than substantial harm

Summary

8.19 The Former John Smith Brass Founders comprises a late 19th century industrial complex with a notable two storey office building, that is adjacent to the Derby to Birmingham railway line. The company originated in 1856 at Traffic Street before John Smith moved it to Cotton Lane in 1899. The company was operational until 1996 when it was closed and was renowned for being the oldest surviving foundry within the city.

Significance

8.20 The significance of the Former John Smith Brass Founders is drawn from the following values:

- **Evidential value**: The non-designated heritage asset has limited evidential value. The surviving office block, warehouses and associated fabric may provide evidence of the historic organisation and operation of the specialist brass foundry and engineering works, including the relationship between its administrative and manufacturing functions.
- **Historical value**: The non-designated heritage asset has historical illustrative value as a surviving late 19th century brass foundry and engineering works. The faded painted wall sign on the north-west side of the office building contributes to the asset's historical illustrative interest by preserving a visible connection with John Smith & Co. and the building's former industrial use.
- **Aesthetic value**: The asset has aesthetic value derived from the architectural character, design and the collective appearance of its surviving historic buildings. The faded painted wall sign situated on the north-west side of the office building, provides a distinctive element of visual interest.

Contribution of setting

8.21 The setting of the non-designated heritage asset makes a positive contribution to its significance, principally through its location beside the Derby-Birmingham railway and its relationship with the wider industrial landscape. These elements illustrate the asset's historic function and commercial prominence within the area. Views of the office frontage, warehouses and faded painted wall sign also allow its industrial character and former identity to be appreciated. Although later development and alterations to the asset and its surroundings have weakened its character and historic context.

Contribution of the site to asset's significance

8.22 The Site makes a small contribution to the asset's significance through its industrial character and former manufacturing use, reflected in features such as the surviving brick-built industrial stack. Together with the former brass works, the Site provides some illustration of the historic prominence of manufacturing within the area. However, the two sites were not directly associated, and views of them in combination are restricted.

Sensitivity to development of the site

8.23 The sensitivity of the asset to development within the Site is **Low**.

8.24 The Site makes only a small contribution to the asset's significance through its former manufacturing use and surviving industrial character. The removal of the industrial buildings, particularly the surviving brick-built industrial stack, could erode an element of the wider setting that illustrates the historic prominence of manufacturing within the area. However, the absence of any direct historical association between the two sites, together with restricted views of them in combination, limits the asset's sensitivity to change within the Site.

Potential for harm to the asset

8.25 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

8.26 The removal of the industrial buildings, particularly the surviving brick-built industrial stack, would diminish the limited contribution the Site makes to the asset's wider industrial setting. However, the former brass works would remain legible as a distinct historic industrial complex, and its principal historical, evidential and aesthetic values would be preserved.

Level of effect

8.27 The development of the Site would have a **Low** level of effect on Former John Smith Brass Founders, which would equate to **less than substantial harm** to the asset.

Setting effects to WHS

8.28 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, owing to their physical separation and the screening provided by intervening buildings, established vegetation and local topography. The Site does not therefore form a perceptible element of the WHS's setting or contribute to its Outstanding Universal Value, integrity or authenticity. Development within the Site would not alter the experience, appreciation or understanding of the WHS, and no material effect on its significance through changes to its setting is anticipated.

Cumulative effects

8.29 No cumulative effects are predicted as a result of the development of the Site.

Recommendations

8.30 The removal of the buildings within the Site would result in some harm to the historic character of the area by reducing elements that contribute to an understanding of its industrial past. To minimise this impact, the principal building on the Site could be retained and/or sensitively reused, including its prominent Rolls-Royce lettering. This would preserve evidence of the Site's industrial history and maintain the shared historical association between the two Rolls-Royce sites. A similar approach could also be applied to the chimney stack.

8.31 Residential redevelopment could be successfully accommodated within the Site given the established residential character of the surrounding area. A development approach that respects the existing scale, mass, and form of the locality would help to minimise any potential impact on the significance of heritage assets.

8.32 As a built-up area the site has a low potential for archaeological remains, however a desk-based assessment may be required at the planning application stage to establish the history of development within the site and assess whether any of the 1940s buildings currently occupying it are of significance.

8.33 The site-specific policy should therefore note the heritage value of the principal building and prioritise its retention. It should also flag the likely requirement for archaeological evaluation including building recording.

Chapter 9
HA11 – Shaftesbury Street

Site description

9.1 The Site is located in Shaftesbury Park. It comprises of an elongated parcel of open grassland. It is bound by commercial development to the north, industrial and more commercial premises to the east and south and residential housing to the west.

9.2 The Site occupies a transitional position between established residential neighbourhoods and larger industrial and commercial areas.

9.3 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 9.1**, **9.2** and **9.3** respectively.

Figure 9.1: Location of site allocation HA11 – Shaftesbury Street

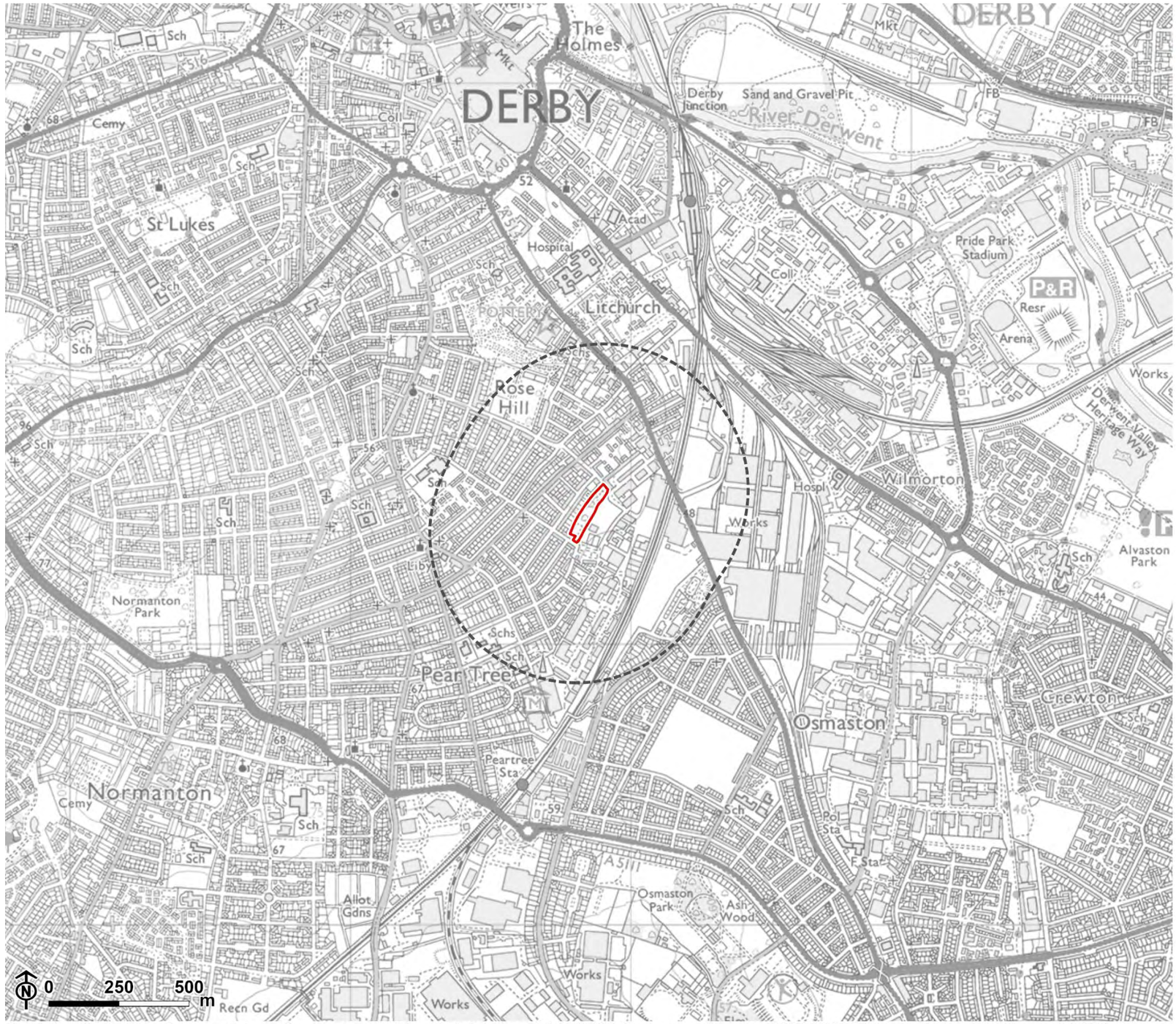

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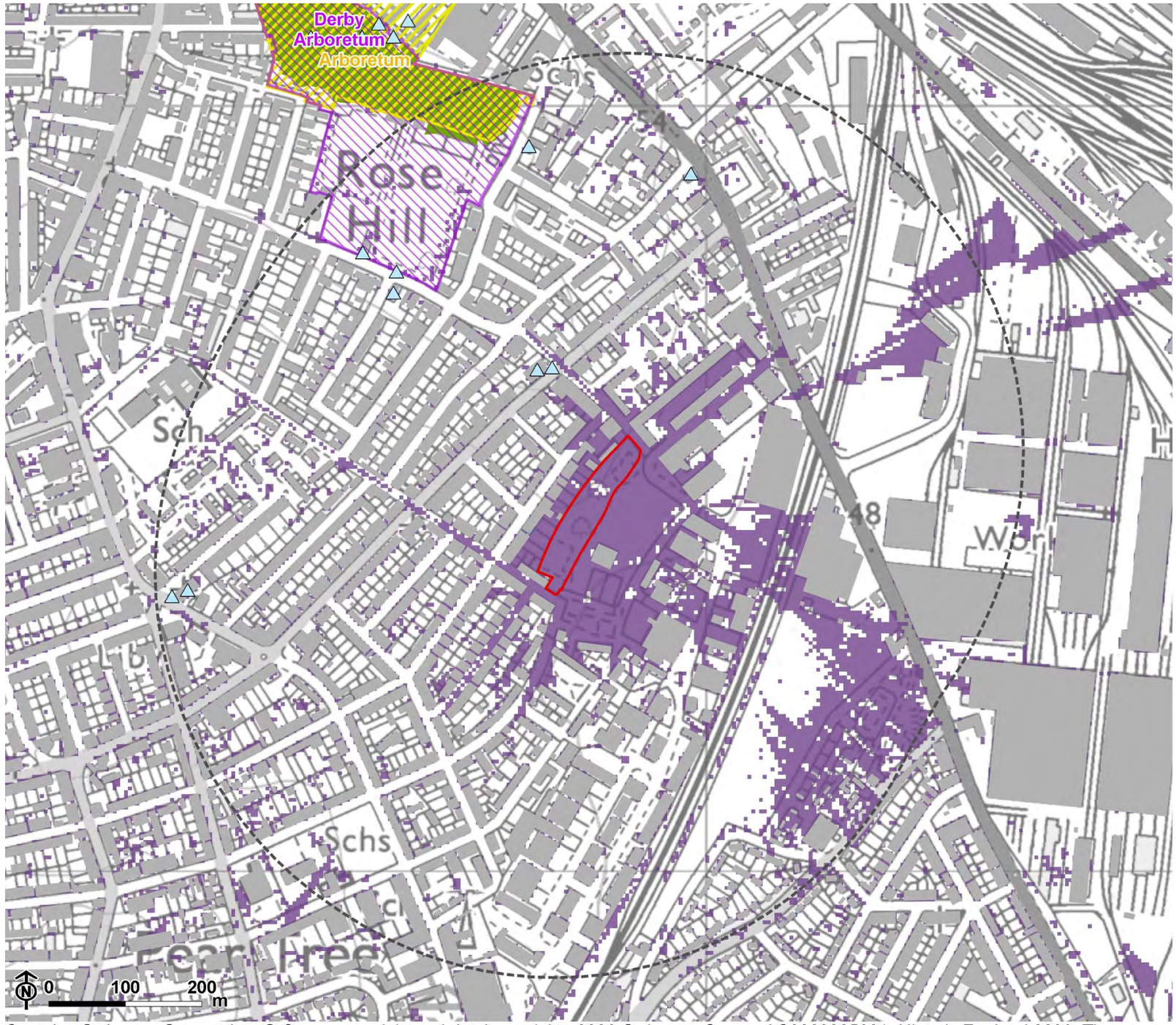
Figure 9.2: Designated assets in HA11 – Shaftesbury Street, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building
- Registered Parks and Gardens: Grade II*
- Conservation Area

Zone of theoretically visible

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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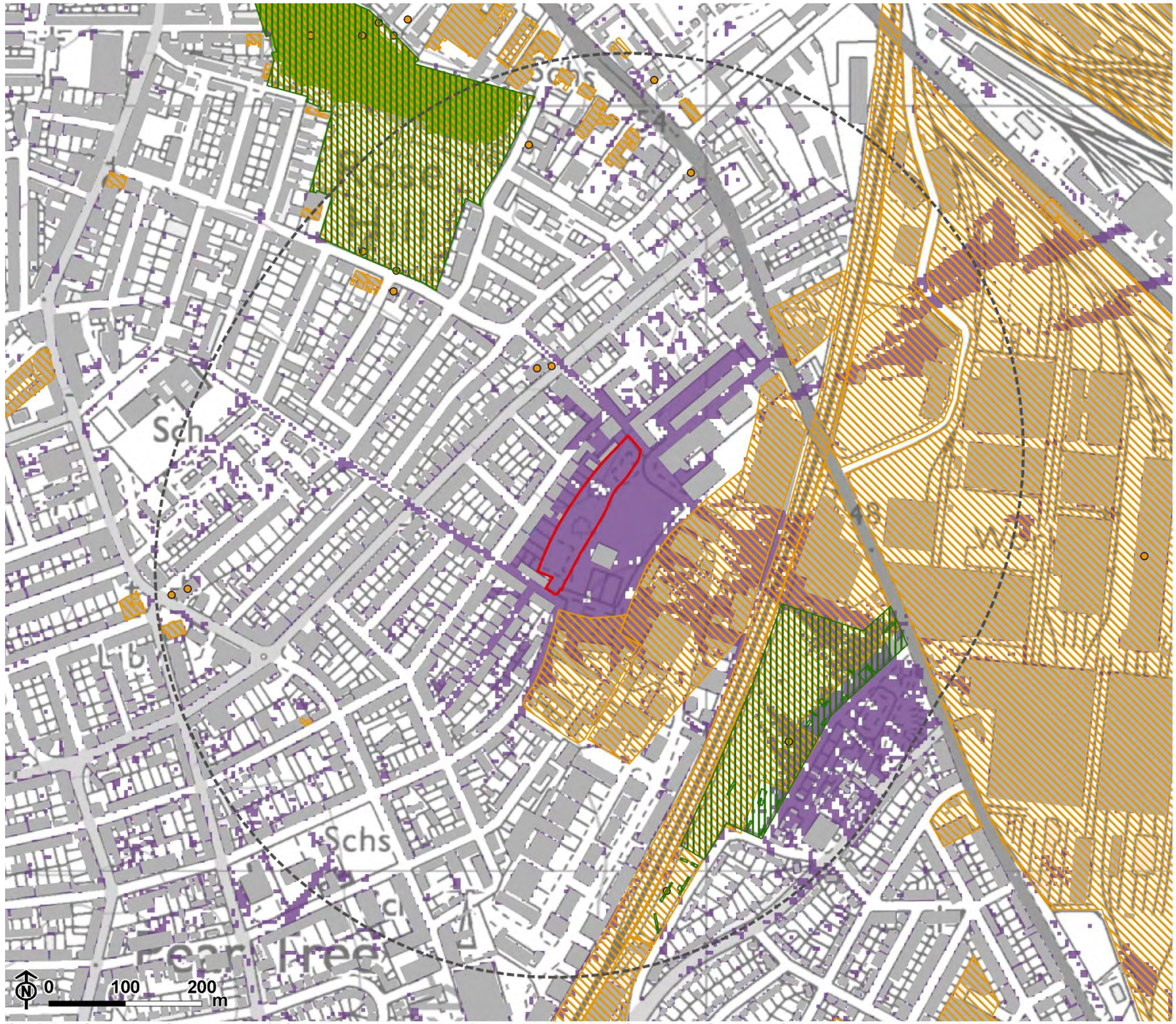
Figure 9.3: Non-designated assets in HA11 – Shaftesbury Street, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
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Designated heritage assets within the site

9.4 There are no designated assets recorded within the site.

Interactions with WHS

9.5 Although the ZTV indicates a theoretical potential for long-distance visibility between the Site and parts of the Derwent Valley Mills World Heritage Site (DVMWHS), the intervening topography, together with extensive residential development on the higher ground, effectively prevents intervisibility between the two. Any potential views would therefore be heavily filtered, distant and incidental in nature. As such, the Site does not contribute to the Outstanding Universal Value (OUV), integrity or authenticity of the WHS, and no appreciable effects on its setting are anticipated.

Non-designated heritage assets

9.6 There are no non-designated assets recorded within the site.

Historic landscape character

9.7 The Historic landscape character of the site is within area characterised as Pre-1880s Settlement (HDR767).

Archaeological potential

9.8 The archaeological potential of the site is considered to be **low**.

9.9 The area has undergone multiple phases of development, demolition and landscaping since the 19th century, including the construction and subsequent demolition of terraced housing, followed by its redevelopment as a baseball ground and public park. These activities are likely to have significantly disturbed or removed any earlier archaeological deposits. However, some buried remains associated with the 19th century terraced housing may survive, depending on the extent of demolition and subsequent groundworks.

9.10 This 19th century terraced housing is visible on history mapping and may relate to the industrial history of Derby, with the Vulcan Foundry Iron Works, previously located to the south of the site. Derby's industrial history is, in places, of national or

international significance and any potential remains of worker's housing could be of significance where of any early date, well-preserved or demolished early. Potential remains of 19th century housing this should not automatically be assumed low significance, rather an assessment process should be undertaken where the map sequence is looked at to establish date, industrial context, demolition date, and subsequent sequence on the site, and any assessment of significance should be based on this.

Heritage assets with the potential to experience setting change

9.11 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

MDR10285 – Engineering Works, Colombo Street/Shaftesbury Street, Derby (including the locally listed Colombo House)

Summary

9.12 Colombo House and the adjoining former mess room are surviving elements of the former Ley's Malleable Castings Co. Ltd. works, established by Sir Francis Ley in 1880. The company became a major Derby engineering employer after securing the British rights to manufacture Ewart drive chain belts, leading to the development of associated factory facilities. Most of the foundry complex has been demolished, with only the former offices, mess room, and some workshop buildings remaining.

9.13 The office building, known as Colombo House, was constructed in 1933-34 to the designs of W.F. Richardson for Sir Henry Ley, 2nd Baronet, and is a well-detailed neo-classical building featuring Renaissance-style influences, stone dressings, and an impressive entrance. The adjacent former mess room, built in brick with stone dressings and a slate roof, originally served as a recreational facility for employees. Together, these buildings represent an important surviving reminder of Derby's industrial heritage and the once-prominent Ley's foundry and engineering works.

Table 9.1: MDR10285 – Engineering Works, Colombo Street/Shaftesbury Street, Derby (including the locally listed Colombo House) summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

9.14 The significance of the Engineering works, Colombo Street/Shaftesbury Street, Derby is drawn from the following values:

- **Historical value**: The asset illustrates the industrial development of Derby during the late 19th and early 20th centuries and represents the growth of the city's nationally important engineering and manufacturing industries. It is associated with Ley's Malleable Castings Co. Ltd., founded by Sir Francis Ley, an important local industrialist whose business contributed significantly to Derby's economic and industrial expansion.
- **Evidential value**: The surviving building retains the evidence of the scale, organisation and operation of the former engineering works. The architecture, materials and layout provide insight into the historic industrial practices and the development of engineering manufacture in Derby.
- **Aesthetic value**: Colombo House and the surviving associated buildings possess architectural interest as well-designed industrial and administrative buildings. Colombo House, designed by W.F. Richardson in 1933-34, displays neo-classical and Renaissance-inspired detailing, including stone dressings, a prominent entrance and high-quality craftsmanship that reflects the corporate aspirations of the company.
- **Communal value**: The asset is a tangible reminder of one of Derby's major former employers and the city's industrial heritage. It contributes to local understanding of the area's historic character and the social history associated with industrial employment and economic growth in the city.

9.15 The importance of this asset is therefore **High**.

Contribution of setting

9.16 The contribution made by setting to the significance of the asset, including the locally listed Colombo House, is limited. Historically, these assets formed part of a

larger industrial complex within a densely developed urban area characterised by factory buildings, yards and terraced housing. The significance of the assets was derived principally from their industrial function and association with Ley's Malleable Castings Co. Ltd., rather than from any wider landscape setting.

9.17 The historic setting has been substantially altered through 20th and 21st century redevelopment. The current setting is therefore characterised by modern residential development, open space, highway infrastructure and fragmented remnants of the historic industrial landscape.

9.18 Whilst Colombo House and the adjacent historic works building share views with the site across Shaftesbury Park, these views are not representative of their historic setting. Historically, intervening housing along Shaftesbury Crescent would have screened views towards the site. The present visual relationship is therefore a consequence of recent clearance and redevelopment rather than an aspect of the assets' historic significance.

Contribution of the site to asset's significance

9.19 The site makes only a minor contribution to the significance of the assets through its role within their contemporary urban setting. Although there is intervisibility between the application site and the heritage assets across Shaftesbury Park, the significance of the assets derives principally from their historic, evidential, architectural and communal values rather than these modern views. The application site therefore contributes only marginally to the assets' significance.

Sensitivity to development of the site

9.20 The sensitivity of the asset to development within the Site is **Low**.

9.21 The asset is of high heritage importance however their significance is not strongly dependent upon their present setting. The surrounding environment has already experienced substantial change through the clearance of historic housing and loss of much of the original industrial complex.

Potential for harm to the asset

9.22 The asset would not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

9.23 The proposed development would alter some views from and towards Colombo House and the adjacent historic works building across Shaftesbury Park. However, these views are experienced within a setting that has already been extensively modified and does not reflect the historic context of the assets and screened by vegetation. The development would not affect surviving historic fabric, remove evidence of the former industrial complex, or disrupt historically significant relationships.

9.24 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

9.25 The development of the Site would have a **Low** level of effect on the Engineering works, Colombo Street/Shaftesbury Street, Derby, which would equate to **less than substantial harm** to the asset.

MDR4628 – The Baseball Ground, Vulcan Street/Shaftesbury Crescent, Derby

Summary

9.26 The Baseball Ground was the historic home of Derby County Football Club between 1895 and 1997 and was one of the most significant sporting venues in Derby. Originally developed as a baseball ground by Sir Francis Ley, founder of Ley's Malleable Castings Co. Ltd., the ground was subsequently adapted for football and became closely associated with Derby County's sporting history and achievements. Following the club's relocation to Pride Park Stadium in 1997, the ground was demolished and the site was redeveloped for residential housing.

9.27 Although no physical remains of the Baseball Ground survive, the site retains significance as the location of an important former sporting venue with strong historical and communal associations. Its importance derives principally from its role in the sporting and social life of Derby, together with its long association with Derby County Football Club and local identity.

Table 9.2: MDR4628 – The Baseball Ground, Vulcan Street/Shaftesbury Crescent, Derby summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Medium	Setting change	Low	Low	Low – Less than substantial harm

Significance

9.28 The significance of the Baseball Ground, Vulcan Street/Shaftesbury Crescent, Derby is drawn from the following values:

- **Historical value**: The asset represents an important aspect of Derby's sporting and social history. It was the long-standing home of Derby County Football Club and is associated with the development of professional football in Derby during the 20th century. It also reflects the influence of Sir Francis Ley, who initially promoted baseball in the city before the ground became established as a football stadium.
- **Evidential value**: The asset has been demolished but the site retains the evidential value as the location of the former ground and contributes to understanding the historic development of sport and recreation in Derby.

9.29 The importance of this asset is therefore **Medium**.

Contribution of setting

9.30 The contribution made by setting to the significance of the former Baseball Ground is limited. The ground as demolished following Derby County's relocation to Pride Park and the site has since been comprehensively redeveloped for residential housing. This redevelopment has removed the historic sporting character of the site and substantially altered its historic setting.

9.31 The significance of the site is derived primarily from its historic sporting associations and communal value rather than its relationship with surrounding views or townscape. As such, even though the asset retains a direct visual relationship with the site, this visual connection does not contribute significantly to the heritage significance of the asset.

Contribution of the site to asset's significance

9.32 The site has no historical, functional or associative relationship with the former Baseball Ground. It did not contribute to the operation or use of the ground and does not form part of the asset's significance.

9.33 Whilst the site is visible from parts of the former Baseball Ground redevelopment, the asset's significance is derived principally from its historic association with Derby County Football Club rather than its present-day setting.

Sensitivity to development of the site

9.34 The sensitivity of the asset to development within the Site is **Low**.

9.35 The Baseball Ground no longer survives, and its setting has already been fundamentally altered through residential redevelopment. As a result, its significance is not materially dependent upon the current character of the application site or its surroundings.

Potential for harm to the asset

9.36 The asset would not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

9.37 The proposed development would be introduced into an area that is already predominantly residential in character. While the development could alter views from the site towards parts of the former Baseball Ground redevelopment, these views do not contribute materially to the significance of the asset.

9.38 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

9.39 The development of the Site would have a **Low** level of effect on the Baseball Ground, Vulcan Street/Shaftesbury Crescent, Derby, which would equate to **less than substantial harm** to the asset.

Setting effects to WHS

9.40 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Cumulative effects

9.41 No cumulative effects are predicted as a result of the development of the Site.

Recommendations

9.42 The site has limited archaeological potential, although buried remains associated with 19th century terraced housing may survive, depending on the extent of previous demolition and subsequent groundworks. The site may require a desk-based assessment to understand the significance of any potential 19th century remains, and if established to be of potential significance then archaeological evaluation and mitigation relating to these remains may be required, this may include an iterative approach to understanding significance with mitigation target to the remains identified to be of higher significance and potential.

9.43 Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement.

9.44 Development should be of proportionate height/scale in relation to the terraced street to the north-west of the site, to aid in the blending of the urban grain and this should be reflected in the site-specific policy.

Chapter 10
HA14 – Kitchener Avenue/Browning Street

Site description

10.1 The Site is located 2.9km south of Derby city centre, along the north side of Kitchener Avenue. The Site is a former school playing field. The south and west of the Site are surrounded by mid-20th century residential housing, associated with the area's suburban expansion. Immediately to the north, the Site is bounded by a commercial building, whilst to the east, the Site is bounded by another recreational field.

10.2 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 10.1**, **10.2** and **10.3** respectively.

Figure 10.1: Location of site allocation HA14 – Kitchener Avenue/Browning Street

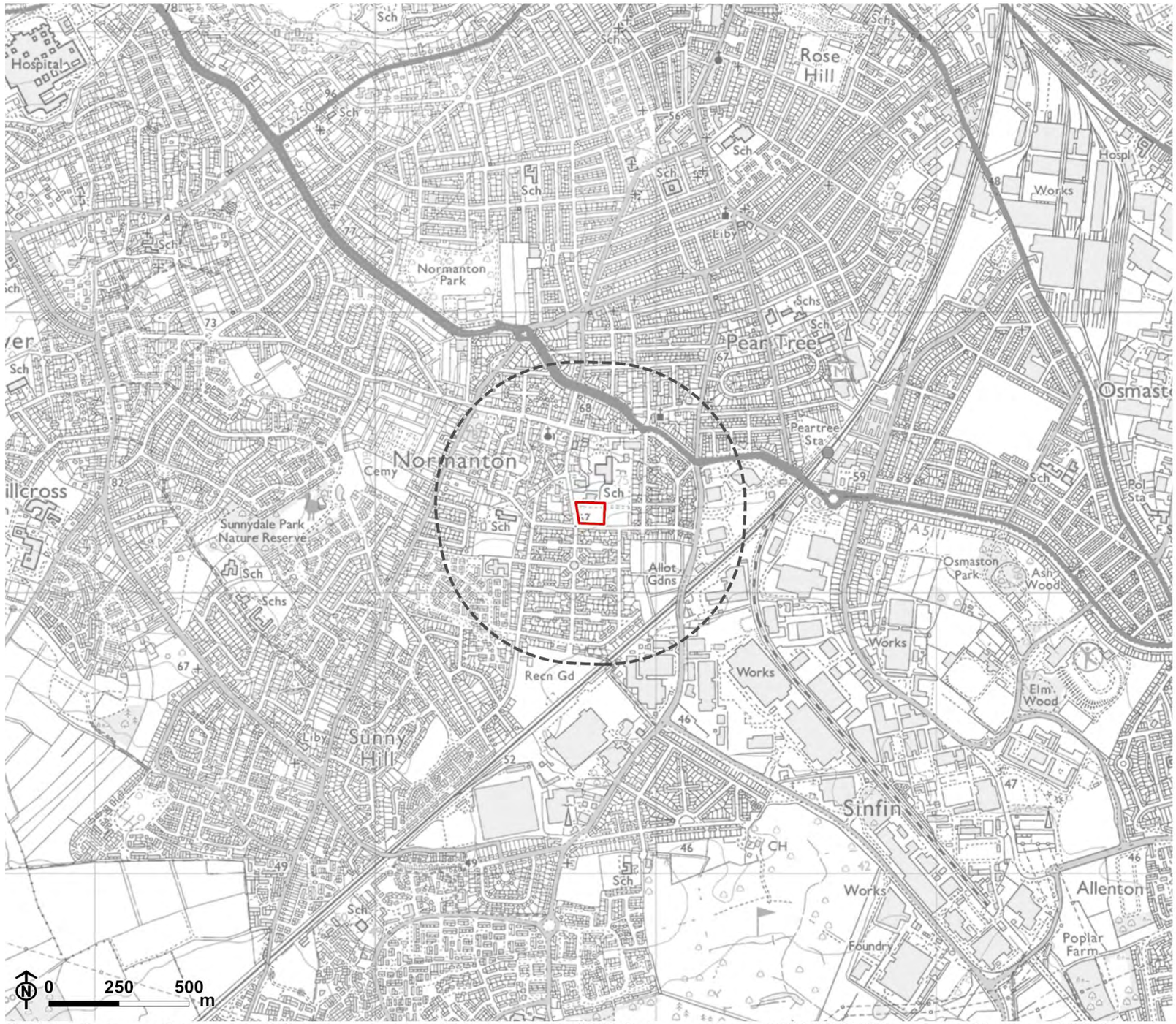

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Figure 10.2: Designated assets in HA14 – Kitchener Avenue/Browning Street, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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Figure 10.3: Non-designated assets in HA14 – Kitchener Avenue/Browning Street, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Monument - point
- Monument - area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 9m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
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Designated heritage assets within the site

10.3 There are no designated heritage assets within the Site.

Interactions with WHS

10.4 Although the ZTV suggests the possibility of long-distance views between the site and the Derwent Valley Mills World Heritage Site, the Site visit has confirmed that it has no intervisibility with the WHS. Views into the Site are largely only from the immediate vicinity due to surrounding housing.

Non-designated heritage assets

10.5 There are no non-designated heritage assets within the Site.

Historic landscape character

10.6 The Site was historically enclosed by planned field enclosure which did conform with the wider historic landscape character of the time. Almost all of the historic character was replaced with mid-20th century suburban expansion. The Site does not preserve any historic field boundaries.

Archaeological potential

10.7 The Site was formerly used as an agricultural field on the periphery of the former village Normanton-by-Derby. The Site was historically enclosed with planned enclosure, which conformed with the wider historic landscape character of the time. Almost all of this former historic character has now been replaced by the expansion of Normanton into a suburb of Derby. The Site is presently used as a playing field and has been since the mid-20th century. The site visit confirmed that the east of the Site has been landscaped to create a level playing field, which if the ground was reduced, this could result in a degree of truncation to underlying deposits. However, if the ground has been raised this would result in better preservation of buried archaeological remains. No specific archaeological indicators have been identified within the Site and the archaeological potential is therefore considered to be **Low-Medium**.

Heritage assets with the potential to experience setting change

10.8 There are no designated or non-designated assets with the potential to experience setting changes.

10.9 The closest designated asset is approximately 250m away. The Site is bounded by a fence and a tree belt that currently restricts views in. The main views in are from Kitchener Street to the immediate south and the part of Browning Street immediately adjoining. There are no views of the Site from the more historic buildings on Village Street, near Normanton House.

Setting effects to WHS

10.10 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, owing to their physical separation and the screening provided by intervening buildings, established vegetation and local topography. The Site does not therefore form a perceptible element of the WHS's setting or contribute to its Outstanding Universal Value, integrity or authenticity. Development within the Site would not alter the experience, appreciation or understanding of the WHS, and no material effect on its significance through changes to its setting is anticipated.

Cumulative effects

10.11 No cumulative effects are predicted as a result of the development of the Site.

Recommendations

10.12 The Site has a low-medium archaeological potential due to the it being undeveloped, depending on extent of ground disturbance caused by modern landscaping and levelling. Future development within the Site may require archaeological investigations/survey to determine the nature and extent of any surviving archaeological deposits.

Chapter 11
HA16 – Gypsy and Traveller Site, Wilmorton

Site description

11.1 The site comprises a small, triangular parcel of open green space located within a predominantly urban area. It is situated immediately east of A6 and is bounded by residential development to the west and east. The site is largely grass-covered and undeveloped, with scattered trees and vegetation along its boundaries.

11.2 The surrounding area is characterised by a mixture of residential neighbourhoods, commercial premises and industrial development, with larger employment and industrial areas located to the south and west.

11.3 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 11.1**, **11.2** and **11.3** respectively.

Figure 11.1: Location of site allocation HA16 – Gypsy and Traveller Site, Wilmorton

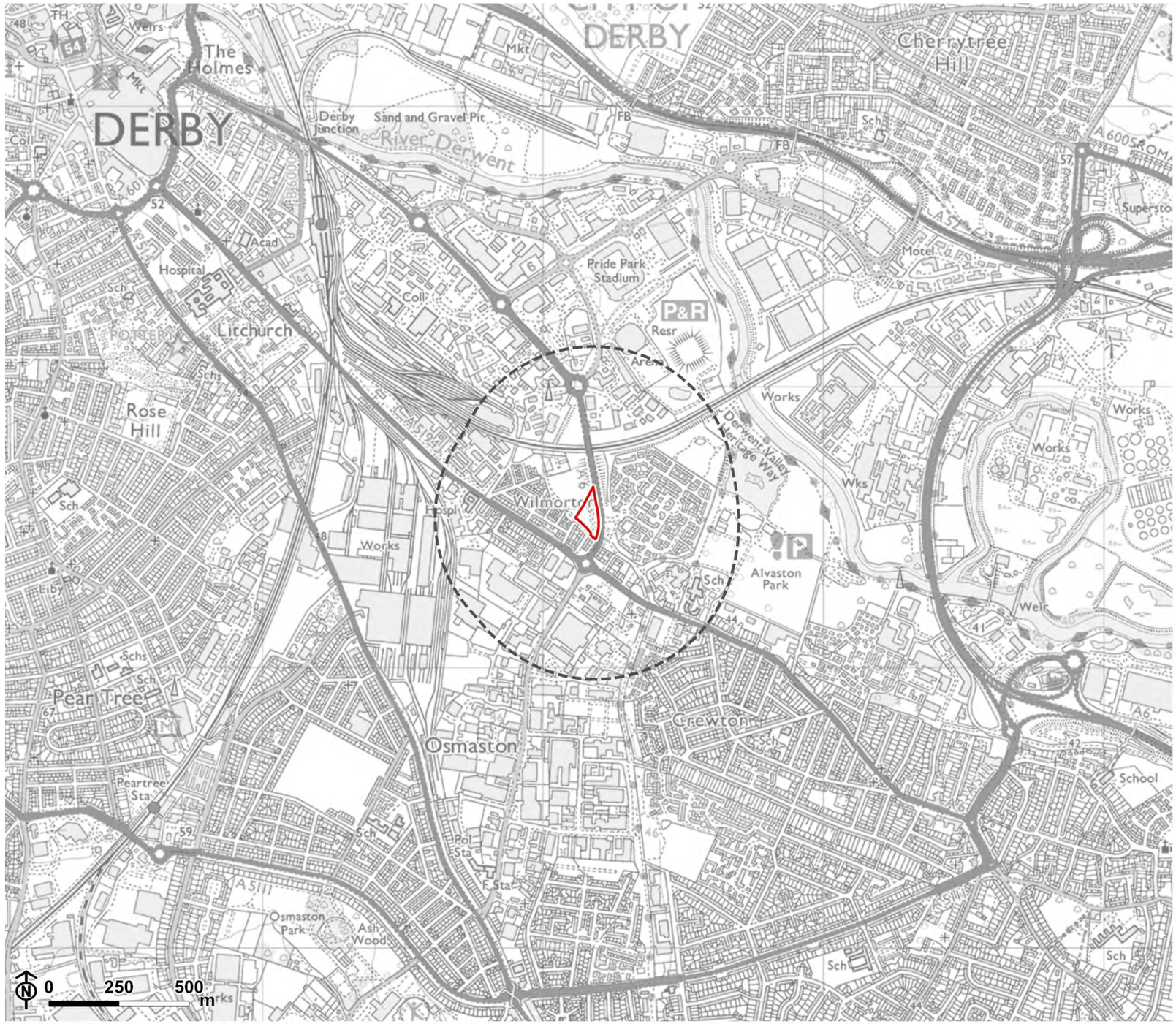

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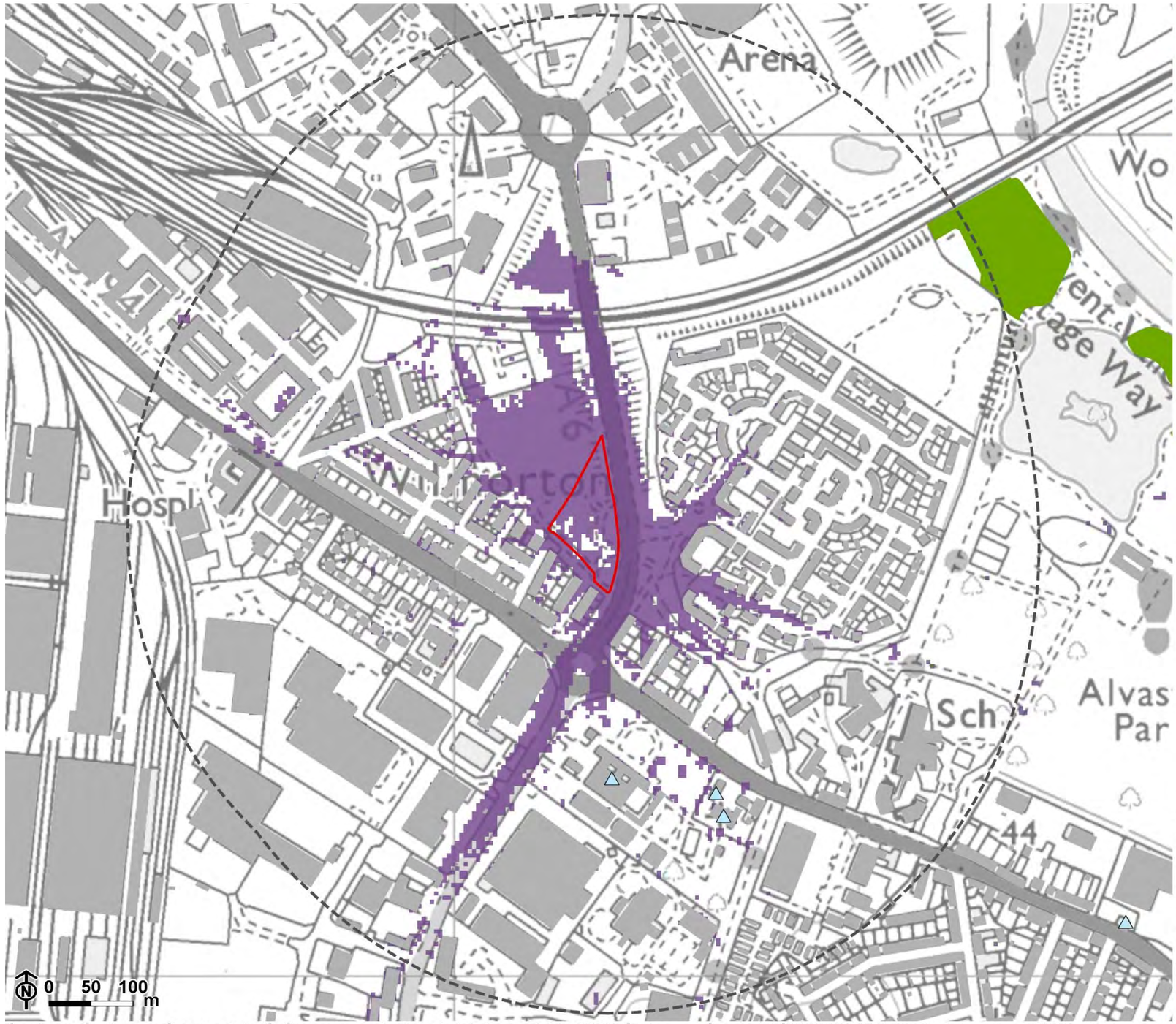
Figure 11.2: Designated assets in HA16 – Gypsy and Traveller Site, Wilmorton, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building

Zone of theoretical visiblity

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 4m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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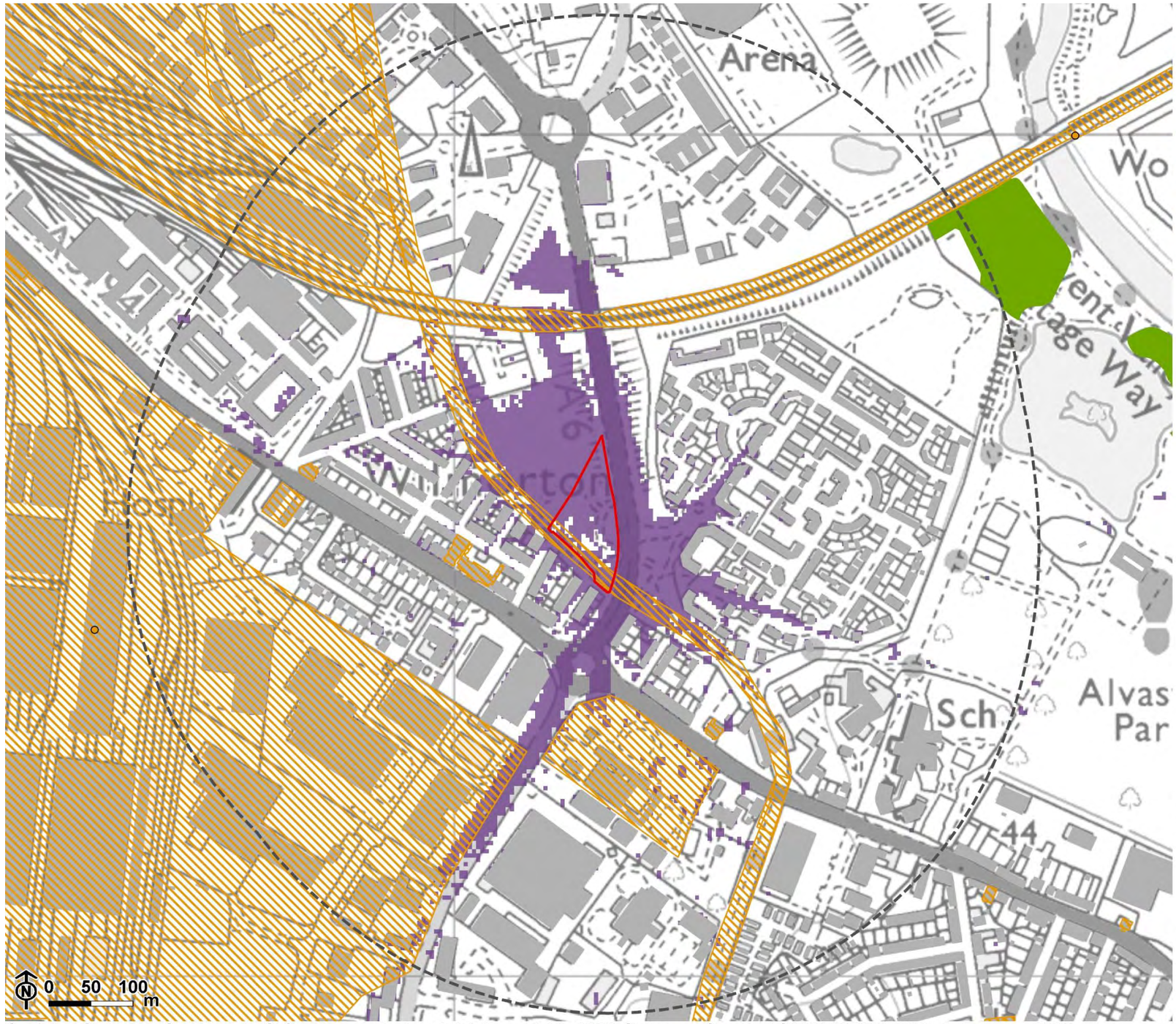
Figure 11.3: Non-designated assets in HA16 – Gypsy and Traveller Site, Wilmorton, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 4m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
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Designated heritage assets within the site

11.4 There are no designated assets recorded within the site.

Interactions with WHS

11.5 Although the ZTV suggests the potential for long-distance views between the site and the Derwent Valley Mills World Heritage Site (WHS), in reality intervisibility is prevented by a combination of intervening built development, vegetation and local topography. The site contains several clumps of mature trees, a small play area, and associated footpaths and cycleways linking Pride Parkway and Bower Road, all of which contribute to visual enclosure. In addition, a raised embankment along the northern boundary beside Pride Parkway, likely associated with the construction of the road and its railway flyover, restricts views eastwards from the site and into the site from surrounding areas. Consequently, the site does not share a meaningful visual relationship with the WHS and there would be no appreciable interaction with, or contribution to, its setting, OUV, integrity or authenticity.

Non-designated heritage assets

11.6 There is one non-designated asset recorded within the site.

Table 11.1: Assets within the site

Name	Derby HER Ref.	Description	Heritage Importance
Derby Canal, Swarkestone branch (route of), Derby and South Derbyshire	MDR10003	Part of the Derby Canal, it is a 5.5-mile engineering link opened in 1796 to connect the city of Derby directly to the national canal network at the Trent and Mersey Canal. The HER has spatially placed this south in the Site, but as its exact location is uncertain, elements of this asset could extend into the Site.	Medium

Historic landscape character

11.7 The Historic landscape character of the site is within an area characterised as Post-1880s Settlement (HDR766).

Archaeological potential

11.8 The archaeological potential for the Site is therefore considered to be **Low**.

11.9 The Site has been in agricultural use since at least the medieval period, and there is evidence of prehistoric activity in the wider area, including a Neolithic find approximately 500m to the west, previous ground disturbance has likely reduced the survival of significant archaeological remains. In particular, the construction of Pride Parkway is likely to have affected parts of the site. Furthermore, the proposed development is anticipated to require only limited areas of deep ground disturbance, such as service trenches and foundations.

11.10 The former line of the Derby Canal may extend into the Site, however there is no visible above ground evidence of this feature currently within the Site. Additionally, as identified above, there will be limited areas of deep ground disturbance within the Site as a result of the development type and therefore it is unlikely the proposed development would impact on any infilled canal remains.

Heritage asset with the potential to experience setting change

11.11 The following designated heritage asset have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

Derby Canal, Swarkestone branch (route of), Derby and South Derbyshire

Summary

11.12 The Derby Canal was authorised in 1793 and opened in stages between 1795 and 1804, providing a key transport link between Derby, the Trent navigation network and surrounding industrial and agricultural areas. The Swarkestone Branch formed part of this canal network, facilitating the movement of raw materials, manufactured

goods and agricultural produce during the Industrial Revolution. Following declining commercial use during the 20th century, the canal was abandoned and subsequently infilled or lost in many locations.

11.13 Within the study area, the route of the former Swarkestone Branch survives as a linear historic landscape feature. Although the canal itself is no longer present, its former alignment remains legible and has been reused as a route and bridleway. As such, the asset continues to contribute to local understanding of the historic transport infrastructure of Derby and retains heritage value as a surviving element of the former canal network.

Table 11.2: Derby Canal, Swarkestone branch (route of), Derby and South Derbyshire summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Medium	Setting change	Low	Low	Low – Less than substantial harm

Significance

11.14 The significance of the Derby Canal, Swarkestone branch (route of), Derby and South Derbyshire is drawn from the following values:

- **Historical value**: The asset illustrates the development of Derby's canal transport network during the late 18th and 19th centuries and reflects the importance of inland waterways in facilitating industrial, commercial and agricultural growth. The canal contributed to the movement of goods and materials throughout Derbyshire and formed part of a wider transport infrastructure that supported regional economic development.
- **Evidential value**: Although this section of the canal is no longer operational and surviving physical remains are limited, the former alignment retains evidential value as a surviving component of the historic canal corridor. The route provides evidence for the location, extent and development of the former waterway and contributes to understanding the historic transport landscape.

11.15 The importance of this asset is therefore **Medium**.

Contribution of setting

11.16 The significance of the asset is derived principally from its historic role as part of Derby's canal network. Whilst the historic waterway no longer survives, its alignment remains legible and continues to be used as a bridleway and a route.

11.17 The historic setting of the canal has been substantially altered through modern development. Within the study area, the former canal route now passes through an urban environment dominated by housing, open space and transport infrastructure. Consequently, the setting makes only a limited contribution to the significance of the asset, which is primarily derived from its historic alignment and continued legibility as a former transport corridor.

Contribution of the site to asset's significance

11.18 The former Derby Canal, Swarkestone Branch passes through the southern part of the site. The site therefore directly contains a section of the asset and contributes to its significance through the survival and visibility of the historic route.

11.19 However, the significance of the asset derives principally from its historic function and surviving alignment rather than from the character of the surrounding land. The application site contributes to significance insofar as it accommodates a surviving section of the former canal route and allows continued appreciation of its course through the present landscape.

Sensitivity to development of the site

11.20 The sensitivity of the asset to development within the Site is **Low**.

11.21 As the former canal route passes through the application site, the asset has a direct relationship with the proposed development area. The surviving alignment and continued use as a bridleway contribute to the asset's significance and legibility. The asset is therefore moderately sensitive to development that could alter its route, accessibility, visibility or ability to be understood as a historic transport corridor.

Potential for harm to the asset

11.22 The proposed development has the potential to alter the immediate setting in which the former canal route is experienced. However, provided the route is retained and its function as a bridleway remains unaffected, the key heritage values of the asset would be preserved. The historic alignment would remain legible and the asset

would continue to be understood as a former canal corridor within the urban landscape.

11.23 Whilst views along sections of the route would change through the introduction of residential development, this would occur within a landscape already characterised by modern housing and infrastructure.

11.24 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

11.25 The development of the Site would have a **Low** level of effect on the Derby Canal, Swarkestone branch (route of), which would equate to **less than substantial harm** to its significance.

11.26 The proposed development would result in a Low Adverse effect on the significance of the former Derby Canal, Swarkestone Branch (route of). Although development would occur within part of the canal corridor and alter its immediate surroundings, the heritage significance of the asset would continue to be appreciated through the retention of its historic alignment and ongoing use as a bridleway.

Setting effects to WHS

11.27 The Site is not visible in views from the Derwent Valley Mills World Heritage Site (WHS). Intervening topography, modern development and vegetation prevent intervisibility between the Site and the principal heritage assets and core areas of the WHS. As a result, the Site is not readily identifiable from key locations within the WHS and does not contribute to the understanding, appreciation, or significance of the WHS's Outstanding Universal Value (OUV).

11.28 Furthermore, although the Site forms part of the wider landscape surrounding the Derwent Valley, its historical and functional associations are likely to relate more closely to its immediate local context than to the industrial communities and infrastructure that underpin the OUV of the Derwent Valley Mills WHS except the former Derby Canal, Swarkestone branch (route of). As such, the Site is considered to make a limited contribution to the setting and significance of the WHS.

Cumulative effects

11.29 No cumulative effects are predicted as a result of the development of the Site.

Recommendations

11.30 Retention of existing trees along the Pride Parkway frontage would reduce views into the site, integrating the development into its existing context, and help to preserve the character of the wider area.

11.31 Sensitive design of perimeter fencing would help reduce impacts on the setting of the adjacent late 19th century terraced housing.

11.32 The site-specific policy should therefore flag the importance of retaining existing trees and hedgerows and the need for sensitive, contextual design of any boundary treatments.

Chapter 12
E8 – Rolls Royce, Raynesway

Site description

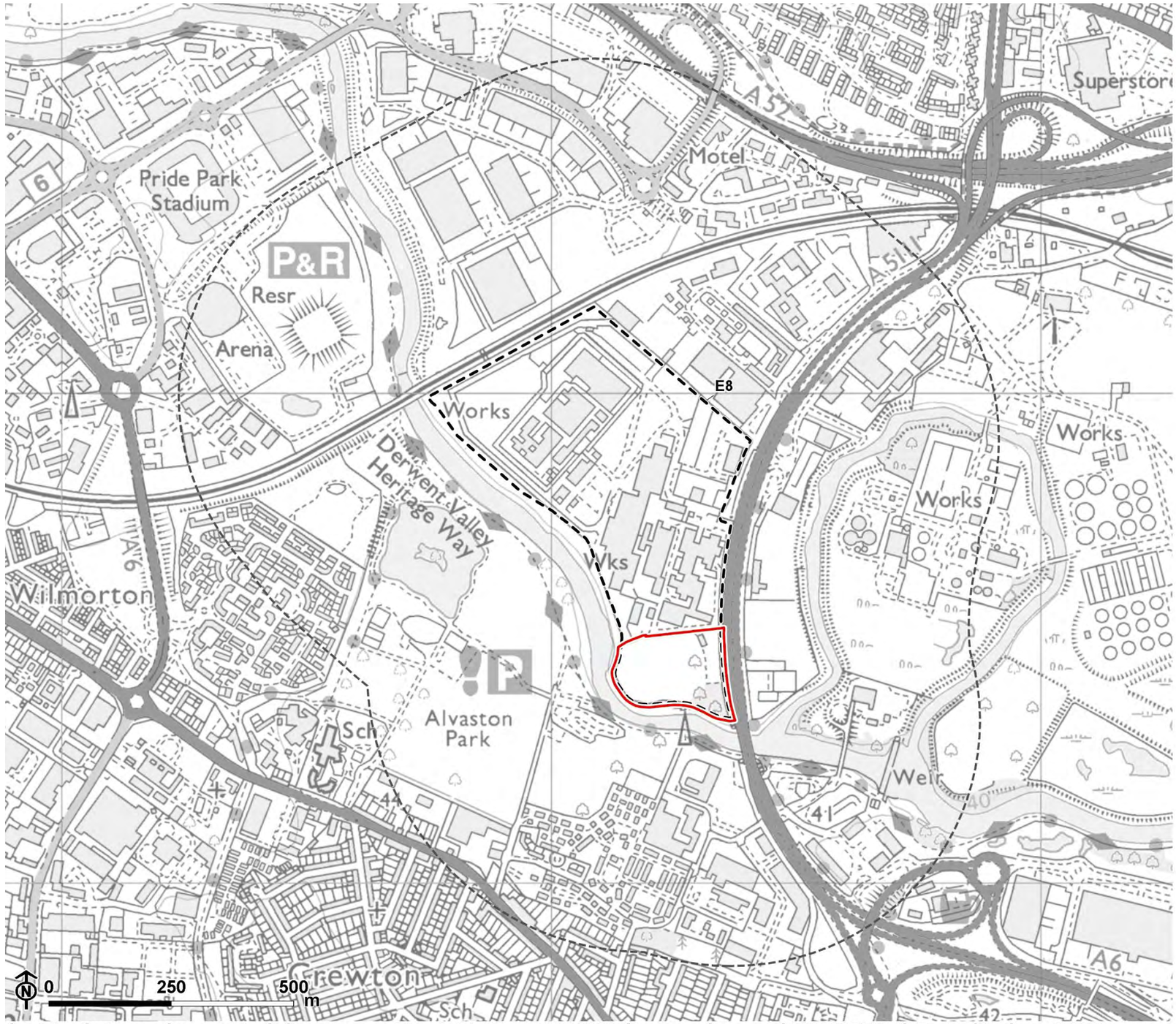
12.1 The HIA was undertaken using the original, wider site allocation boundary, referred to throughout this chapter as the Site. Following feedback, the allocation boundary was revised to only include the very southernmost part of the Site. This is referred to as the Revised Allocation. Both Boundaries are shown on Figure 12.1. The assessment text has been retained on the basis of the original Site.

12.2 The Site is located approximately 2.8km south-west of Derby city centre, to the west of the A5111 Raynesway. It is predominantly occupied by densely developed Rolls-Royce industrial buildings, including several large car parks and occasional small intervening areas of open space. However, the south-eastern end of the Site contains Alvaston and Boulton Cricket Club, which comprises a large playing field, two small buildings and a small car park. The Site is bordered to the north by the railway line between Spondon and Derby city centre, while further industrial buildings lie to the north-east. To the south and west, the Site is immediately bounded by the River Derwent, beyond which lie an area of public open space and residential development.

12.3 The Revised Allocation is located immediately south of the Rolls Royce buildings at Raynesway, within the Alvaston and Boulton Cricket Club grounds, which comprises a large playing field, two small buildings and a small car park. To the south and west the Site is bordered by the River Derwent, whilst to the east lies the A5111 Raynesway.

12.4 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 12.1**, **12.2** and **12.3** respectively.

Figure 12.1: Location of site allocation E8 – Rolls Royce, Raynesway



* Previous site boundary was used in this sites assessment

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Figure 12.2: Designated assets in E8 – Rolls Royce, Raynesway, ZTV



Legend

- Revised allocation
- Previous site boundary *
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building

Zone of theoretical visibility

- Proposed development theoretically visible

* Previous site boundary was used in this sites assessment

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 30m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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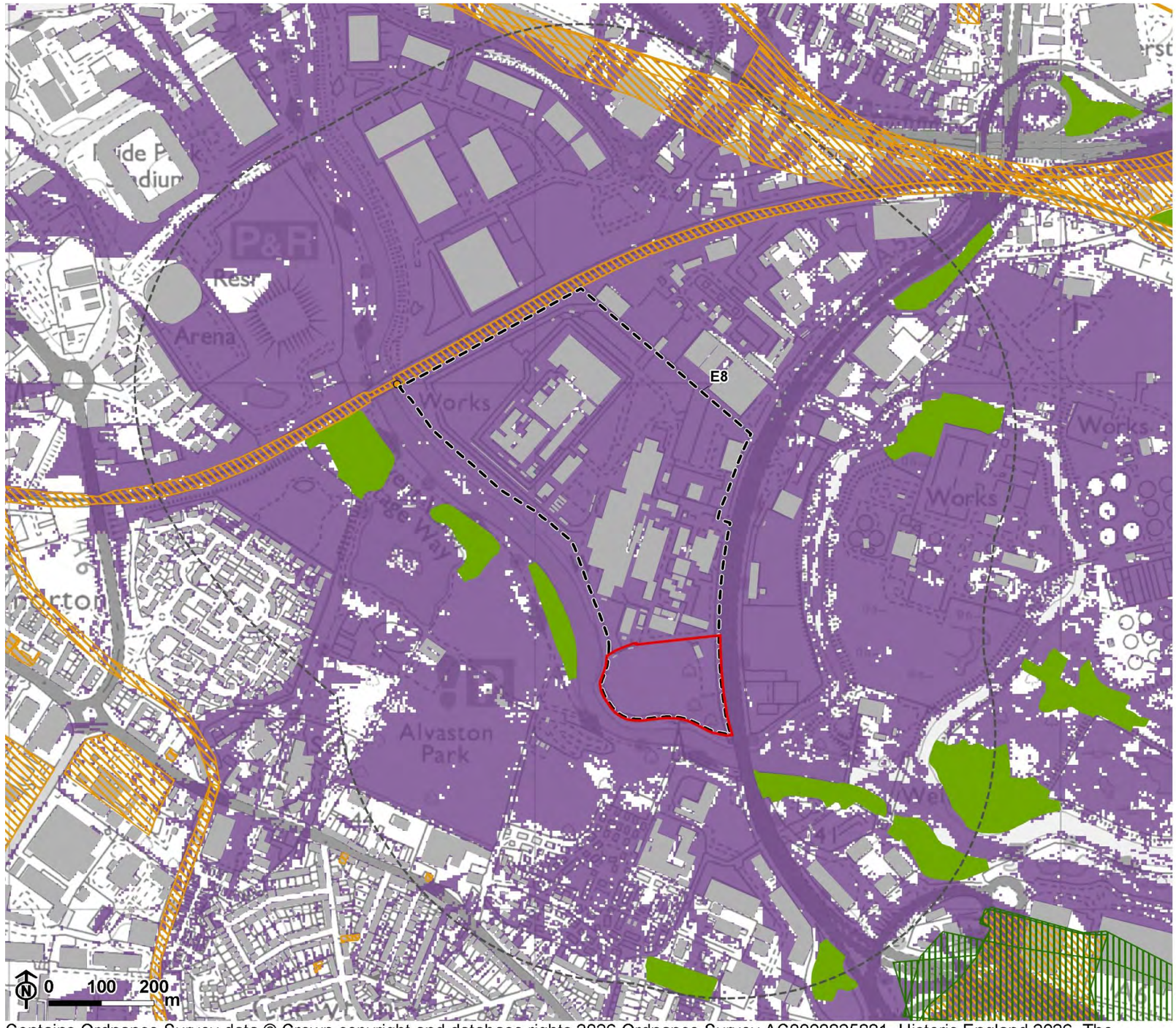
Figure 12.3: Non-designated assets in E8 – Rolls Royce, Raynesway, ZTV



Legend

- Revised allocation
- Previous site boundary *
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Event - area
- Monument - point
- Monument - line
- Monument - area

Zone of theoretical visibility

- Proposed development theoretically visible

* Previous site boundary was used in this sites assessment

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 30m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
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Designated heritage assets within the site

12.5 There are no designated heritage assets within the Site.

Interactions with WHS

12.6 Although the ZTV suggests the possibility of long-distance views between the Site and the Derwent Valley Mills World Heritage Site, the site visit has confirmed that intervening topography, built form and vegetation would heavily filter or prevent such views. Consequently, the site does not realistically share a visual connection with the WHS and there would be no appreciable interaction between them.

Non-designated heritage assets

12.7 There is one non-designated heritage asset recorded within the Site by the Derby HER.

Table 12.1: Assets within the site

Name	Derby HER Ref	Description	Heritage Importance
Possible Medieval Mill Site, Chaddesden, Derby	MDR15714	A translation of the *Inquisition ad Quod Damnum* suggests the presence of a 13th century mill was located near an ox-bow bend on the River Derwent. The HER has spatially placed this next to the Site, but as its exact location is uncertain, elements of this asset could extend into the Site.	Low

Historic landscape character

12.8 The historic landscape character of the Site comprised of a mixture of irregular and planned field enclosures before its 20th century industrial development. Historic mapping also indicates that Site may have contained a former ox-bow bend from the River Derwent, but this seems to have been altered, whether through natural movement or deliberate management remains uncertain, but aerial imagery strongly

suggests that this was anthropogenically diverted during the construction of the A5111, likely to help with drainage and flooding.

Archaeological potential

12.9 The archaeological potential of the area is considered to be **Medium**.

12.10 The development of the existing factories and associated buildings are likely to have heavily truncated and disturbed any potential buried archaeological assets within their footprint. However, within the car parks, access roads, and undeveloped areas, there remains potential for the preservation of buried archaeological remains. Notably, within the southern section of the Site, in the present cricket field, there is high potential for the presence of palaeochannel's associated with the River Derwent, which could comprise significant geoarchaeological and palaeoenvironmental remains.

Heritage assets with the potential to experience setting change

12.11 There are no designated or non-designated assets with the potential to experience setting changes.

12.12 The ZTV indicates potential intervisibility between the proposed development and several prominent heritage assets within the city centre. However, the Site occupies relatively low-lying land to the south-east of the city centre and does not appear to fall directly within most of the identified view corridors in the Derby Tall Buildings Study. **[See reference** 16**]** Although development of up to 30m may be visible in some longer-distance views, its separation from the city centre, together with intervening-built form and vegetation, is likely to limit its prominence and its potential to compete with established landmarks within the city skyline.

Setting effects to WHS

12.13 The ZTV indicates that development within the Site may be theoretically visible from parts of the Derwent Valley Mills World Heritage Site and its wider setting. However, theoretical visibility does not necessarily give rise to an effect on its Outstanding Universal Value. The Site is physically separated from the WHS and forms part of the established urban and industrial area at Raynesway. Intervening built development, vegetation and topography are likely to limit the prominence of development in most views. The Site does not contribute to the Outstanding

Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Cumulative effects

12.14 No cumulative effects are predicted as a result of the development of the Site.

Recommendations

12.15 The archaeological potential of the Site is considered to be Medium. Archaeological investigation should be considered within the north-western part of the Site, where the HER records the possible location of a medieval mill (MDR15714) immediately beyond the Site boundary. The exact location is uncertain and elements of the asset could extent into the north-western extent of the Site. In addition, there is potential for archaeological remains associated with the construction of the adjacent railway to also survive along the northern boundary, although these are considered to be of **Low** importance.

12.16 Owing to the Site's proximity to the River Derwent, there is also significant potential for geoarchaeological and palaeoenvironmental deposits to be present across the Site. These may include alluvial sequences and buried meandering palaeochannels, which could preserve evidence for past environmental conditions and former river activity. Given the location of the existing buildings, this is most likely to be located either in the car parks, or within the cricket field at the southern end of the Site. The construction of the existing factories and buildings is likely to have resulted in substantial truncation and disturbance of any buried archaeological remains within their footprint. Any deep excavations associated within areas of the site which have been previously less disturbed would need to assess and potentially mitigate impacts to these palaeochannels. This could include geoarchaeological oversight and interpretation of borehole investigations.

12.17 Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement.

Revised Allocation Assessment

12.18 To confirm, only the Revised Allocation part of the Site will be put forward within the Local Plan. Having assessed any differences in impact that the smaller extent makes, the conclusions remain unchanged.

Chapter 13
CC4c – Northern Gateway

Site description

13.1 The Site comprises a large urban block within the densely developed Derby city centre. The site is irregular in shape and is occupied predominantly by a mix of commercial and industrial-style buildings with associated service yards, parking areas, and access roads.

13.2 The Site includes Chapel Street multi-storey car park and the former Queen's Street Leisure Centre.

13.3 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 13.1**, **13.2** and **13.3** respectively.

Figure 13.1: Location of site allocation CC4c – Northern Gateway

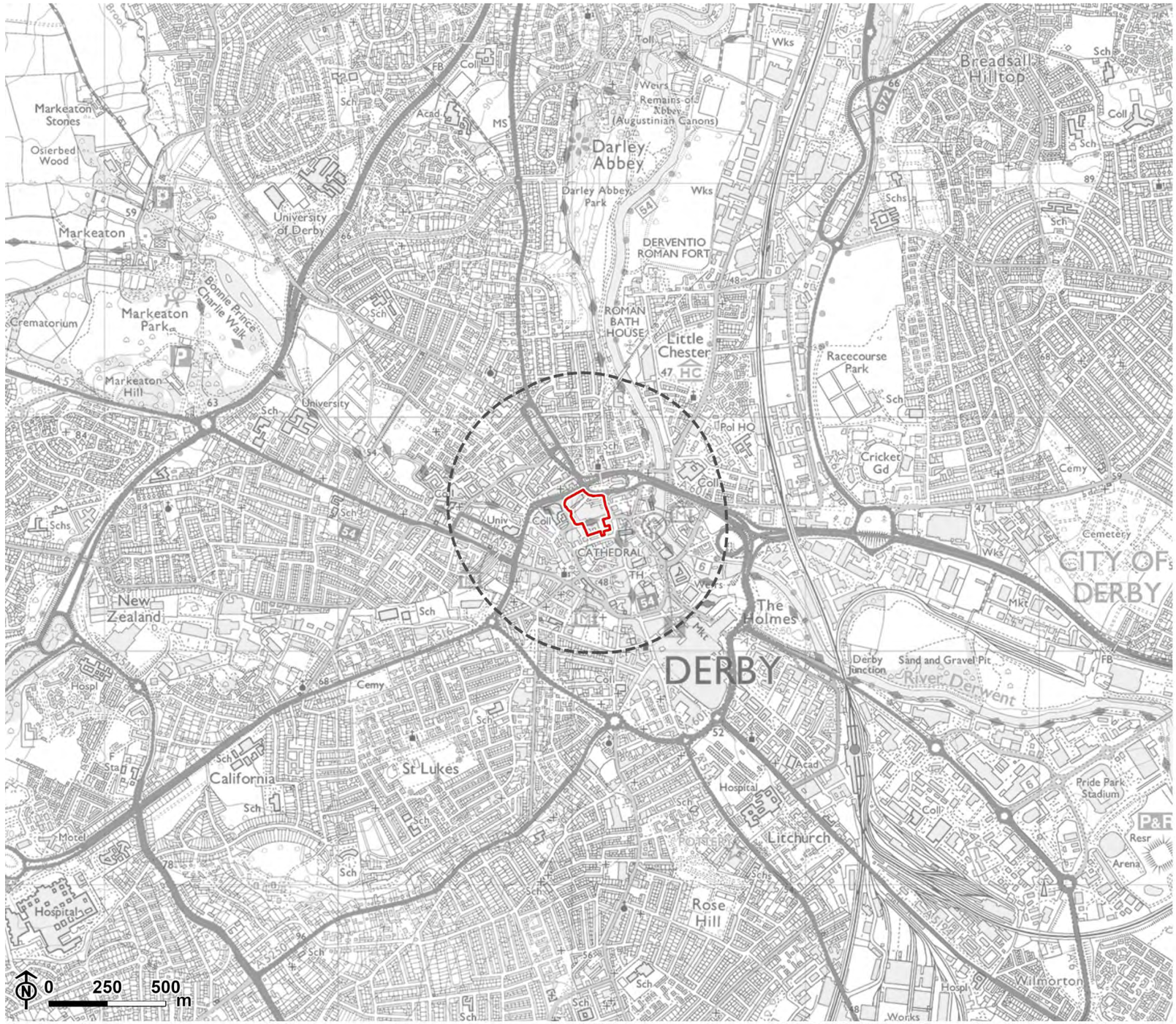

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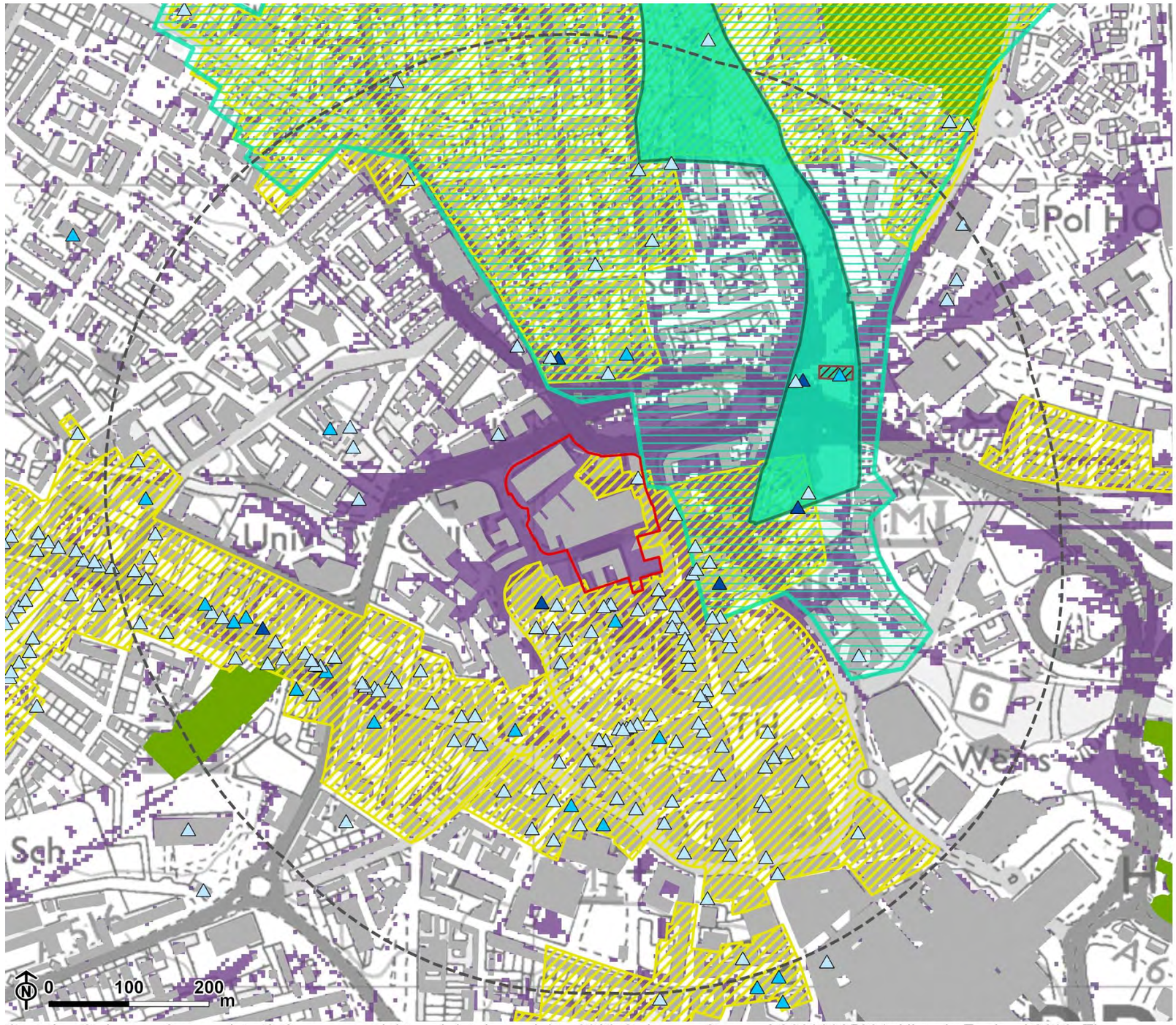
Figure 13.2: Designated assets in CC4c – Northern Gateway, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 18m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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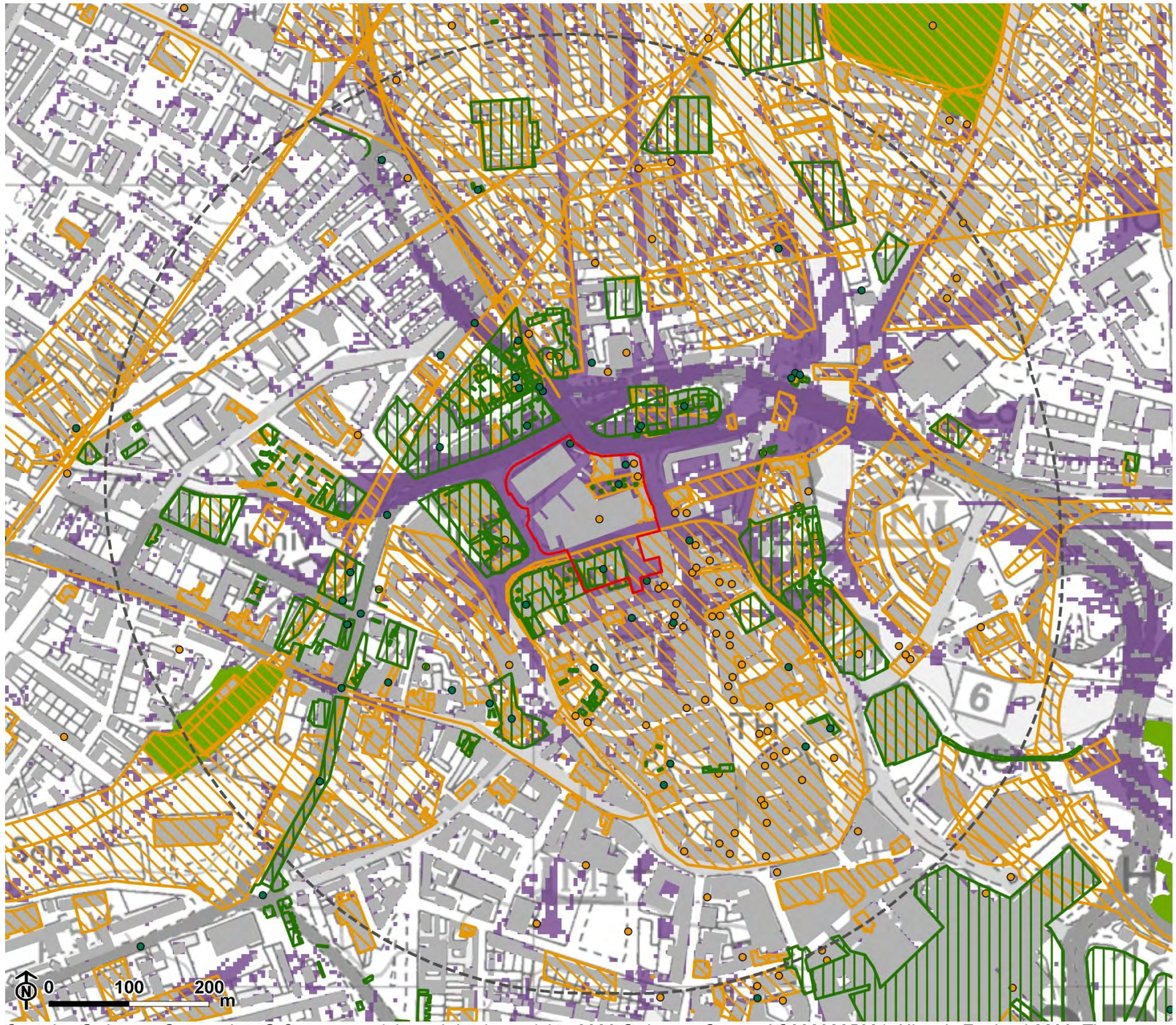
Figure 13.3: Non-designated assets in CC4c – Northern Gateway, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 18m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
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Designated heritage assets within the site

13.4 There are two designated heritage assets within the site.

City Centre Conservation Area and associated buildings

Summary

13.5 See **Chapter 5: Baseline**.

Table 13.1: City Centre Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Physical change	High	High	High – Less than substantial harm
High	Setting change	High	High	High – Less than substantial harm

Significance

13.6 See **Chapter 5: Baseline**.

Contribution of setting

13.7 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.8 A small section of the Site is located within the boundaries of the designated area. The part of the Site falling within the conservation area comprises a mixture of historic buildings, roads and areas of hardstanding. This includes the Grade II listed Clockworks, 27-28 Queen Street, and the locally listed Flower Pot Public House, 23-25 King Street, and 30-38 Queen Street, all of which contribute positively to the significance of the conservation area through their architectural, historic and townscape interest. The Site is also located within the identified boundaries of the medieval settlement of Derby. Therefore, there is potential for below ground remains relating to this earlier settlement activity to survive beneath the modern development.

If such remains were found to be present, these would contribute to the conservation area's special historic interest through their evidential and historical value as part of the early settlement activity of Derby.

13.9 Early medieval occupation remains have been previously identified within the Site at 27-28 Queen Street, within the conservation area. This suggests the Site has potential for further similar remains in undisturbed areas which would contribute to the understanding of the medieval town and its immediate surroundings. However, while previous excavation suggests there is potential for medieval settlement remains, most of the Site has been previously developed and therefore any remains relating to earlier phases of development may have been significantly truncated or entirely removed.

13.10 In addition to potential buried remains, the built form within the Site provides an important contribution to the significance of the conservation area. There are several 19th century and early 20th century buildings within the Site boundaries which form an important part of the conservation area as they demonstrate the historic development of Derby. These buildings include the grade II listed 27-28 Queen Street as well as the locally listed Flower Pot Public House (No. 23-25 King Street) and the brick-built shops of 30-38 Queen Street. The former Queen's Street Leisure Centre, the detached buildings of 19 and 25 Chapel Street and terraces of 7-17 Chapel Street are of early 20th century origin and contribute positively to the conservation area.

13.11 The multistorey car park within the north of the Site and the car autocentre within the west do not contribute to the significance of the conservation area and instead would be considered negative features within the setting of the asset as they detract from the ability to appreciate and understand the historic development of the area.

13.12 Views between the Site and the conservation area allow for an understanding of the historic development of the conservation area by demonstrating its street pattern, its surrounding historic townscape and the relationship between the main historic core of the settlement within the conservation area and its setting. For example, views along Queen Street show the Cathedral Church of All Saints within its setting, which would be considered an important view for both the conservation area as a whole and for the individual asset of the Cathedral.

13.13 The Site also forms part of the wider setting within which the relationship between Derby Cathedral, the Roman Catholic Cathedral and Derby's historic core are appreciated. Views along Queen Street and King Street contribute to an understanding of this relationship and reinforce the role of Derby Cathedral as the principal landmark within the historic skyline.

Sensitivity to development of the site

13.14 The sensitivity of the conservation area to the development of the Site is **high**.

13.15 The Site includes a small part of the conservation area with the remainder of the Site located adjacent to the designated area and therefore forming part of its immediate setting. The Derby Tall Buildings Study identifies this part of the conservation area and its surroundings as having a very high sensitivity to tall buildings due to its proximity to the Cathedral and the important views along King Street and Queen Street on approach to the historic core of the settlement. The loss of former historic buildings within parts of the Site, such as at the site of the multistorey car park and the autocentre facing onto Cathedral Road, has weakened the relationship between the conservation area and the area within the Site as it has reduced the legibility of historic development within the area. However, despite this a good number of 19th and early 20th century buildings do survive within the Site which contribute to the significance of the conservation area by demonstrating the wider historic development of Derby. Therefore, the conservation area remains sensitive to future development, including the possibility of cumulative change which could result in an increased prominence of modern built form within important views towards the conservation area, such as those looking from the north or south along Queen Street towards the Cathedral.

13.16 Using the assessment's maximum height assumption of c.18m, development would remain below the 2x context height definition of a 'tall building', but could encompass potentially noticeably greater scale than the existing site character of 2-3 storeys. The principal effect is expected to be mostly localised, affecting the areas within and immediately surrounding the conservation area, rather than a significant change to the wider city skyline. The development would likely be of a greater height than most of the buildings within the surrounding area which would disrupt the coherence of the historic rooflines.

13.17 The development would also introduce change into views towards the Derby Cathedral. The prominence of the Cathedral tower within the skyline of Derby contributes to the significance of the asset as an intentional part of the building's design and views towards it are an important part of the conservation area. At a height of c.65m the Cathedral tower would remain the tallest building within the area and the more prominent structure in general views of the Derby skyline. However, the potential development within the Site could result in an increase in building heights within the environs of the Cathedral, and an intensification of a trend for higher and denser development introduced by, for example, the student accommodation blocks south and west of Cathedral Road. This could result in competition for prominence in

more localised views of the Cathedral, such as those along King Street and Queen Street which are identified as important in the Derby Skyline Study (2019).

Potential for harm to the asset

13.18 The potential for harm to the asset as a result of the proposals is **high**.

13.19 The Site includes part of the conservation area and contains heritage assets which contribute positively to its significance, including the Grade II listed Clockworks, 27-28 Queen Street, and the locally listed Flower Pot Public House, 25 King Street, and 30-38 Queen Street. As a result, development has the potential to result in harm through both physical change to historic buildings and changes to the character and appearance of the conservation area. The introduction of new development within the Site also has the potential to affect the ability to appreciate and experience the historic core of the settlement. The tall buildings study identifies that the Chapel Street Car Park, within the north of the Site, as being located along one of the main routes into the city centre, King Street. The view along King Street is identified as a key view in the Derby Skyline Study (2019), with Derby Cathedral tower appearing as a focal point within its historic setting of the gateway and St Mary's church.

13.20 The tall buildings study notes that "a tall building (deemed as 2x context height) on this site would undermine the historic small scale and fine grain setting of this arrival point and significantly detract from the Cathedral as the principal skyline feature". The study also notes however that "development could consider the replacement of the multistorey car park with a more sympathetic development that steps down towards Kings Street but otherwise may be of similar scale". In addition, this assessment has also identified that a building of 18m height (i.e. less than 2x context height for this site) could also result in the potential for harm to the asset via a disruption to the historic roofscape and the change in views towards Derby Cathedral.

13.21 Consequently, there is potential for harm through both changes to the setting of heritage assets and physical change within those parts of the Site that fall within the conservation area.

Level of effect

13.22 The development of the Site would have a **High** level of effect on the City Centre Conservation Area and associated buildings, which would likely equate to **less than substantial harm** to the asset.

13.23 The level of harm could be reduced through careful management of building height, massing and layout. Development should preserve the prominence of Derby Cathedral within the skyline and avoid competing with the Cathedral tower within important views. Building heights should step down towards key heritage assets and historic streets where possible, and development should respond positively to the established scale and grain of the surrounding historic townscape.

27-28 Queen Street

Summary

13.24 The grade II listed building is a late c.17th century dwelling, thought to date to the c.1660s, with alterations from the 18th, 19th and 20th centuries. The building is of the Queen Anne style and constructed mostly of red brick with stone dressings and a slate roof.

13.25 The building has been home to numerous important historical figures. The dwelling was the childhood home of the first Astronomer Royal, John Flamsteed FRS who made important astronomy observations from Queen Street. The building was later occupied by John Whitehurst in c.1764 who was a founding member of The Lunar Society of Brimingham as well as a pioneer of modern geological science and known for devising a scale of barometric pressure. In c.1793 the building was occupied by the painter Joseph Wright of Derby, an important painter of the English Enlightenment era.

Table 13.2: 27-28 Queen Street summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Physical change	High	High	High – Substantial harm
High	Setting change	High	High	Medium – Less than substantial harm

Significance

13.26 The significance of 27-28 Queen Street is drawn from the following values:

- **Historical value**: The building has historic (associative) value as the home of several nationally and internationally renowned historical figures including John

Flamsteed, John Whitehurst and Joseph Wright. It also has historic (illustrative) value as part of the historic development of Derby from the 17th century onwards.

- **Aesthetic value**: The building has aesthetic value as a structure 17th century origin and despite later alterations it retains c.17th and c.18th century internal features. The exterior of the building includes the principal façade which, despite c.20th century reinstatement, is a good example of its type and has good quality details.

13.27 The importance of this asset is therefore **High**.

Contribution of setting

13.28 The setting contributes to the significance of the asset through its location within the historic townscape of Derby. The surrounding buildings, street alignments and plot patterns help illustrate the development of the medieval and later town. The contribution of setting is principally localised and focused on the immediate streetscape. The asset forms part of the historic development of Derby, illustrating its expansion north and therefore its location in relation to the medieval core of the settlement contributes to the ability to understand the wider historic context within which the asset was constructed.

13.29 The asset's location fronting onto Queen Street is of particular importance, reflecting the historic street pattern of the area and being the best location from which asset's architectural value can be appreciated but also relating to the specific observations made from this location by John Flamsteed. Therefore, the asset's siting at this location contributes to its aesthetic value, historic illustrative and historic associative value.

Contribution of the site to asset's significance

13.30 The asset is located within the eastern part of the Site, therefore the remainder of the Site forms part of its immediate setting. The Site does provide some contribution to the significance of the asset as it is the best location from which of the building's historic and architectural value can be appreciated.

13.31 The surrounding historic townscape, plot pattern and the asset's relationship with Queen Street assists in the understanding of how the asset has formed part of the historic development of Derby. Similarly, the other historic buildings within the Site of c.19th and early 20th century date provide some contribution to the significance of the asset through further demonstrating the historic development of

Derby. However, most structures do not have a specific relationship with the asset and the buildings immediately either side of it are of a later date, meaning much of the asset's original 17th century setting has already been lost. As a result the Site's contribution to the ability to understand, appreciate or experience the significance of the historical value of the asset has been somewhat reduced.

13.32 Consequently, the Site makes a moderate contribution to the asset's significance through forming part of its setting.

Sensitivity to development of the site

13.33 The sensitivity of the listed building to the development of the Site is **high**.

13.34 The asset is located within the Site and therefore there is potential it could experience physical effects as a result of the development of the Site. However, even if the potential for physical effects is removed, the asset is still of a high sensitivity to setting change due to the Site forming the majority of its immediate surroundings. The street pattern of the development surrounding the asset and the other historic buildings within the area do provide some contribution to its significance by illustrating the historic development of the surrounding area and more widely the historic development of Derby, which the asset also represents. Therefore, due to the location of the asset, the area comprising the Site is highly sensitive to development in relation to this asset.

Potential for harm to the asset

13.35 The potential for harm to the asset as a result of development within the Site is **high**.

13.36 The asset is located within the Site meaning there is potential for physical effects. Where such physical effects were to involve the demolition of the listed building, or substantial loss of the historic fabric that contributes to its special architectural and historic interest, the resulting impact on significance would be substantial. However, assuming that this physical harm is avoided the changes to the setting of the asset could also result in harm to its significance. This harm could result from changes to the street pattern or the loss of other historic buildings within the nearby surrounding area. While the other buildings within the Site do not have any specific relationship with the asset beyond their shared proximity, they do allow for an understanding of the asset's historic value and therefore any changes to that could result in harm to the significance of the asset.

13.37 However, should the street pattern and historic buildings be preserved the remainder of the Site does not provide any contribution to the asset's significance and therefore development of these areas are unlikely to result in harm to the asset. Additionally, the architectural value of the building and historic associative value which contribute to the significance of the asset would not be impacted by the development of the Site.

Level of effect

13.38 The development of the Site would have a **Medium** level of effect on 27-28 Queen Street, which would likely equate to **less than substantial harm** to its significance. This level assumes avoidance of physical harm and reflects the assessment of the impact to the significance of the asset as a result of setting change. Where development were to involve demolition of, or harmful alteration to, the listed building itself, the level of effect would be High and would likely equate to substantial harm.

13.39 The proposed development should preserve the building and its architectural value. New development within its immediate surroundings should respect the scale and character of the listed building and maintain views of its principal elevation from Queen Street.

Interactions with WHS

13.40 The Site lies adjacent to the Derwent Valley Mills World Heritage Site (DVMWHS) buffer zone and forms part of the wider urban context of Derby. Whilst it does not contribute directly to the key attributes that convey OUV, it contributes to the appreciation of the WHS through its position within the historic urban environment that developed alongside the River Derwent and Derby's industrial expansion.

Non-designated heritage assets

13.41 There are seven non-designated heritage assets recorded within the Site by the Derby HER.

Table 13.3: Assets within the site

Name	Derby HER Ref.	Description	Heritage Importance
Medieval town, Derby	MDR11254	Approximate centre of medieval Derby.	Medium
Nos. 30-38 Queen Street, Derby	MDR13885	Row of brick built shops and offices built in 1931-1934. On the City of Derby Local List.	Medium
Anglo-Saxon and later settlement, 27-28 Queen Street, Derby	MDR11308	Occupation possibly from as early as the late-Anglo-Saxon period to the 16th century was revealed in excavation in 2003-4.	Medium
The Flower Pot Public House, No. 23-25 King Street, Derby	MDR13862	Largely unaltered early 19th century three storey brick public house. On the City of Derby Local List.	Medium
Queens Leisure Centre, Cathedral Road, Derby	MDR24197	The designs for Derby's Queen Street Swimming Baths were constructed in 1930-32 based on designs from borough architect Charles Herbert Aslin.	Low
Medieval settlement and industrial site, Derby Magistrates Court site, Derby	MDR11255	Medieval domestic and tanning or horn working site recorded during archaeological investigations prior to the construction of the magistrate courts.	Low
Iron Gate, Cathedral Road, Derby	MDR14001	1930s Iron gate with penny-farthing bicycle feature in centre panel. On the City of Derby Local List.	Medium

Historic landscape character

13.42 The Historic landscape character of the site is within an area characterised as Post-1880s Settlement (HDR767).

Archaeological potential

13.43 The archaeological potential of the site is considered to be **medium to high**.

13.44 The site lies within the City Centre Archaeological Alert Area, which captures the likely extent of medieval town of Derby based on John Speed's map of 1610 and numerous examples of significant medieval archaeological remains have been found within the area. The site is therefore located within the known extents of the medieval town of Derby, with the town ditch recorded to the north of site near King Street (MDR12193). Previous archaeological investigations in the surrounding area, including at Queen Street, have identified deeply stratified Anglo-Saxon and medieval remains, demonstrating the potential for significant archaeological deposits to survive. Additionally, the site of St Mary's church is recorded to the south of the site, with the potential for associated burials to extend into the surrounding area. The less disturbed parts of the site therefore have a very high potential for complex and deep archaeological remains, including those relating to the medieval period.

13.45 An excavation to the rear of 27-29 Queen Street in 2004, by Trent and Peak Archaeology recorded a multi-period site of Anglo-Saxon, Saxon-Norman and medieval date of regional significance, including evidence of buildings, plot boundaries and back plot industry. Due to the developer's insolvency the development was never completed and the post-excavation work and reporting on this archive was never funded and completed, the results therefore never having been placed into the public domain. The City Council therefore placed a land charge on the site requiring the archaeological post-excavation work to be completed as part of any future redevelopment.

13.46 Much of the remainder of the site has been subject to 19th and 20th century development, including the construction of a substantial multi-storey car park, leisure centre and apartment blocks. These developments are likely to have caused considerable disturbance to below-ground deposits, and archaeological mitigation has previously been undertaken on parts of the site. As a result, the potential for archaeological survival varies across the site. Areas that have experienced limited modern intrusion retain a high potential for the survival of archaeological remains, while heavily developed areas are likely to have a lower level of preservation. However, medieval deposits have been identified to depths exceeding c.2m below modern ground level and therefore such remains could survive below buildings with shallower foundations.

Heritage assets with the potential to experience setting change

13.47 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

Derby Cathedral

Summary

13.48 See **Chapter 5: Baseline**.

Table 13.4: Derby Cathedral summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	High	Medium	Low – Less than substantial harm

Significance

13.49 See **Chapter 5: Baseline**.

Contribution of setting

13.50 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.51 The Site is located c.51m north-east of the Cathedral and forms part of its immediate setting. Its contribution to the asset's significance derives principally from the preservation of the historic street pattern, which provides a context in how the asset is approached and experienced, in particular from Queen Street. The modest scale of urban form across the Site also enhances the asset's landmark status and prominence, by emphasising the tower's height, distinctive silhouette and

architectural significance. The Site also forms part of the wider setting within which the relationship between Derby Cathedral, St Mary's Roman Catholic Cathedral and Derby's historic core are appreciated. Views along Queen Street and King Street contribute to an understanding of this relationship and reinforce the role of Derby Cathedral as the principal landmark within the historic skyline.

Sensitivity to development of the site

13.52 Development within the Site could introduce change into views towards Derby Cathedral, particularly along Queen and King Street, where the prominence of the Cathedral tower within the skyline of Derby is readily maintained by the present urban form and scale. The sensitivity of the Cathedral to the development of the Site is **High.**

Potential for harm to the asset

13.53 The potential for harm to the asset as a result of the development within the Site is **medium.**

13.54 The Cathedral's significance is principally embodied in its historic fabric, architectural quality, internal features and continuing religious use, which would remain largely unaffected by development within the Site. The potential for harm therefore relates primarily to changes in the contribution made by its setting, particularly the appreciation of its tower as a prominent landmark. Smaller buildings that respect the surrounding scale and preserve key views would be unlikely to materially diminish this contribution.

13.55 The tall buildings study notes that "a tall building (2x context height) on this site would undermine the historic small scale and fine grain setting of [the northern] arrival point and significantly detract from the Cathedral as the principal skyline feature". The study also notes however that "development could consider the replacement of the multistorey car park with a more sympathetic development that steps down towards Kings Street but otherwise may be of similar scale".

13.56 However, using this assessment's maximum height assumption of c.18m, it has been identified that even at this lower height there is the potential for harm to the asset. The development of buildings at this height would intensify the trend for higher and denser development in this area, which could result in competition for prominence in localised views of the Cathdedral and disrupt the coherence of the relationship between Derby Cathedral, St Mary's Roman Catholic Cathedral and Derby's historic core.

13.57 Consequently, there is potential for harm through changes to the setting of heritage asset.

Level of effect

13.58 The development of the Site would have a **Medium** level of effect on Derby Cathedral , which would equate to **less than substantial harm** to its significance.

Friar Gate Conservation Area and associated buildings

Summary

13.59 See **Chapter 5: Baseline**.

Table 13.5: Friar Gate Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

13.60 See **Chapter 5: Baseline**.

Contribution of setting

13.61 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.62 The Site is located c.110m to the north-east of the conservation area and therefore forms part of its wider setting. The elements of the conservation area's setting which contributes to its significance include its relationship with Derby's historic core. The Site is located in the area adjacent to the medieval core of the settlement, with historic buildings dating from the c.17th century onwards surviving within the Site boundaries. Therefore, the Site forms part of the wider historic development of Derby and its expansion northwards. While this provides wider

historic context for the conservation area, the land within the Site does not provide any specific contribution to the special historic or architectural value of the conservation area. Additionally, the Site has limited functional or visual associations with the conservation area. Therefore, the Site does not currently contribute to the significance of the asset and is not considered a key part of its setting.

Sensitivity to development of the site

13.63 The sensitivity of the conservation area to the development of the Site is **Low**.

13.64 The significance of Friar Gate Conservation Area is principally associated with its internal townscape character, historic architecture and street pattern. The Northern Gateway site does not contribute to these characteristics and is not considered a key part of the asset's setting. However, the asset does retain some sensitivity to development due to its proximity to the Site.

Potential for harm to the asset

13.65 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset would be as a result of changes to its setting.

13.66 The Site is separated from the asset by intervening development and does not currently form an important part of the conservation area's immediate setting, and the proposed development would have limited potential to affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

13.67 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

13.68 The development of the Site would have a **Low** level of effect on the Friar Gate Conservation Area, which would equate to **less than substantial harm** to its significance.

Strutt's Park Conservation Area and associated buildings

Summary

13.69 See **Chapter 5: Baseline**.

Table 13.6: Strutt's Park Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Medium	Low – Less than substantial harm

Significance

13.70 See **Chapter 5: Baseline**.

Contribution of setting

13.71 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.72 The Site is located c.70m south of the conservation area and therefore forms part of its wider setting.

13.73 The significance of the conservation area is principally associated with its role in Derby's industrial and residential expansion during the 18th and 19th centuries. The area contains numerous listed buildings and a well-preserved historic townscape characterised by planned development and high-quality residential architecture. The setting contributes to significance through its relationship with the Derwent Valley, surrounding historic suburbs and the wider industrial development of Derby. Historic routes, views and topography help illustrate the area's origins and social status, while reinforcing its connections with Derby's industrial heritage.

13.74 The Site does provide some contribution to the significance of the asset as it is visible from views southwards from Duffield Road, which was one of the key historic routes towards Derby city centre, although the inner ring road has weakened this historic connection. Also visible within these views is the tower of Derby's Cathedral, which is an important and prominent landmark within the wider townscape of Derby

and emphasises the conservation area's historical and visual connection with Derby city centre. However, while the Site is visible within these views it is not currently an element of the view which contributes to the significance of the asset. The Site's contribution to the significance of the asset is more as a result of the scale and form of the buildings within the Site which allow for this intervisibility between the asset and the Cathedral, rather than any specific use of the Site itself.

13.75 Additionally, the Site lies within the wider urban context associated with Derby's historic expansion and close to the Derwent Valley corridor. Whilst the Site does not contribute directly to the conservation area's architectural or historic interest, it forms part of the broader setting within which the area's relationship to Derby's industrial development can be understood. The Site therefore does make some contribution to the significance of the asset.

Sensitivity to development of the site

13.76 The sensitivity of the conservation area to the development of the Site is **Medium**.

13.77 The Site forms part of the asset's wider surroundings and is located further south along one of the historic routes into Derby. The current use of the Site does not contain any characteristics which are considered an important contributor to the asset's significance and is not considered a key part of the asset's setting. However the asset does retain some sensitivity to development due to its proximity to the Site and the visibility of the Site within these key views southwards along Duffield Road.

Potential for harm to the asset

13.78 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset would be as a result of changes to its setting.

13.79 The Site does not currently form an important part of the conservation area's immediate setting which contributes to the significance of the asset, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape it would not affect the principal characteristics that contribute to the conservation area's special historic and architectural interest due to intervening distance and existing development.

13.80 The development would introduce change into views from Duffield Road south towards the Cathedral. The height of development is a maximum of c.18m and

therefore there is some potential that, depending on the final design, development could impact on the ability to appreciate the relationship between the conservation area and the wider historic core of Derby through affecting intervisibility between the conservation area and the Cathedral tower.

13.81 Therefore, the potential for harm to the asset as a result of the proposals is **Medium**.

Level of effect

13.82 The development of the Site would have a **Low** level of effect on the Strutt's Park Conservation Area, which would equate to **less than substantial harm** to its significance.

Little Chester Conservation Area and associated buildings

Summary

13.83 See **Chapter 5: Baseline**.

Table 13.7: Little Chester Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

13.84 See **Chapter 5: Baseline**.

Contribution of setting

13.85 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.86 The Site is located c.400m to the south-west of the asset. The Site lies within the wider setting of Little Chester and close to the River Derwent corridor, which

forms an important component of the conservation area's historic context. However, the Site does not contribute directly to understanding the Roman settlement, its archaeology or the surviving townscape character of the designated area. The site makes a low contribution to significance.

Sensitivity to development of the site

13.87 Little Chester Conservation Area is of considerable historic and archaeological significance owing to its association with the Roman fort and settlement of Derventio, together with subsequent medieval and post-medieval development. Its significance derives from both surviving archaeological remains and its historic townscape character. The elements of setting which contribute to the significance of the asset are those which allow for an understanding of the area's strategic location, particularly through its relationship with the River Derwent and the surrounding historic landscape. Surviving open areas and historic spatial relationships help illustrate the location, extent and development of the Roman settlement.

13.88 While the Site forms part of the asset's wider surroundings it does not contain any these elements which contribute to the significance of the asset. Therefore the sensitivity of the conservation area to the development of the Site is **Low**.

Potential for harm to the asset

13.89 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset would be as a result of changes to its setting.

13.90 The Site is separated from the asset by intervening development and does not currently form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

13.91 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

13.92 The development of the Site would have a **Low** level of effect on the Little Chester Conservation Area, which would equate to **less than substantial harm** to its significance.

Nottingham Road Conservation Area and associated buildings

Summary

13.93 See **Chapter 5: Baseline**.

Table 13.8: Nottingham Road Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

13.94 See **Chapter 5: Baseline**.

Contribution of setting

13.95 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

13.96 The Site is physically and visually separated from the conservation area by intervening urban development and transport infrastructure. It does not contribute meaningfully to the area's historic streetscape, character or historic relationships. Consequently, the site makes a negligible contribution to significance of the asset.

Sensitivity to development of the site

13.97 The sensitivity of the conservation area to the development of the Site is **Low**.

13.98 Nottingham Road Conservation Area is significant for its historic streetscape, architectural character and evidence of Derby's expansion during the 18th and 19th centuries. The area's significance derives principally from the collective value of its historic buildings, coherent urban form and surviving townscape character. Its setting contributes to significance by maintaining an understanding of its historic relationship with surrounding areas of Derby and preserving approaches, views and spatial relationships which reinforce its distinctive character. However, significance is principally derived from the fabric and character of the conservation area itself rather than its wider setting.

Potential for harm to the asset

13.99 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset would be as a result of changes to its setting.

13.100 The Site is separated from the asset by intervening development and does not currently form an important part of the conservation area's immediate setting. Whilst the development would introduce some change within the wider surrounding area, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

13.101 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

13.102 The development of the Site would have a **Low** level of effect on the Nottingham Road Conservation Area, which would equate to **less than substantial harm** to its significance.

Setting effects to WHS

13.103 The ZTV indicates that development within the Site may be theoretically visible from parts of the Derwent Valley Mills World Heritage Site and its wider setting. However, theoretical visibility does not necessarily give rise to an effect on its OUV. The Site is physically separated from the WHS and forms part of the established urban development to the west of the asset. The Site forms part of the wider historic urban development of Derby, which occurred alongside the River Derwent and Derby's industrial expansion, therefore making some contribution to the significance of the WHS. However, the current buildings within the Site which

represent the historic development of Derby do not share intervisibility with the asset, meaning they do not currently allow for any meaningful appreciation, experience or understanding of the significance of the WHS. Additionally, intervening built development and vegetation are likely to limit the prominence of development in most views.

13.104 , Site assumptions included up to five storeys (c.18m), remaining below the 2x context height definition of a ‘tall building’ but encompassing potentially noticeably greater scale than the existing site character. Although intervening built development may limit the prominence of the proposed development within the Site, development of taller buildings within the Site (i.e. taller than its existing 2-3 storeys) may affect the OUV of the WHS by affecting the attribute relating to the relict industrial landscape. The disruption of the low scale historic profile of the WHS, through the introduction of a tall building which could compete or intrude with/in this profile, particularly when viewing the WHS and the Site from the west, may change the way the attribute is experienced, affecting OUV.

Recommendations

13.105 Building heights, massing and layout should respond sensitively to nearby heritage assets, particularly 27-28 Queen Street, the City Centre Conservation Area, and views towards the Cathedral and WHS setting. Opportunities should be taken to preserve historic plot patterns and reinforce existing street alignments where possible. Consideration needs to be given to the impact of taller development within the site on the Derby skyline significant views – including that which is taller than traditional context height, even if below the definition of ‘tall buildings’. -

13.106 Levels of harm to the City Centre Conservation Area, and listed buildings within it, can be minimised through sensitive development which preserves important views and avoids competing for prominence with the Cathedral within views of the skyline and along King Street/Queen Street. It is recognised that different parts of the site may be more or less appropriate for taller development, with potential effects on nearby assets varying dependent on detailed siting, height, massing and detailed design considerations, and cumulative impact with existing taller development. The impact of the distribution of height and massing on assets’ significance should be given careful consideration through design development of any scheme to be put forward.

13.107 Overall, notwithstanding previous development and ground disturbance, the Site is considered to possess high archaeological potential, and any future proposals would likely require archaeological assessment and investigation. An Archaeological Desk-Based Assessment would be expected to accompany a planning application,

with the scope for further evaluation and mitigation, potentially including archaeological trial trenching and/or a programme of archaeological monitoring and recording, to be secured through the planning process where necessary.

13.108 Advice from the local planning archaeologist indicates the desk-based assessment should include mapping indicating the levels of known disturbance, basements and foundations of existing/previous development to identify zones of low, medium or high potential within the site. In zones of high potential for archaeological remains, archaeological field evaluation should be carried out pre-determination in places where it is feasible to do so. These requirements should therefore form part of any proposed site-specific policy, which should also include completion of the archaeological post-excavation work for 27-29 Queen Street.

13.109 As per the proposed site-specific policy, development proposals should conserve and, where possible, enhance the significance of designated and non-designated heritage assets and their settings. This includes both designated and non-designated heritage assets within the Site itself. Development should preserve important views towards Derby Cathedral and the historic skyline, maintain the visual relationship between Derby Cathedral, the Roman Catholic Cathedral and Derby's historic core, and ensure that building height, scale, massing and layout respond positively to the character and appearance of the City Centre Conservation Area. Development should retain and respond positively to heritage assets and historic townscape features that contribute to significance where feasible.

Chapter 14
CC4f – Abbey Street Car Parks

Site description

14.1 The Site comprises of two parcels of surfaced car park located in the Derby City centre. The larger parcel is on the west and smaller on the east separated by Abbey Street. The site is enclosed by a mixture of commercial, light industrial and residential development.

14.2 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 14.1**, **14.2** and **14.3** respectively.

Figure 14.1: Location of site allocation CC4f – Abbey Street Car Parks (East and West)

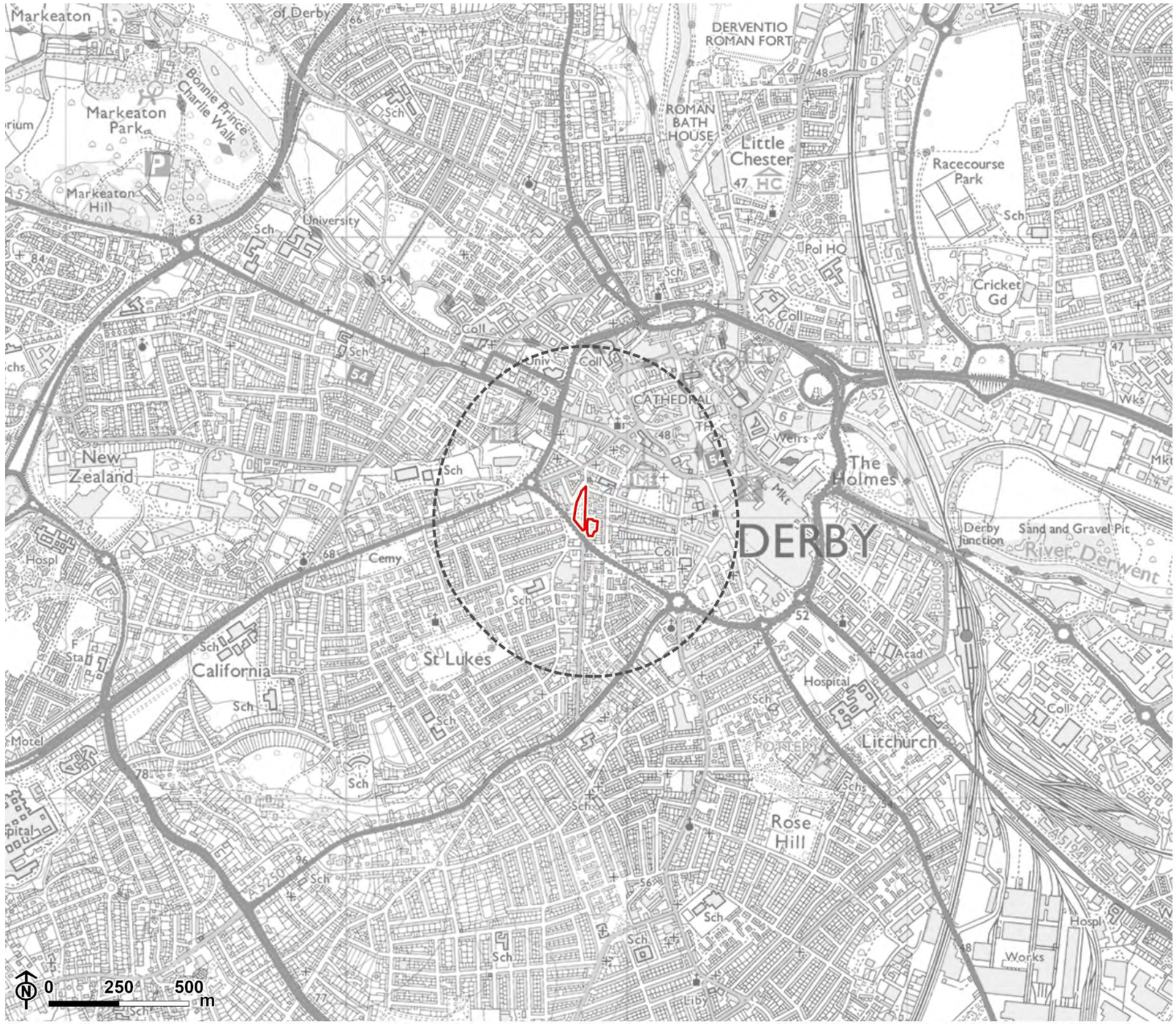

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Figure 14.2: Location of site allocation CC4f – Abbey Street Car Parks (East)



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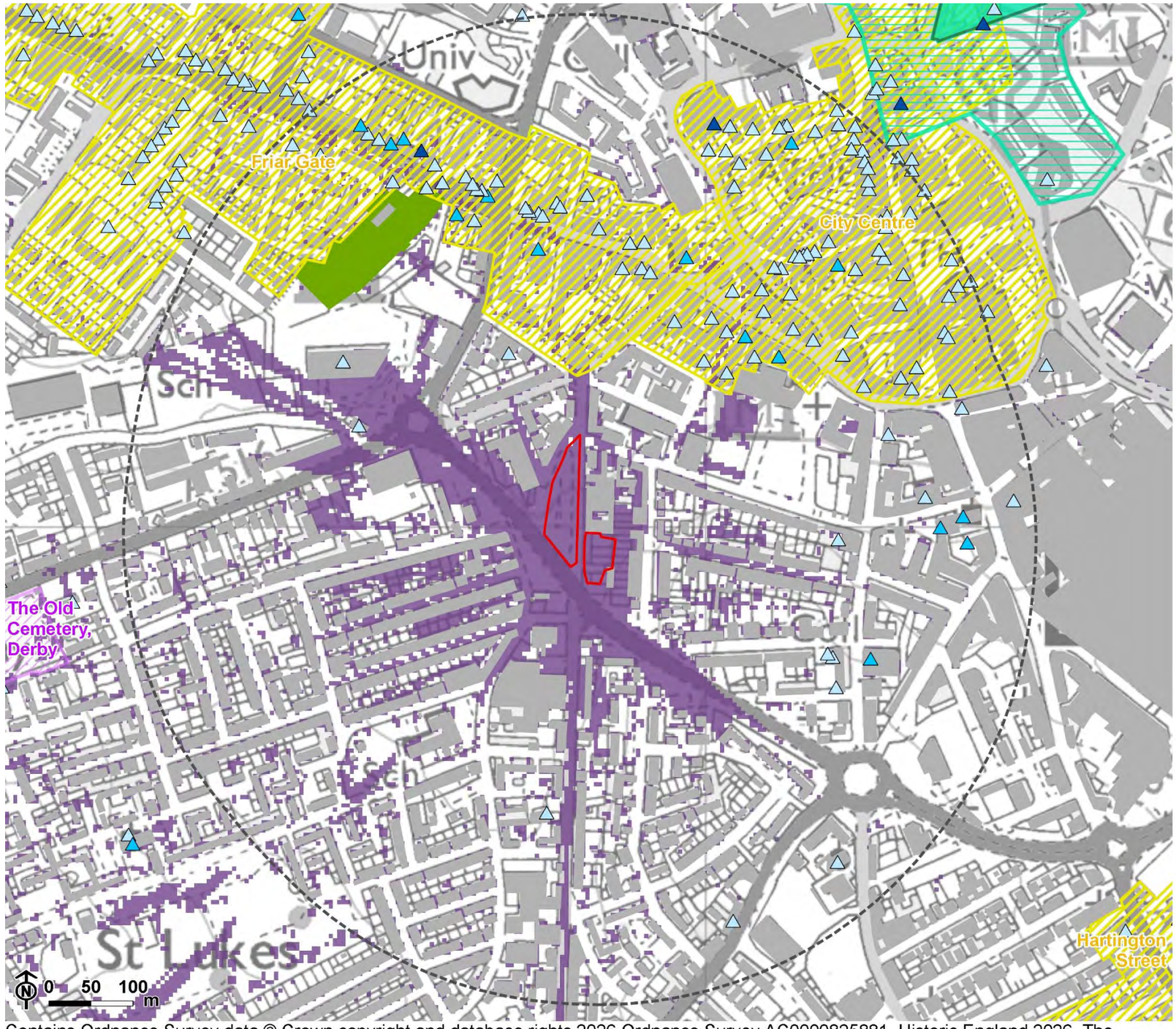
Figure 14.3: Designated assets in CC4f – Abbey Street Car Parks (East), ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Registered Parks and Gardens: Grade II
- Conservation Area
- World Heritage Sites: Core Area
- World Heritage Sites: Buffer Zone

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 12m from a viewing height of 2m above ground level.
The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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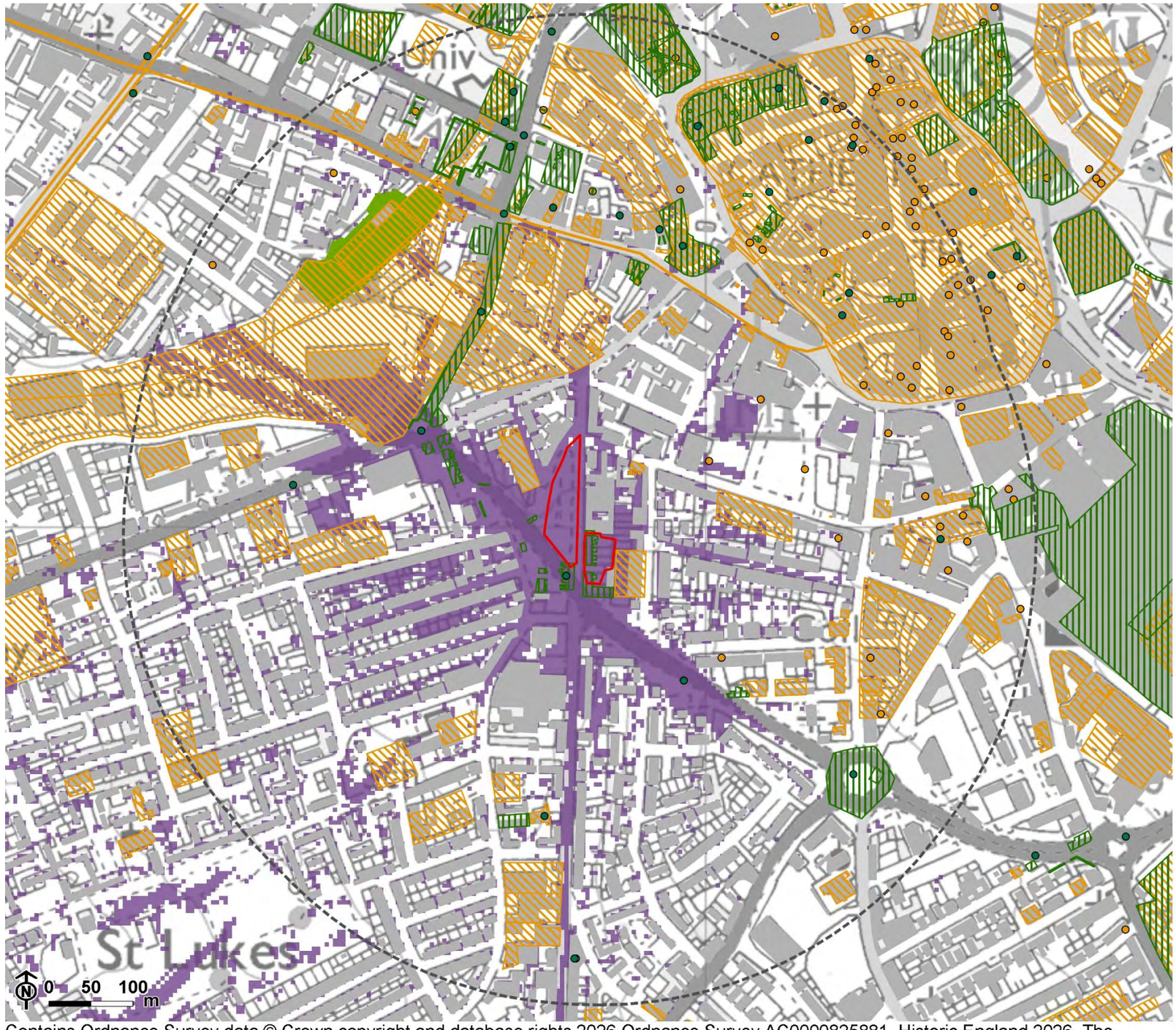
Figure 14.4: Non-designated assets in CC4f – Abbey Street Car Parks (East), ZTV



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Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 12m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

Figure 14.5: Location of site allocation CC4f – Abbey Street Car Parks (West)

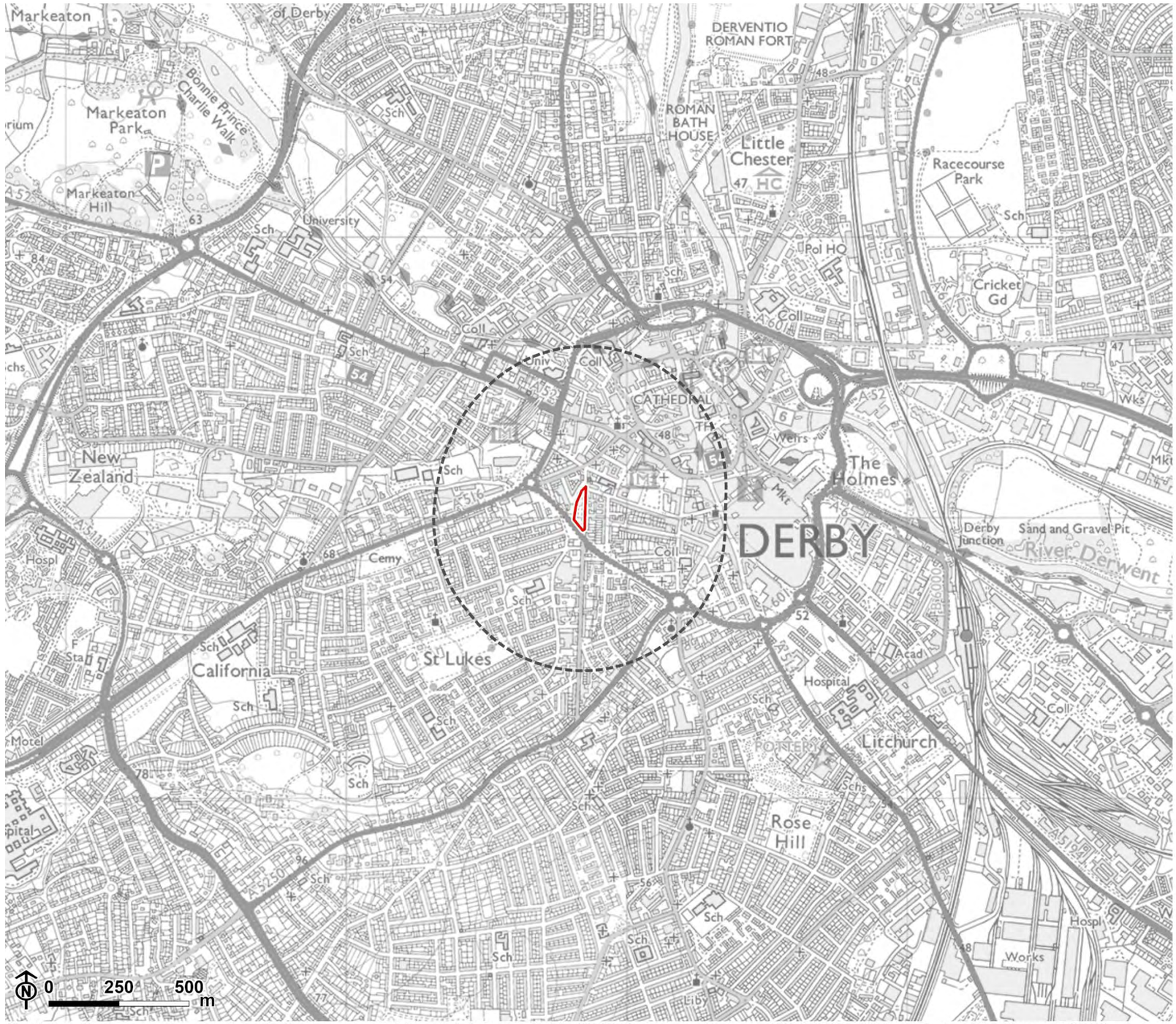

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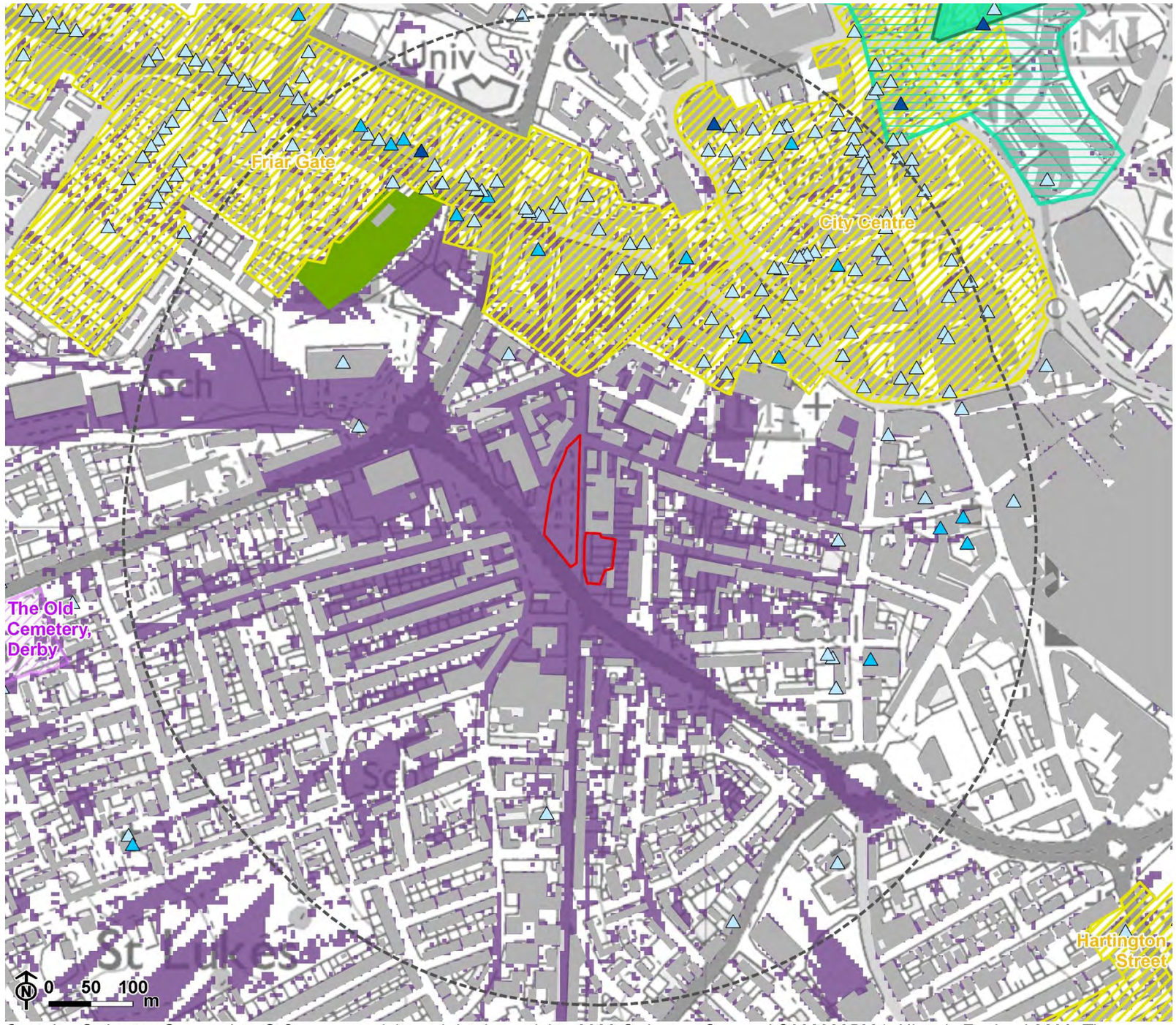
Figure 14.6: Designated assets in CC4f – Abbey Street Car Parks (West)



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Registered Parks and Gardens: Grade II
- Conservation Area
- World Heritage Sites: Core Area
- World Heritage Sites: Buffer Zone

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 30m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
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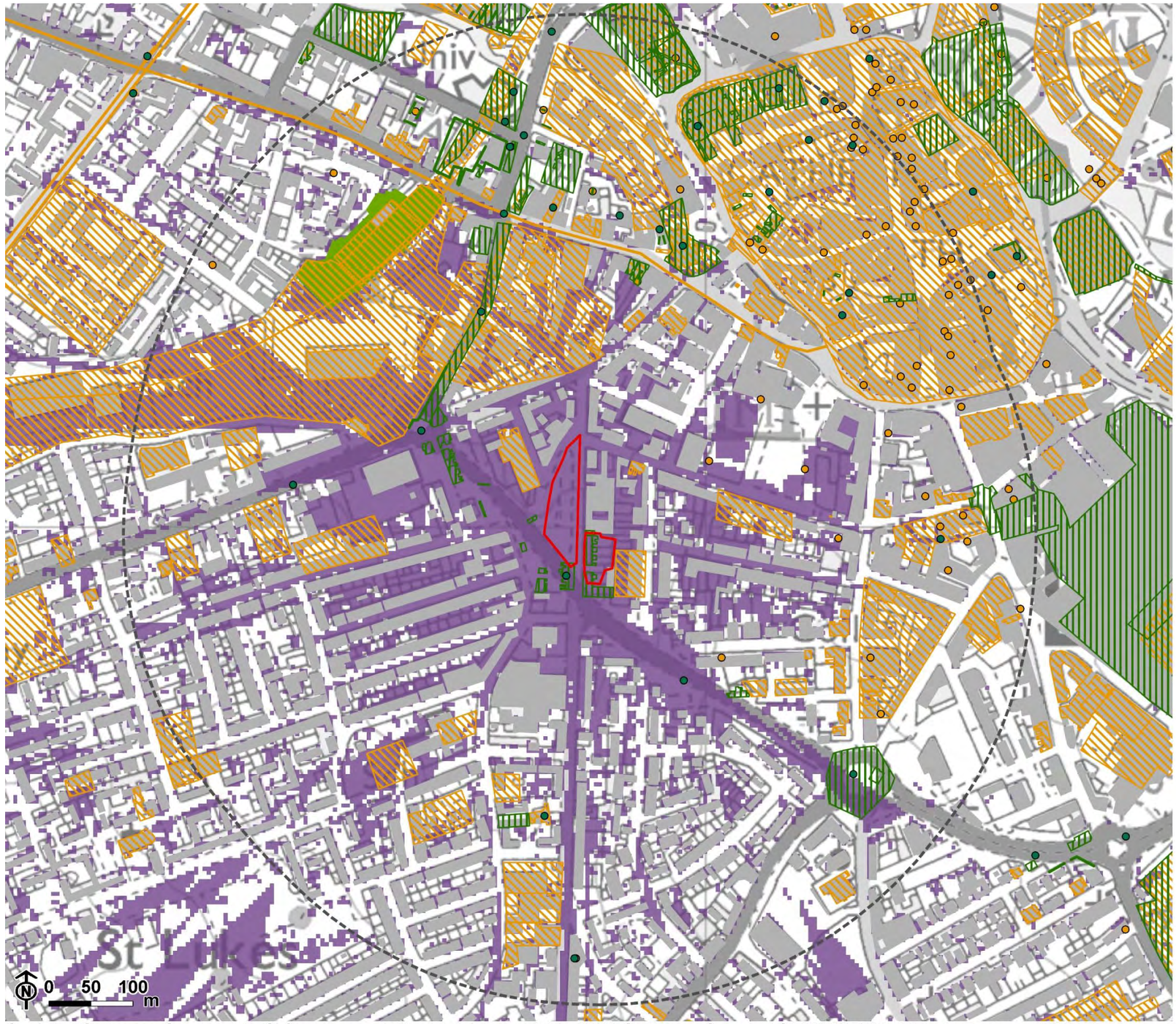
Figure 14.7: Non-designated assets in CC4f – Abbey Street Car Parks (West)



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Event - point
- Event - line
- Event - area
- Monument - point
- Monument - line
- Monument - area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 30m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
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Designated heritage assets within the site

14.3 There are no designated assets recorded within the site.

Interactions with WHS

14.4 Despite the site's location in close proximity to Derwent Valley Mills World Heritage Site (DVHWHS), it shares no visibility between the two. Intervening topography, surrounding development and vegetation screens any views to the WHS. As a result, the site does not realistically share a visual connection with the WHS and there would be no appreciable interaction between them.

Non-designated heritage assets

14.5 There are no non-designated heritage assets recorded within the site. However, there are two assets within the wider area that could potentially be affected by the proposed development.

Table 14.1: Assets in the surroundings of the site with potential to experience effects

Name	Derby HER Ref.	Description	Heritage Importance
Nos. 34-56 (even) Oriel Terrace, Gerard Street, Derby	MDR11398	Gerard Street, Oriel Terrace is a terrace of 12 early Victorian cottage-style houses constructed in the 1840s by Reverend Roseingrave Macklin. The terrace is noted for its attractive "cottage orné" design and retains a high degree of historic character, including original timber windows with transoms and mullions, panelled doors with fanlights, canted bay windows, decorative gothic cast-iron eaves detailing, and curving staircases. Regarded as one of the finest early Victorian terraces in the area, the row makes a positive contribution to	Low

Name	Derby HER Ref.	Description	Heritage Importance
		the historic townscape through its architectural quality and survival of original features.	
Nos. 95-99 (odd) Macklin Street, Derby	MDR13869	Built around 1830, Nos. 95-99 Macklin Street comprise a terrace of three historic brick houses. The buildings are predominantly two storeys in height, although No. 99 rises to three storeys. Constructed of red brick with sandstone plinths and window sills beneath slate roofs, the terrace retains a strong early 19th century character. Original architectural features include sash windows, panelled entrance doors, and well-crafted classical timber doorcases. The sandstone plinth incorporates distinctive lancet-shaped foot scrapers, while No. 99 features an ogee-shaped example, adding to the property's architectural interest and historic significance.	Low

Historic landscape character

14.6 The Historic landscape character of the site is within an area characterised as Post-1880s Settlement (HDR767).

Archaeological potential

14.7 The archaeological potential of the site is considered to be **low to medium**.

14.8 The site lies outside the medieval core of Derby and was shown as undeveloped fields and gardens on early 19th century mapping. By the late 19th century, both parts of the site had been developed with terraced housing and associated commercial buildings, which remained in place until their demolition during the late 20th and early 21st centuries. Subsequent redevelopment as surface

car parks is likely to have caused significant ground disturbance, reducing the survival of earlier archaeological remains. However, evidence for medieval activity has been found in similar locations close to the edge of the Archaeological Alert Area, which is located c.100m to the north-east of the site, suggesting some potential for such remains within the site.

14.9 There also remains some potential for buried remains associated with the 19th century development, including foundations and occupation deposits, together with limited pockets of earlier post-medieval or archaeological remains in less disturbed areas, particularly along the western edge of the western car park. Historic mapping indicates the site previously contained 19th century terraced housing. Derby's industrial history is, in places, of national or international significance and any potential remains of worker's housing could be of significance where of any early date, well-preserved or demolished early. Therefore potential remains of 19th century housing should not automatically be assumed low significance, rather an assessment process should be undertaken where the map sequence is looked at to establish date, industrial context, demolition date, and subsequent sequence on the site, and any assessment of significance should be based on this.

Heritage assets with the potential to experience setting change

14.10 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting.

City Centre Conservation Area

Summary

14.11 See **Chapter 5: Baseline**.

Table 14.2: City Centre Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Low	Low – Less than substantial harm

Significance

14.12 See **Chapter 5: Baseline**.

Contribution of setting

14.13 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

14.14 The site lies outside the City Centre Conservation Area and does not form part of its historic urban grain or designated significance. The significance of the conservation area derives principally from its rich concentration of historic buildings, surviving street pattern, archaeological interest and the collective historic character of Derby's historic core.

14.15 There are limited views between the southern edge of the conservation area and the application site along Abbey Street. However, the site is substantially screened by existing buildings, meaning that the car park itself contributes little to the appreciation of the conservation area.

Sensitivity to development of the site

14.16 Given the limited relationship between the site and the conservation area, together with the screening provided by intervening development along Abbey Street, the conservation area is considered to have **Medium** sensitivity to development within the site.

14.17 At an anticipated maximum height of c.12m-30m, the principal effect is expected to be largely localised, affecting areas within and immediately surrounding the site, rather than resulting in a significant change to the wider city skyline. While the development would likely be taller than most buildings in the surrounding area and may disrupt the coherence of the historic rooflines, its effects are not anticipated to extend substantially beyond the local context.

Potential for harm to the asset

14.18 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

14.19 The proposed development would represent a noticeable change within a predominantly low-rise urban environment and may be visible in views from the southern edge of the conservation area. However, the site has been identified in the Tall Buildings Study as a regeneration area and existing development substantially screens the site from the conservation area. Furthermore, the site itself currently makes only a limited contribution to the appreciation of the conservation area's significance.

14.20 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

14.21 The development of the Site would have a **Low** level of effect on the City Centre Conservation Area, which would equate to **less than substantial harm** to its significance.

14.22 Whilst the development would introduce taller built form that would alter the local townscape and be visible in some views from the southern edge of the conservation area, the proposal would not affect the historic buildings, street pattern, archaeological significance, or key heritage views that contribute to its significance. The effect on the conservation area would therefore be limited to a minor change within its wider setting.

Friar Gate Conservation Area

Summary

14.23 See **Chapter 5: Baseline**.

Table 14.3: Friar Gate Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Low	Low – Less than substantial harm

Significance

14.24 See **Chapter 5: Baseline**.

Contribution of setting

14.25 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

14.26 The site makes low contribution to the significance of the Friar Gate Conservation Area. The site lies outside the conservation area and does not form part of its historic-urban grain, architectural character, or setting's relationship.

14.27 Due to the distance between the site and the conservation area, together with the presence of extensive intervening development, there is little or no meaningful intervisibility between the two locations. The site does not contribute to important views into, out of, or across the conservation area, nor does it form part of the historic setting within which the conservation area's significance is understood.

Sensitivity to development of the site

14.28 The sensitivity of the conservation area to the development of the Site is **Low**.

14.29 The significance of Friar Gate Conservation Area is principally associated with its internal townscape character, historic architecture and street pattern. The site does not contribute to these characteristics and is not considered a key part of the asset's setting.

Potential for harm to the asset

14.30 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

14.31 The site does not lie within a location that contributes materially to key views associated with Friar Gate Conservation Area, nor would the proposed development affect the appreciation of its principal heritage assets. The separation distance and intervening development means any visibility from the conservation area would be limited and would not alter understanding of its historic value, architectural character or townscape significance.

14.32 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

14.33 The development of the Site would have a **Low** level of effect on the Friar Gate Conservation Area, which would equate to **less than substantial harm** to its significance.

Railway Warehouse (LB1230231)

Summary

14.34 The **Railway Warehouse** is a surviving 19th century railway goods warehouse associated with the development of Derby as a major railway centre. Constructed as part of the Midland Railway complex, the building reflects the rapid expansion of railway infrastructure and freight handling facilities during the Victorian period. It is designated for its special architectural and historic interest and forms an important component of Derby's railway heritage.

Table 14.4: Railway Warehouse summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

14.35 Evidential Value: The Railway Warehouse derives evidential value from its surviving historic fabric, construction techniques and industrial form, which provide evidence of 19th century railway goods handling and transportation infrastructure.

14.36 Historical Value: The building derives considerable historical value from its association with the Midland Railway and the development of Derby as one of Britain's principal railway centres. It illustrates the important role of rail transport in the city's economic and industrial growth during the 19th century.

14.37 Aesthetic Value: The Railway Warehouse derives aesthetic value from its industrial architectural character, robust materials and functional design. Its scale, form and surviving detailing contribute to its significance as a notable historic railway building and as part of the wider railway townscape.

Contribution of setting

14.38 The setting of the Railway Warehouse contributes positively to its significance by allowing appreciation of its historic function within the wider railway complex. The relationship between the warehouse, Derby Midland Station, railway lines, bridges and associated railway buildings helps illustrate the operational context in which the building was constructed and used.

14.39 Although some surrounding areas have been redeveloped, the building retains important historic associations with the wider railway landscape that underpin its significance.

Contribution of the site to asset's significance

14.40 The Site is located approximately 280m south-east of Railway Warehouse and is separated from it by modern roads, commercial development and areas of ongoing regeneration. Whilst the listed building and the Site lie within the broader historic railway landscape of Derby, the Site does not form part of the warehouse's immediate operational or historical setting.

14.41 The significance of the Railway Warehouse is derived principally from its surviving historic fabric, its association with Derby's 19th century railway infrastructure, and its functional relationship with the wider railway complex, including the railway lines, station and associated railway buildings. These heritage values are understood primarily through the building itself and its surviving relationship with the adjacent railway corridor.

14.42 Given the physical separation between the Site and the asset, together with the presence of extensive modern development and infrastructure, the Site makes only a minor contribution to the significance of the Railway Warehouse through setting. Although the Site forms part of the wider urban context within which the railway complex historically developed, it does not contribute materially to the appreciation, understanding or experience of the asset's significance.

Sensitivity to development of the site

14.43 The sensitivity of the asset to development within the Site is Low.

14.44 The asset is approximately 280m away from the Site, and as such intervening development has weakened their physical relationship, which lowers its sensitivity. The Site does not contribute materially to the key views, historic character or townscape qualities that underpin the significance of the asset.

Potential for harm to the asset

14.45 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

14.46 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

14.47 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

14.48 The development of the Site would have a **Low** level of effect on the Railway Warehouse, which would equate to **less than substantial harm** to its significance.

MDR10256 – Former Malthouse, Forman Street, Derby

Summary

14.49 The Former Malthouse (MDR10256) was constructed during the mid-19th century, for maltster and local businessman Robert Forman. The building is a long single-storey brick structure containing surviving elements of its historic malting process, including the kiln section to the north and the cistern section with its distinctive pyramidal roof to the south. The building remained in use as a malthouse until around 1900s before being adapted to a variety of commercial uses.

Table 14.5: MDR10256 – Former Malthouse, Forman Street, Derby summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Low	Low	Low – Less than substantial harm

Significance

14.50 The significance of the Former malthouse, Forman Street, Derby is drawn from the following values:

- **Historical value**: The malthouse is a surviving reminder of Derby's 19th century malting and brewing industry. Built in the mid-19th century for maltster Robert Forman, the building evidences a period when malting formed an important part of the city's industrial economy. Its continued survival allows an understanding of Derby's industrial development and historic commercial activities.
- **Evidential value**: The building retains key features, including the kiln and cistern sections, which provide physical evidence of its original function and contribute to an understanding of historic malting technology and industrial practices.
- **Aesthetic value**: The malthouse has considerable architectural value as a surviving Victorian industrial structure. Although altered over time, it retains its characteristic form and a number of historic features that allow its original function as a malthouse to be clearly understood. The building contributes to the industrial character and historic townscape of the area.

14.51 The importance of this asset is therefore **High**.

Contribution of setting

14.52 The setting of the Former Malthouse on Forman Street makes a moderate contribution to its significance by providing an urban context that reflects its historic industrial origins. The building survives within an area that historically formed part of Derby's 19th century industrial and commercial landscape, where maltings, workshops, warehouses and workers' housing were closely integrated within a dense urban environment. The asset's significance is therefore enhanced by its continued location within the historic urban core of Derby, which helps illustrate its historic function and development as part of the city's brewing and malting industries.

14.53 However, the contribution of setting is limited by the substantial changes that have occurred within the surrounding townscape during the 20th and 21st centuries. Much of the historic industrial context has been lost through redevelopment, road construction, alterations to property boundaries and the introduction of modern commercial and residential buildings. As a result, the significance of the Former Malthouse is derived principally from its surviving historic fabric, form and industrial features rather than from an intact historic setting.

Contribution of the site to asset's significance

14.54 The site makes only a limited contribution to the significance of the Former Malthouse. The asset derives its significance primarily from its survival as a rare 19th century industrial building associated with Derby's historic malting industry, together with the retention of important historic fabric and evidence of former industrial processes. Although the site lies to the 50m east of the asset, it does not form an important component of its heritage significance.

14.55 The site was historically occupied by dense urban development, including housing and other buildings, meaning that the malthouse would not have been experienced in expansive views across open space. Instead, appreciation of the asset would have occurred primarily from nearby streets and within its immediate industrial surroundings.

14.56 Therefore, the site's contribution to the significance of the Former Malthouse is assessed as **Low**.

Sensitivity to development of the site

14.57 The sensitivity of the asset to development within the Site is **Low**.

14.58 The asset is approximately 50m away from the Site in a highly developed urban environment, and as such intervening development and vegetation have weakened their physical relationship, which lowers its sensitivity. However, the Site does form a part of the assets wider historical setting which contributes to its significance.

Potential for harm to the asset

14.59 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

14.60 The effect on the Former Malthouse would be limited because existing trees and intervening development already significantly reduce visibility between the site and the asset. The proposed development would not affect the ability to understand the asset as a former industrial building, nor would it remove evidence of its historic function, development or relationship with the surrounding urban area. The development would largely be experienced as a continuation of the area's ongoing urban evolution rather than as a change that materially affects the heritage values of the asset.

14.61 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

14.62 The development of the Site would have a **Low** level of effect on the Former malthouse, Forman Street, Derby, which would likely equate to **less than substantial harm** to its significance.

14.63 The asset is already experienced within a heavily altered urban environment, and existing mature trees and built development substantially limit intervisibility between the site and the heritage asset. Although the proposed development would introduce a noticeable change within the townscape, it would not affect those aspects of setting that contribute most strongly to the significance of the malthouse.

Setting effects to WHS

14.64 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Recommendations

14.65 It is suggested that the taller and more impactful elements of the proposed development should be in the southern sections of both sites, along with landscaping and planting buffers to reduce any potential effects on the setting of nearby heritage assets. This will reduce intervisibility between the Site and surrounding receptors,

integrating the development into its existing context, and helping to preserve the character of the wider area.

14.66 The proposed development must carefully manage the height, massing, and footprint to avoid harming the visual relationships that define the character of the historic character of the area surrounding the site. Of particular importance are the views into the city centre from the west, along Uttoxeter New Road. This is the only western approach road into the city, allowing for the appreciation of the setting of the main historic landmarks (such as the Museum and Guildhall) from this direction. The proposed development should ensure that these key buildings within the skyline are not obscured by the proposed development.

14.67 The Site is considered to have a medium-high archaeological potential. It is likely that any impacts on potential buried archaeological remains can be appropriately managed through the planning process. In the first instance, this is likely to comprise the preparation of an Archaeological Desk-Based Assessment (DBA) to further assess the archaeological resource and inform the need for any subsequent field investigation. The desk-based assessment should evaluate the significance of any potential 19th century remains, and if established to be of potential significance then archaeological evaluation and mitigation relating to these remains may be required, this may include an iterative approach to understanding significance with mitigation target to the remains identified to be of higher significance and potential.

14.68 Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also recommend that the taller and more impactful elements of the proposed development should be in the southern sections of both sites, and that the proposed development should not obscure key buildings along the city skyline when viewed from the west, such as the Museum and the Guildhall.

Chapter 15
CC4g – Babington Lane Car Park

Site description

15.1 The Site is located approximately 400m south of Derby's historic core, located within the city centre at the southern end of Babington Lane. It is presently occupied by a car park containing a single building at its centre. The Site is bounded to the immediate north and east by residential housing and low-rise apartment blocks, and to the south by a religious centre and Derby's inner ring road. To the west lies a roundabout forming part of the inner ring road, beyond which is the Green Lane Conservation Area.

15.2 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 15.1**, **15.2** and **15.3** respectively.

Figure 15.1: Location of site allocation CC4g – Babington Lane Car Park

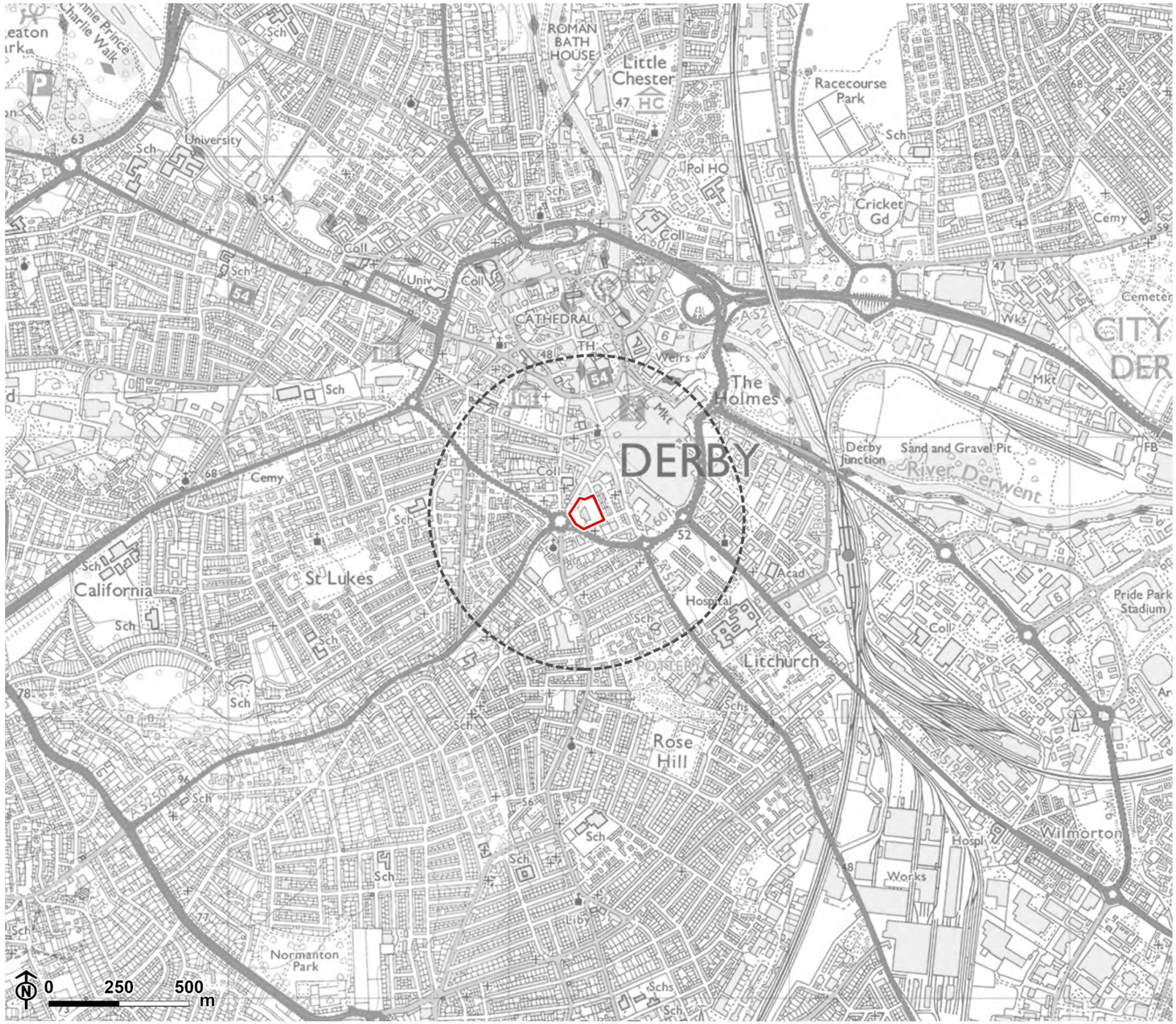

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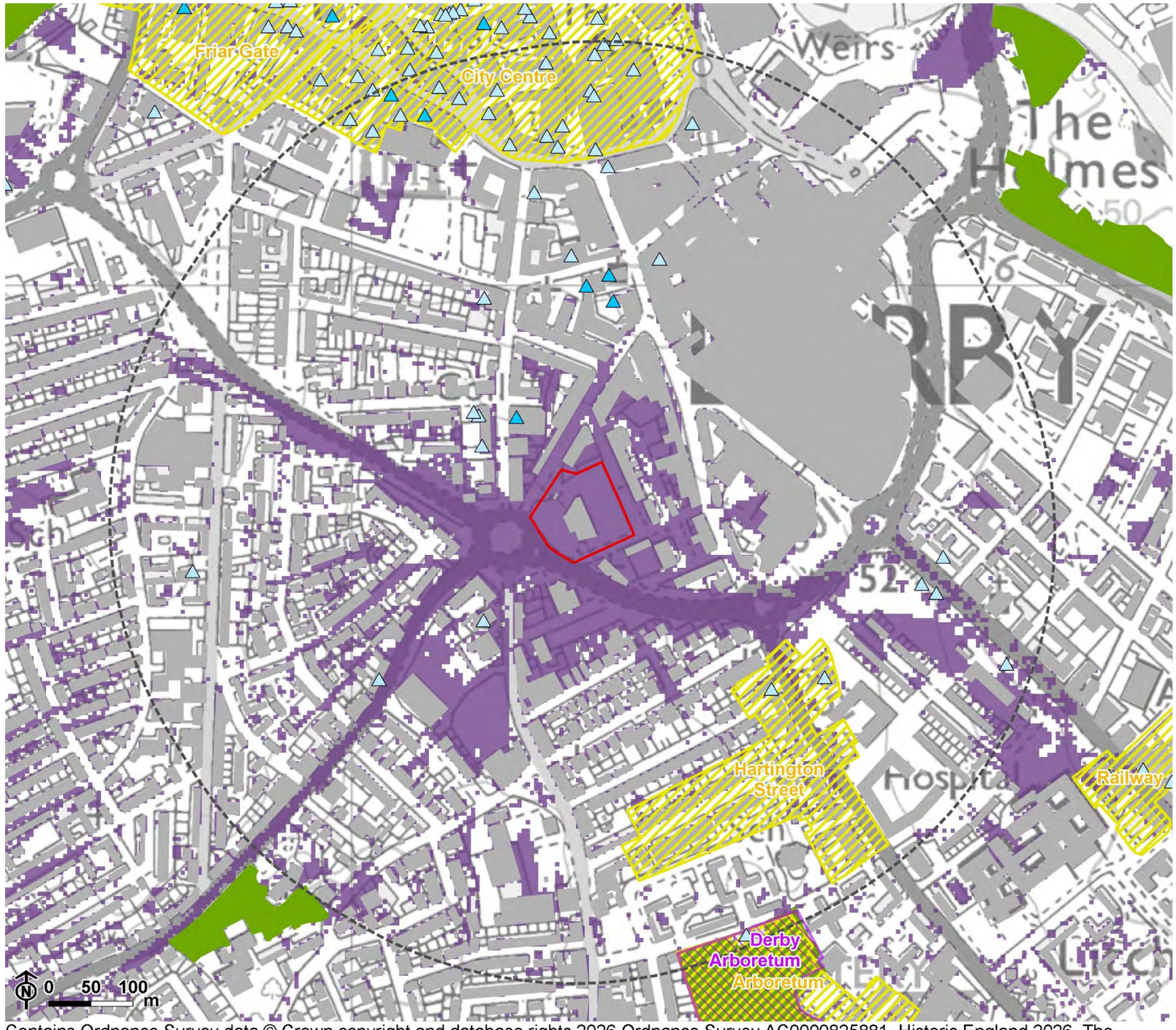
Figure 15.2: Designated assets in CC4g – Babington Lane Car Park, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade II Listed Building
- Grade II* Listed Building
- Registered Parks and Gardens: Grade II*
- Conservation Area

Zone of theoretical visibility

- Proposed development theoretical visibility

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 20m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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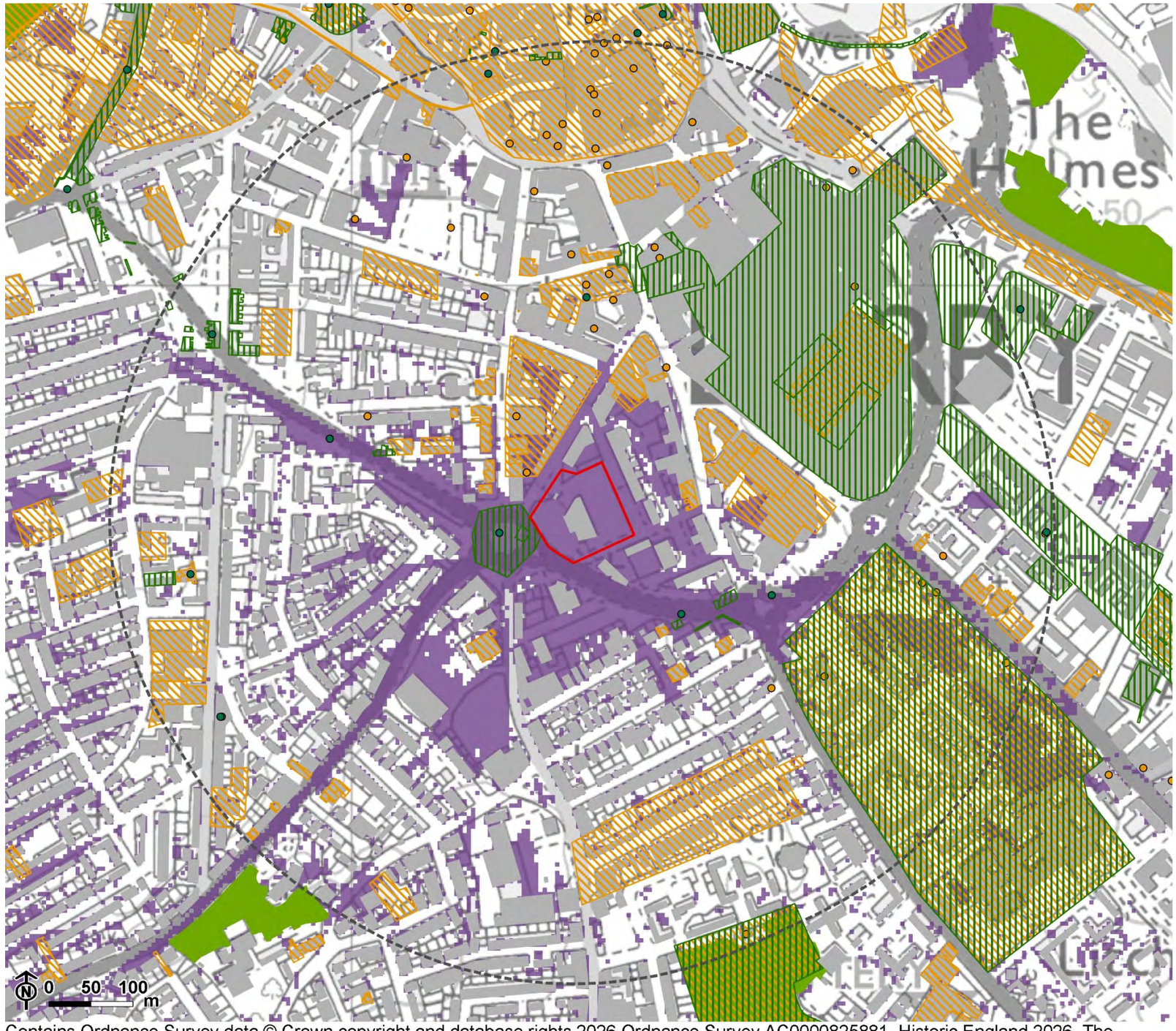
Figure 15.3: Non-designated assets in CC4g – Babington Lane Car Park, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Event - point
- Event - line
- Event - area
- Monument - point
- Monument - line
- Monument - area

Zone of theoretical visibility

- Proposed development theoretical visibility

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 20m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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Designated heritage assets within the site

15.3 There are no designated heritage assets within the Site.

Interactions with WHS

15.4 Despite the site's location in close proximity to Derwent Valley Mills World Heritage Site (DVHWHS), it shares no visibility between the two. Intervening topography, surrounding development and vegetation screens any views to the WHS. As a result, the site does not realistically share a visual connection with the WHS and there would be no appreciable interaction between them.

Non-designated heritage assets

15.5 There are no non-designated assets within the Site.

Historic landscape character

15.6 The historic landscape character of the Site comprised planned residential development, predominantly consisting of terraced housing, which was subsequently cleared and replaced by the existing building and car park.

Archaeological potential

15.7 The Site has **medium to high** archaeological potential, owing to its location on the periphery of the historic core of the city of Derby. Evidence for medieval activity has been found in similar locations close to the edge of the Archaeological Alert Area, which is located c.130m north of the Site, suggesting some potential for such remains within the Site.

15.8 Development appears to have extended into the Site prior to the publication of the First Edition Ordnance Survey mapping, where it was previously occupied by a terrace of residential properties, and a back lane known as Malthouse Row. Immediately outside the Site, there was previously recorded a chapel and Sunday school. These buildings were demolished during the mid- to late 20th century, and the Site was subsequently redeveloped as a surface car park with one standing building of Low heritage interest. There is also the potential for elements of the former Abbots Hill House and Gardens (MDR11428) to extend into the Site.

15.9 While this redevelopment is likely to have resulted in some disturbance to archaeological deposits, the Site retains the potential for the survival of below-ground archaeological remains associated with the historic development of Derby, with significant potential for the survival of 19th century residential remains. Derby's industrial history is, in places, of national or international significance and any potential remains of worker's housing could be of significance where of any early date, well-preserved or demolished early. Therefore potential remains of 19th century housing should not automatically be assumed low significance, rather an assessment process should be undertaken where the map sequence is looked at to establish date, industrial context, demolition date, and subsequent sequence on the site, and any assessment of significance should be based on this.

Heritage assets with the potential to experience setting change

15.10 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Green Lane and St Peter's Conservation Area;
- College of Art Annexe; and
- Serbian Orthodox Church.

Green Lane and St Peter's Conservation Area

Summary

15.11 See **Chapter 5: Baseline**.

Table 15.1: Green Lane and St Peter's Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	High	Medium	Medium – Less than substantial harm

Significance

15.12 See **Chapter 5: Baseline**. The assessment of the asset's significance has established the importance of the asset is **High**.

Contribution of setting

15.13 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

15.14 The Site lies immediately south-west of the Green Lane and St Peter's Conservation Area and forms part of its immediate setting. Although the existing car park and single building are of limited heritage interest, the Site's low-lying and relatively neutral character makes a positive contribution by providing an open foreground to views towards the south-western end of the conservation area.

Sensitivity to development of the site

15.15 The sensitivity of Green Lane and St Peter's Conservation Area is **High**.

15.16 Green Lane and St Peter's Conservation Area is sensitive to the proposed development due to its immediate proximity and the Sites low-lying, open character which makes a positive contribution to the conservation area's setting by allowing views towards its southern end, including the distinctive roofline of the College of Art Annexe. Development that reduces this openness, obstructs these views or introduces built form of a height, scale or massing that competes with the Annexe's prominent roofscape could adversely affect the conservation area's setting and significance.

Potential for harm to the asset

15.17 The asset would not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

15.18 Although development would reduce this openness and may interrupt these views, they are not identified as key views and make only a limited contribution to the conservation area's overall significance. The degree of harm would therefore depend principally on the height, scale, massing and detailed design of the proposed development. Harm could be minimised by ensuring that new buildings remain subordinate to, and do not compete with, the Annexe's distinctive roofscape.

15.19 Therefore, the potential for harm to the asset as a result of the proposals is **Medium**.

Level of effect

15.20 The development of the Site would have a **Medium** level of effect on the Green Lane and St Peter's Conservation Area, which would equate to **less than substantial harm** to the asset.

College of Art Annexe (LB1227834)

Summary

15.21 See **Chapter 5: Baseline**.

Table 15.2: [College of Art Annexe] summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Medium	Medium – Less than substantial harm

Significance

15.22 See **Chapter 5: Baseline**. The assessment of the asset's significance has established the importance of the asset is **High**.

Contribution of setting

15.23 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

15.24 The Site lies immediately southwest of the Green Lane and St Peter's Conservation Area and forms part of its immediate setting. Although the existing car park and building are of limited heritage interest, the Site's open, low-rise character makes a modest positive contribution to the significance of the College of Art Annexe

by allowing its scale, form and architectural qualities, particularly its distinctive roofline, to remain prominent within the surrounding townscape.

Sensitivity to development of the site

15.25 The listed building is considered to have **Medium** sensitivity to development within the Site due to its immediate proximity and the positive contribution that the Site's open, low-rise character makes to its setting. This character allows the building's distinctive roofscape and landmark presence to be appreciated, particularly in views from the Inner Ring Road. The Derby Tall Buildings Study also identifies the asset as being highly sensitive to tall development and requires effects upon its visibility as a landmark to be considered over a wide area.

Potential for harm to the asset

15.26 The asset would not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

15.27 The Derby Skyline Study notes that the effects on the landmark visibility of the College of Art Annexe should be considered over a wide area. Therefore, development proposals that include tall elements and large scale/massing could cause harm to the significance of the asset. Tall/large buildings could compete with the established prominence of the listed building and reduce the visual separation around its distinctive roofscape. This could alter the way in which the Annexe is experienced within its setting and reduce the contribution made by the Site's existing open, low-rise character.

15.28 However, the Site is of limited heritage interest, and the affected views are incidental rather than key or designed views. The degree of harm would therefore depend on the height, scale and design of the proposal. Harm could be minimised by ensuring that new buildings remain subordinate to, and do not compete with, the Annexe's distinctive roofscape.

15.29 Therefore, the potential for harm to the asset as a result of the proposals is **Medium**.

Level of effect

15.30 The development of the Site would have a **Medium** level of effect on the College of Art Annexe, which would equate to **less than substantial harm** to the asset.

Serbian Orthodox Church of Apostles St Peter and St Paul (LB1376503)

Summary

15.31 The Grade II listed Serbian Orthodox Church of the Apostles St Peter and St Paul is located on Normanton Road. Originally built as Christ Church in 1839-40, it comprises a nave with galleries, a small chancel which was added in 1865 and a prominent western tower and porch.

15.32 The church is constructed in ashlar beneath concrete-tiled roofs and is principally distinguished by its octagonal stone spire, pointed-arched entrance and windows, clock face and surviving inscription recording its original dedication. Its tall lancet windows, buttresses and raised gables give the building a strong Gothic character and make it a prominent feature of the surrounding townscape.

Table 15.3: Serbian Orthodox Church of Apostles St Peter and St Paul summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Medium	Medium – Less than substantial harm

Significance

15.33 The significance of the Serbian Orthodox Church of Apostles St Peter and St Paul is drawn from the following values:

- **Historical value**: The building illustrates the expansion of Anglican worship alongside Derby's 19th century growth. Its later conversion to a Serbian Orthodox church reflects the changing cultural and religious composition of the surrounding community while maintaining its historic ecclesiastical use.
- **Aesthetic value**: The church has considerable architectural interest through its Gothic Revival design, ashlar construction, tall lancet windows and prominent western tower with an octagonal stone spire. Its well-proportioned elevations and distinctive silhouette give it a strong architectural presence within the surrounding townscape.

- **Communal value**: The building has longstanding spiritual and social importance as a place of worship. Its continuing use by the Serbian Orthodox community strengthens its communal value as a focus for worship.

15.34 The importance of this asset is therefore **High**.

Contribution of setting

15.35 The key elements of the setting of the Serbian Orthodox Church of the Apostles St Peter and St Paul that contribute to its significance include those which help to illustrate its historic and continuing role as a communal place of worship. Its prominent position on elevated ground along Normanton Road, together with its alignment with Green Lane, reinforces the landmark presence of its distinctive tower and spire. The church was designed to be prominent within the townscape and continues to form a recognisable feature of Derby's skyline, including in wider views from Darley Park.

Contribution of the site to asset's significance

15.36 The Site makes a positive contribution to the significance of the Serbian Orthodox Church. Its low-lying form does not interfere with the asset's prominence within the surrounding townscape and allows its distinctive tower and spire to remain clearly appreciable in views from this direction and in-combination, although intervening trees entirely obscure its principal elevation.

Sensitivity to development of the site

15.37 The sensitivity of the asset to the development of the Site is **Medium**.

15.38 Intervening vegetation obscures much of the intervisibility between the asset and the Site, meaning that the asset is somewhat less sensitive to development in this location. Nevertheless, the Site's low-lying form makes a positive contribution to the asset's setting by maintaining its prominence and allowing for an appreciation of its distinctive tower and spire, both in the limited views that remain and in views where the Site and asset are experienced in-combination.

Potential for harm to the asset

15.39 Development within the Site has the potential to alter the way in which the asset is experienced and, as a result, affect its significance. A tall building could introduce a substantial new built form into the surrounding skyline. In views where

the development and asset are experienced in-combination, its height and massing could compete with the visual prominence of the church's distinctive tower and spire and reduce their established prominence.

15.40 Therefore, the potential for harm to the asset as a result of the proposals is **Medium**.

Level of effect

15.41 The development of the Site would have a **Medium** level of effect on the Serbian Orthodox Church of Apostles St Peter and St Paul, which would equate to **less than substantial harm** to the asset.

Setting effects to WHS

15.42 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Recommendations

15.43 Development should take into account the sensitivities of adjacent designated assets, particularly the conservation areas, their constituent low-scale buildings and landmarks including churches. Key considerations to avoid or minimise harm would be to avoid competitive or disproportionate scale and height. Development should also harness opportunities to reveal or re-introduce historical plots and routes, grain, scale and character.

15.44 The Site is considered to have a medium-high archaeological potential. It is likely that any impacts on potential buried archaeological remains can be appropriately managed through the planning process. In the first instance, this is likely to comprise the preparation of an Archaeological Desk-Based Assessment (DBA) to further assess the archaeological resource and inform the need for any subsequent field investigation. The desk-based assessment should evaluate the significance of any potential 19th century remains, and if established to be of potential significance then archaeological evaluation and mitigation relating to these remains may be required, this may include an iterative approach to understanding

significance with mitigation target to the remains identified to be of higher significance and potential.

15.45 Site-specific policy should therefore flag the likely requirement for archaeological desk-based assessment with potential mapping, and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement. It should also conserve and, where possible, enhance the significance of designated and non-designated heritage assets and their settings which lie adjacent to the Site.

Chapter 16
CC12 – University of Derby City Centre Hub

Site description

16.1 The Site lies within Derby city centre, approximately 160m from its historic core, and extends along and to the north of the road known as Friar Gate. It is currently occupied by a variety of built forms dating from the 18th to the 21st century, whose contrasting character reflects successive phases of development within the area. Within the southern part of the Site, 19 well-preserved listed buildings form a significant component of the Friar Gate Conservation Area. The survival of these buildings helps illustrate the historic development of Friar Gate as a prominent route into the city's historic core.

16.2 To the north of the Site, historic development was primarily centred around Markeaton Brook, where working mills, industrial premises and residential buildings formerly occupied the townscape. The area began to undergo significant change following the introduction of the Great Northern Railway into the eastern part of the Site in the late 19th century. After the railway fell into disuse during the mid-20th century, much of its associated infrastructure was demolished and the land subsequently redeveloped. Consequently, much of the area's historic character has been replaced by modern development comprising low- to mid-rise blocks and a recently constructed mid-rise university building.

16.3 This contrast in character continues across the surrounding townscape. The linear Friar Gate Conservation Area follows the principal historic route and extends around the southern, eastern and western sides of the Site, providing a predominantly historic context. To the north, the surrounding townscape is characterised by generally low-rise development, interspersed with occasional mid-rise blocks. To the east, the Site is largely bounded by the inner ring road, which creates a clear division from the mixture of modern low-rise blocks and residential development beyond.

16.4 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 16.1**, **16.2** and **16.3** respectively.

Figure 16.1: Location of site allocation CC12 – University of Derby City Centre Hub

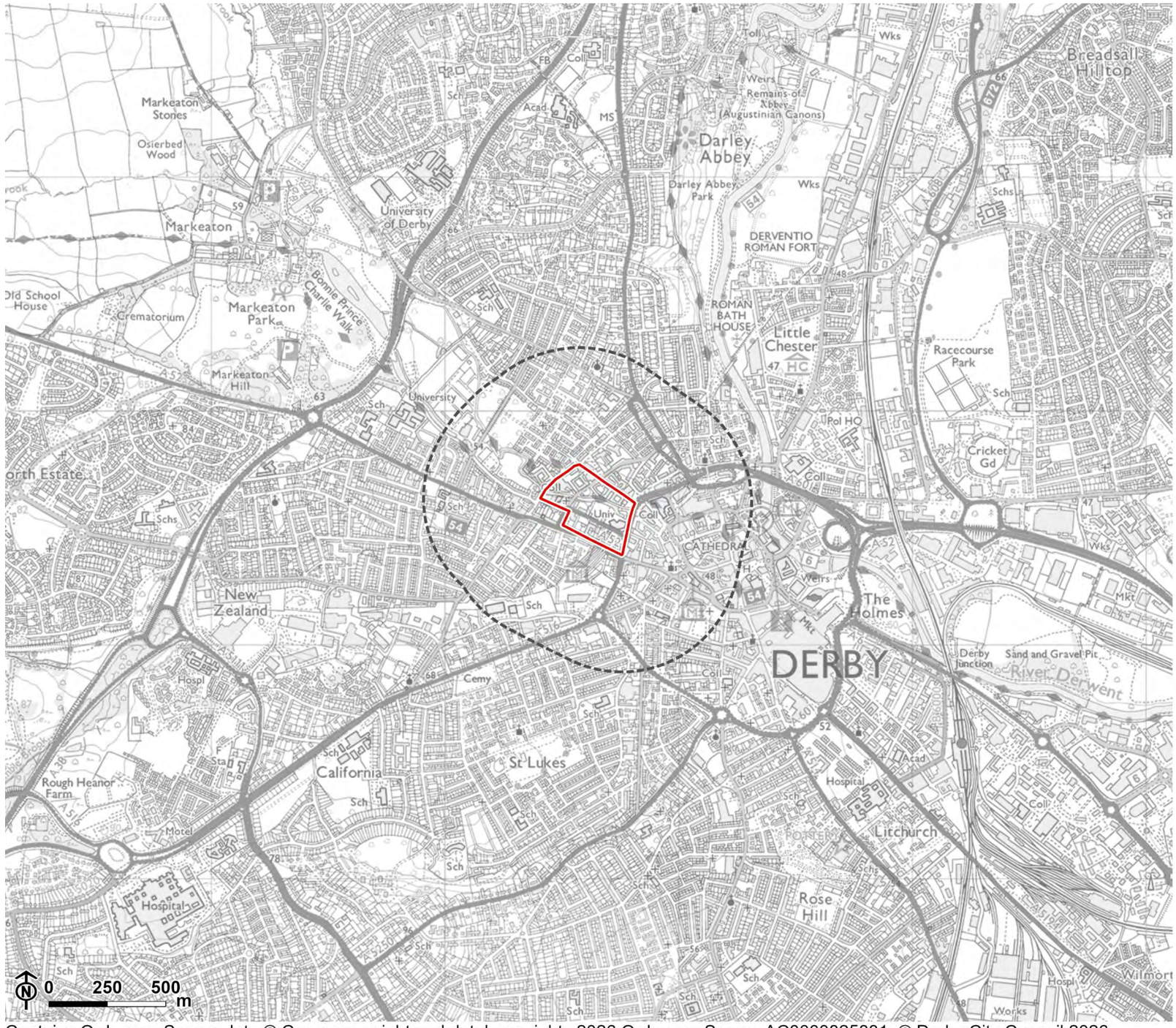

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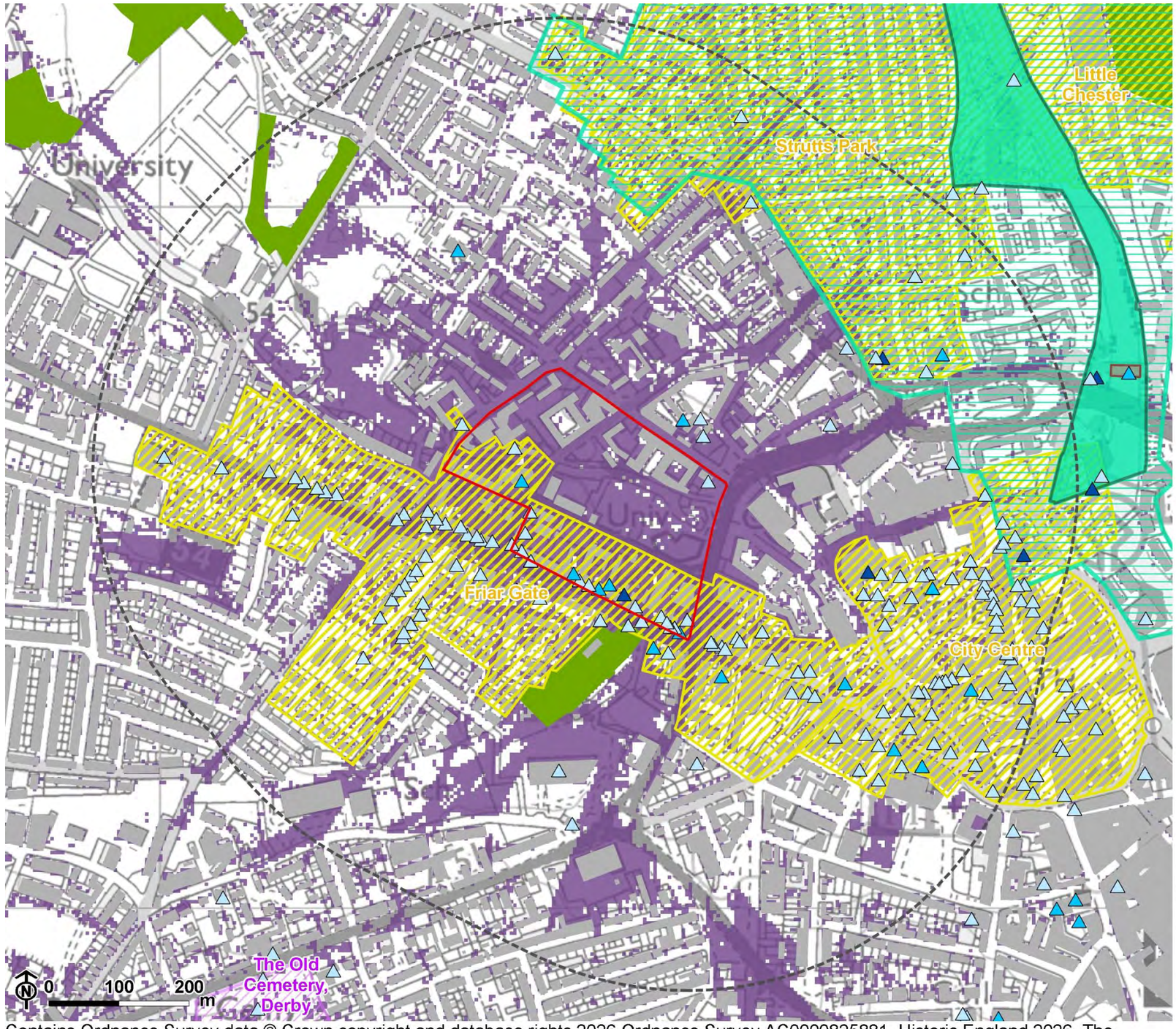
Figure 16.2: Designated assets in CC12 – University of Derby City Centre Hub, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Designated assets

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Scheduled Monuments
- Registered Parks and Gardens: Grade II
- Conservation Area
- World Heritage Sites: Core Area
- World Heritage Sites: Buffer Zone

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 20m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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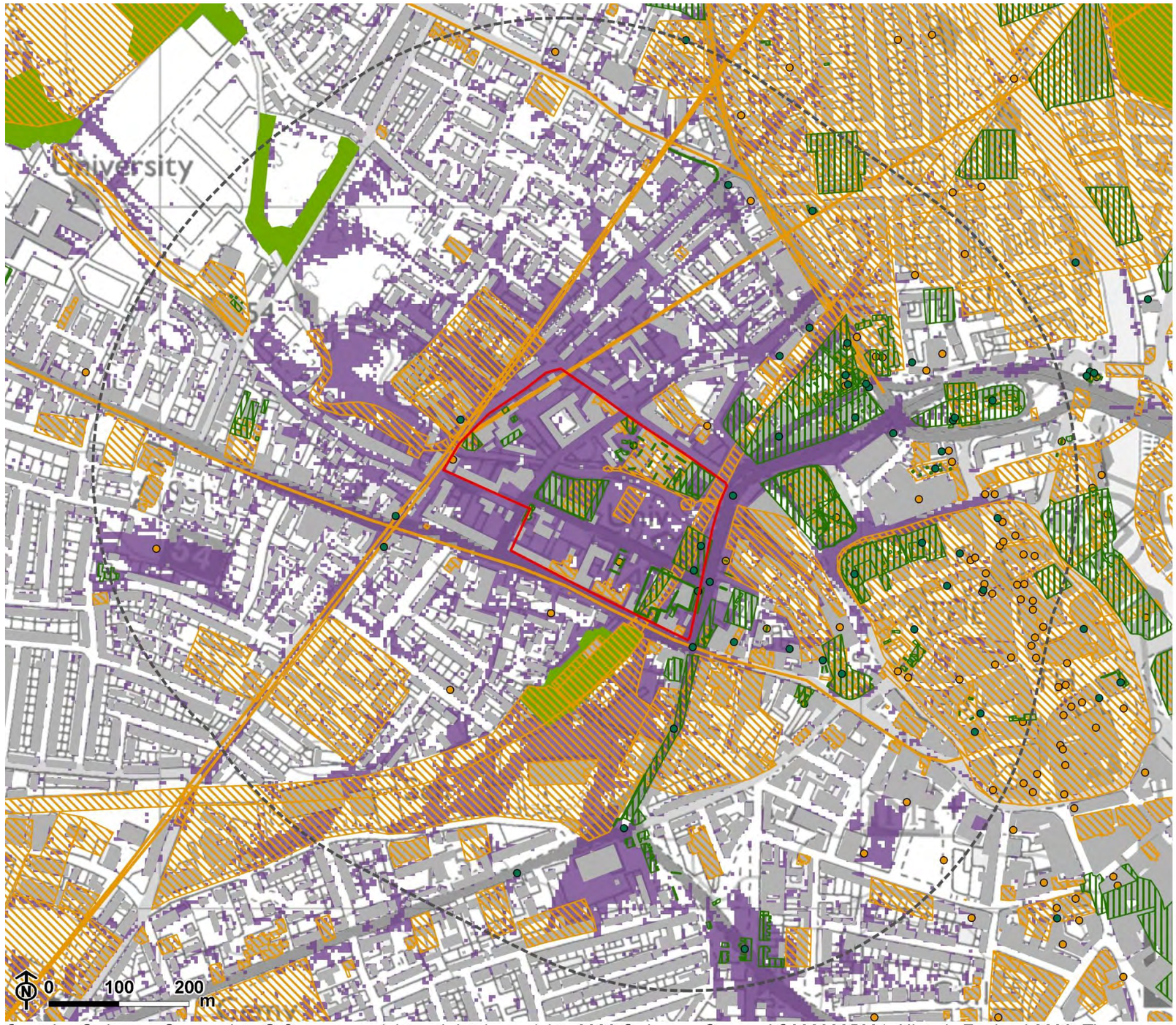
Figure 16.3: Non-designated assets in CC12 – University of Derby City Centre Hub, ZTV



Legend

- Site boundary
- 500m buffer from site
- Buildings
- Woodland

Non-designated assets

- Event - point
- Event - line
- Event - area
- Monument - point
- Monument - line
- Monument - area

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 20m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.6.1 software.

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Designated heritage assets within the site

16.5 There are 21 designated heritage assets within the Site:

- Friar Gate Conservation Area;
- Church of St. John the Evangelist (LB1215810) GII*;
- 1-5 St Johns Terrace (LB1229191) GII;
- 2-8 Brook Street (LB1287926) GII;
- 27 Friar Gate (LB1216457) GII*;
- 28 Friar Gate (LB1216458) GII;
- 29 Friar Gate (LB1287617) GII;
- 30-31 Friar Gate (LB1287618) GII;
- 32 Friar Gate (LB1216460) GII;
- 35-39 Friar Gate (LB1287619) GII;
- 41 Friar Gate (LB1287620) GI;
- 42 Friar Gate (LB1216463) GII*;
- 43-44 Friar Gate (LB1216527) GII*;
- 45 Friar Gate (LB1216531) GII;
- 46 Friar Gate (LB1216466) GII;
- 47-51 Friar Gate (LB1287581) GII*;
- 56-57 Friar Gate (LB1216468) GII;
- 58 Friar Gate (LB1216469) GII;
- 59-60 Friar Gate and 2 Bridge Street GII (LB1216558);
- 4-6 Bridge Street (LB1287925) GII;
- 18 and 20 Bridge Street (LB1215901) GII; and
- 47 Ford Street (LB1216187).

16.6 The following assessment considers the Friar Gate Conservation Area alongside the identified listed buildings on Friar Gate and Bridge Street. This combined approach recognises their shared architectural and historic character, their strong group value and the contribution the buildings make to the special interest of the conservation area. Individual assets are discussed separately where their

significance or relationship with the Site gives rise to a different potential effect. The significance of these listed buildings is further discussed in **Appendix B**.

Friar Gate Conservation Area

Summary

16.7 See **Chapter 5: Baseline** for the asset's summary.

Table 16.1: Asset Friar Gate Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Physical change	High	Medium	Medium – Less than substantial harm
High	Setting change	High	Medium	Medium – Less than substantial harm

Significance

16.8 For significance see **Chapter 5: Baseline**.

Contribution of setting

16.9 For contribution of the assets setting see **Chapter 5: Baseline**.

Contribution of the site to asset's significance

16.10 The Site makes a mixed contribution to the significance of the conservation area. It contains a notable concentration of 18 listed buildings that form an important part of the historic fabric of the Friar Gate Conservation Area. The closely spaced sequence at Nos. 27-32, 35-39 and 41-51 Friar Gate, together with No. 47 Ford Street, forms its principal eastern group, while Nos. 56-60 Friar Gate and Nos. 2, 4-6, 8, 10, 18 and 20 Bridge Street continue the historic streetscape around the junction of Friar Gate and Bridge Street. Through their varied Georgian and 19th century architecture, and consistent alignment, these buildings make a strong positive contribution to the conservation area's special architectural and historic interest. Where they are still extant and legible within the street form, the rear plots and

curtilages also form part of the historic interest of these listed buildings. However, redevelopment throughout the 20th and early 21st centuries has removed much of the historic built form to the north of Friar Gate, particularly along Agard Street, together with many of the former plots and gardens associated with the Friar Gate frontage. Despite these changes, land immediately behind the listed buildings at Nos. 27-32, 35-39 and 41-51 Friar Gate continues to form part of their setting, through its relationship with their rear elevations, former plots and historic outlook. This relationship is particularly important to the Grade I listed No. 41 Friar Gate and the Grade II* listed No. 27, No. 42, Nos. 43-44 and Nos. 47-51 Friar Gate. No. 47 Ford Street also retains a distinct spatial relationship with No. 27 Friar Gate, occupying a position immediately to its rear. The Derby Tall Buildings Study does identify parts of this land as lying within the curtilages of the Grade I, Grade II* and Grade II listed buildings.

16.11 Further north, Markeaton Brook remains a surviving feature of the area's historic context, particularly where it passes St John's Church and St John's Terrace. However, intervening redevelopment means that the former relationship between the Friar Gate houses, their rear plots and the industrial development around the brook is now only weakly legible. The positive contribution made by the surviving elements of this northern setting therefore derives principally from their immediate relationship with the listed buildings, the remnants of their historic plots and the continuing presence of the brook, rather than from any clear sense of a cohesive historic townscape, whose character has been substantially fragmented by later development.

16.12 The existing taller residential and office blocks to the north of Friar Gate make a negative contribution to the significance of the conservation area. As recognised by the Derby Tall Buildings Study, the loss of earlier industrial buildings and their replacement with larger residential and office blocks, has adversely altered the setting of some of the important historic houses along Friar Gate. Their height, massing and contrasting design introduce prominent modern built form into an otherwise predominantly lower-rise historic context. In principle views from Friar Gate, the visual expression of this harm is relatively contained, as the blocks are generally screened or only partially visible. Their influence is most apparent in oblique or glimpsed views along Stafford Street and through gaps in the Friar Gate frontage, together with views from Mill Street and Bridge Street towards the rear of the conservation area. In these views, the blocks form a conflicting backdrop to the historic roofscape and detract, albeit to a limited degree, from the appreciation of the conservation area's architectural and historic interest.

Sensitivity to development of the site

16.13 The sensitivity of the Friar Gate Conservation Area to the development of the Site is **High**.

16.14 The Site includes 18 listed-building entries within the conservation area. Although no physical alterations to these buildings are anticipated, the proposed development has the potential to alter their setting and that of the wider conservation area. The Derby Tall Buildings Study identifies most of this part of the conservation area as having very high sensitivity to tall buildings, reflecting the significance of the Friar Gate frontage, the setting and outlook of its listed houses and the sensitivity of its simple and unified roofscape. Sensitivity is greatest where development could occupy or closely adjoin the surviving rear plots of the higher-graded houses, particularly No. 41 and Nos. 42-51 Friar Gate.

16.15 The loss of former historic buildings such as the silk and elastic factories, and other industrial premises has substantially weakened the legibility of the relationship between the conservation area and the industrial development formerly concentrated around Markeaton Brook. Nevertheless, the immediate rear setting of the Friar Gate houses, surviving elements of their historic plots and the brook itself continue to contribute to its setting. The conservation area therefore retains sensitivity to further development, including the possibility of cumulative change that could gradually increase the prominence of modern built form within its northern backdrop.

Potential for harm to the asset

16.16 The potential for harm to the asset as a result of the proposals is **Medium**.

16.17 While the conservation area is highly sensitive to change, the degree of harm is moderated by the substantial alteration of parts of its historic setting through 20th and 21st century redevelopment.

16.18 Further tall or mid-rise development within the Site has the potential to erode what remains legible of the conservation area’s historic relationship with Markeaton Brook. Depending on its siting, height, massing and design, the proposed development could become visible above or between historic buildings in views from Friar Gate, Stafford Street, Mill Street and Bridge Street, increasing the prominence of modern built form within the northern and eastern parts of the conservation area’s backdrop. Potential effects would be greatest where development forms part of the immediate rear backdrop to No. 41 and Nos. 42-51 Friar Gate. At the eastern end, development close to No. 47 Ford Street could also harm the spatial relationship with No. 27 Friar Gate. Harm could also arise where the layout and massing of

development weakens the surviving relationship between the listed buildings on Friar Gate and their rear plots, curtilage land and historic outlook.

16.19 Along Friar Gate in particular, development rising above or appearing through gaps in the historic frontage could distract from the striking long, horizontal eaves lines of the Georgian roofscape. When considered alongside the existing mid-rise blocks, further development could progressively consolidate a more prominent modern backdrop and further erode the historic setting.

16.20 At the anticipated maximum height of approximately 20m, the principal effect is expected to have a more localised impact within and around the conservation area, rather than a significant change to the wider city skyline. Where development remains largely screened behind the historic Friar Gate frontage, any harm would be limited and primarily relate to its influence on the rear setting of the listed buildings. However, where upper storeys rise above the prevailing roofline or become visible within existing gaps in the frontage, the effect would be more pronounced, with a greater potential to disrupt the coherence of the Georgian roofscape and the overall appreciation of the conservation area's historic character.

Level of effect

16.21 The development of the Site would have a **Medium** level of effect on the Friar Gate Conservation Area, which would likely equate to **less than substantial harm** to the asset.

Church of St. John the Evangelist (LB1215810) GII*

Table 16.2: Asset Church of St. John the Evangelist summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Physical change	Medium	Low	Low – Less than substantial harm
High	Setting change	Medium	Medium	Medium – Less than substantial harm

Description

16.22 The Church of St John the Evangelist is a Grade II* listed parish church constructed in 1828 to designs by Francis Goodwin. Built in stone in an Early English

Gothic style, it comprises a nave with aisles and galleries, an apsidal chancel added in 1871, and four prominent corner turrets with castellated caps. The church remains in active ecclesiastical use and retains its principal historic form. It is located at the junction of Bridge Street and Mill Street and forms a local landmark, particularly in views along Bridge Street and from Agard Street. The Church is part of the Friar Gate Conservation Area.

16.23 The significance of Church of St. John the Evangelist is drawn from the following values:

- **Historical value**: The asset derives its historical value from its association with being Derby's only surviving commissioner's Church built by the renowned architect Francis Goodwin.
- **Aesthetic value**: The asset derives its aesthetic designed value from being an accomplished example of Early English Gothic Revival architecture. Its stone elevations, embattled parapets and prominent corner turrets create a distinctive architectural composition and landmark silhouette.
- **Communal value**: The Church of St. John the Evangelist derives its communal spiritual value from its longstanding and continuing use as a place of worship, together with its prominent presence within the surrounding townscape.

16.24 The importance of this asset is therefore **High**.

Contribution of setting

16.25 The setting of the asset makes a positive contribution to its significance. Its detached position and immediate open surroundings allow its architectural form, corner turrets and landmark silhouette to be appreciated, particularly in views along Bridge Street, Mill Street and Agard Street. That said, trees within its immediate setting do impede some key views of its principal and rear elevation, particularly from long views down Mill and Bridge Street. St Johns Terrace also forms an important element of the asset's setting, helping to illustrate the church's historical role as a prominent focus of early 19th century urban growth around Markeaton Brook.

16.26 The introduction of mid-rise apartment blocks within the church's setting has created a distracting foreground in views towards the asset, weakening its landmark prominence. This is particularly apparent in views from Bridge Street, Markeaton Bridge and along Agard Street.

Contribution of the site to asset's significance

16.27 The asset lies within the Site boundary, and the surrounding parts of the Site make a mixed contribution to its significance. Mid-rise apartment blocks within its setting introduce visual distraction and weaken its prominence as a local landmark, particularly in views along Agard Street. Conversely, historic buildings such as St John's Terrace and Nos. 18 and 20 Bridge Street make a positive contribution, helping to illustrate the church's historical relationship with the surrounding 19th century development around Markeaton Brook.

Sensitivity to development of the site

16.28 The sensitivity of the Church of St John the Evangelist to the development of the Site is **Medium**.

16.29 The asset has seen much of its historic setting eroded through modern development, particularly down Agard Street, Mill Street and towards the north end of Bridge Street. Despite this, its distinctive form and silhouette remain clearly appreciable in most of the key views that contribute to its significance. The continued visual and spatial relationship between the church, St John's Terrace and Nos. 18 and 20 Bridge Street also remains an important element of its historic setting. Sensitivity is therefore greatest within these key views and around the surviving historic buildings, while the more substantially altered parts of the Site have greater capacity to accommodate carefully sited development.

Potential for harm to the asset

16.30 The potential for harm to the asset as a result of the proposals is **Medium**.

16.31 No physical alteration to the asset is anticipated. However, further mid-rise development within its setting could increase the prominence of modern built form in views towards the church, particularly along Agard Street and from Markeaton Bridge. Depending on its siting, height and massing, development could form a distracting foreground or backdrop, compete with the church's distinctive silhouette and further weaken its prominence as a local landmark.

16.32 Existing mid-rise development has already altered the church's wider setting and consequently provides some capacity to accommodate further carefully sited development of a comparable scale. The potential for harm would therefore be lower where new development is closely associated with existing blocks and avoids further intrusion into key views. Harm would be greater where development interrupts the

remaining clear views of the church or weakens its visual and spatial relationship with St John's Terrace and Nos. 18 and 20 Bridge Street.

Level of effect

16.33 The development of the Site would have a **Medium** level of effect on the Church of St John the Evangelist, which would likely equate to **less than substantial harm** to the asset.

1-5 St Johns Terrace (LB1229191) GII

Description

16.34 Nos. 1-5 St John's Terrace comprise a Grade II listed terrace of five small villas dating from the early to mid-19th century. The two-storey range is finished in stucco beneath slate roofs and has a regular frontage of sash windows and narrow, two-storey canted bays. Each property has a recessed entrance with a four-panelled door and a rectangular fanlight featuring diamond-pattern glazing. The terrace retains much of its original architectural form and continues to define the southern side of Markeaton Brook. The asset forms part of the Friar Gate Conservation Area.

Table 16.3: Asset 1-5 St Johns Terrace summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Medium	Physical change	Low	Low	Low – Less than substantial harm
Medium	Setting change	Low	Low	Medium – Less than substantial harm

16.35 The significance of 1-5 St Johns Terrace is drawn from the following values:

- **Historical value**: The asset illustrates the expansion of residential development around Markeaton Brook during the early 19th century. Constructed around the same time as the nearby Church of St John the Evangelist, the terrace forms part of a surviving group associated with the westward growth of Derby.
- **Aesthetic value**: The asset derives aesthetic designed value from its modest Regency character. Its stuccoed elevations, two-storey bay sash windows and recessed entrances create a coherent architectural design. Its modest scale

also reflects the varied character and status of residential development within the wider Friar Gate area.

16.36 The importance of this asset is therefore **Medium**.

Contribution of setting

16.37 The setting of the asset makes a positive contribution to its significance. Its location beside Markeaton Brook provides an important historic and spatial context, while its relationship with the Church of St John the Evangelist, its landscaped churchyard and the historic buildings along Bridge Street helps illustrate the area's early 19th century development. The terrace's consistent scale and frontage remain appreciable in short views from Bridge Street and around the church. Modern development has introduced larger built form into its wider backdrop and weakened aspects of its historic setting, although its principal relationship with the brook, church and surrounding historic townscape remains legible.

Contribution of the site to asset's significance

16.38 The asset lies within the Site boundary, and the surrounding parts of the Site make a mixed contribution to its significance. Its setting is relatively contained, with its immediate historic and spatial relationships with Markeaton Brook and the Church of St John the Evangelist making the principal contribution to its significance. Modern low- to mid-rise development along Agard Street, Mill Street and towards the northern end of Bridge Street has eroded the wider historic townscape within which the asset was formerly experienced. However, these buildings are largely obscured from its principal elevation and key views, or are experienced only as part of its wider backdrop, and therefore make a neutral contribution to its significance.

Sensitivity to development of the site

16.39 The sensitivity of the 1-5 St Johns Terrace to the development of the Site is **Low**.

16.40 The asset has seen much of its historic setting eroded through modern development, particularly down Agard Street, Mill Street and towards the north end of Bridge Street. Despite this, the elements that principally contribute to its significance remain clearly appreciable, including its coherent architectural character and its historic and spatial relationships with Markeaton Brook and the Church of St John the Evangelist. The asset is therefore most sensitive to development that could affect

these immediate relationships, while its already altered wider setting has greater capacity to accommodate carefully designed change.

Potential for harm to the asset

16.41 The asset is unlikely to be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

16.42 The elements of its setting that principally contribute to its significance are relatively contained and comprise its immediate historic and spatial relationships with Markeaton Brook and the Church of St John the Evangelist. Provided that these relationships are retained, development within the wider Site is unlikely to materially affect the appreciation of the asset's significance.

16.43 The terrace is substantially screened by surrounding development and appears to have limited visibility from publicly accessible locations. The more distant parts of the Site therefore have little visual relationship with the asset and principally form part of an already altered backdrop that makes a limited contribution to its significance. Development within these areas would be unlikely to be experienced prominently in combination with the terrace. The potential for harm would principally arise only where development encroaches upon its immediate brookside setting or interrupts its relationship with the church.

16.44 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

16.45 The development of the Site would have a **Low** level of effect on the 1-5 St Johns Terrace, which would likely equate to **less than substantial harm** to the asset.

2-8 Brook Street (LB1287926) GII

Description

16.46 Nos. 2-8 Brook Street comprise a Grade II listed row of terraces dating from the early 19th century. The range is two storeys and constructed in red brick beneath slate roofs, with sash windows, a continuous stone sill band and several blocked openings. Each property has a timber pilaster doorcase with a rectangular fanlight,

shallow weather hood and six-panelled door. Stone-slab forecourt walls extend across the frontage and flank the individual entrance paths. The terrace retains its modest historic scale and forms part of the surviving early 19th century development along Brook Street.

Table 16.4: 2-8 Brook Street summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Medium	Physical change	High	Low	Low – Less than substantial harm
Medium	Setting change	High	Low	Low – Less than substantial harm

16.47 The significance of 2-8 Brook Street is drawn from the following values:

- **Historical value**: The asset derives historical illustrative value from demonstrating the expansion of modest residential development along Brook Street during the early 19th century, as Derby grew around Markeaton Brook.
- **Aesthetic value**: The asset derives aesthetic designed value from its coherent and restrained early 19th century character. Its two-storey scale, red-brick elevations, slate roofs, sash windows, continuous stone sill band and timber doorcases create a consistent architectural frontage. The surviving stone-slab forecourt walls and entrance paths further contribute to the composition and traditional character of the terrace.

16.48 The importance of this asset is therefore **Medium**.

Contribution of setting

16.49 Its proximity and spatial relationship with Markeaton Brook provide an important historic context for the asset, illustrating how the watercourse influenced the pattern and character of early 19th century development in this part of Derby. The former mills located on the opposite side of Brook Street make a modest positive contribution to the assets historical value through their historic association with the area's industrial and residential growth. This relationship is most clearly appreciated in limited views where the terrace and mills are experienced in combination. However, intervening modern development and vegetation has eroded much of their former historic context and weakened the legibility of this relationship.

Contribution of the site to asset's significance

16.50 The asset lies within the Site boundary, and its immediate surroundings make a mixed contribution to its significance. The spatial and historic relationship with Markeaton Brook makes a positive contribution to the asset's significance by illustrating how the watercourse influenced the location, orientation and pattern of early 19th century development in this part of Derby. The terrace's alignment alongside the brook preserves the legibility of this historic relationship, while the relatively open brookside setting contributes to the appreciation of its modest scale and architectural character.

16.51 The surrounding built form, particularly the low-rise building to the west of the asset, makes a largely neutral contribution to its significance. Although it has no meaningful historic or architectural relationship with the terrace, its modest scale limits its visual prominence and allows the asset's historic form and character to remain readily appreciable.

Sensitivity to development of the site

16.52 The sensitivity of the 2-8 Brook Street to the development of the Site is **Low**.

16.53 The asset occupies the northern edge of the Site, with development anticipated to take place to the south. Although modern development has altered its wider setting, the terrace's modest scale and architectural character remain clearly appreciable in views towards its principal elevation. The asset is therefore most sensitive to development immediately behind it that could become prominent in these views or affect its relationship with Markeaton Brook and the former mills.

Potential for harm to the asset

16.54 The asset is unlikely to be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

16.55 Development concentrated farther south is likely to have a limited relationship with the asset due to the intervening built form and the already altered character of its wider surroundings. However, development immediately behind the terrace could cause harm where its height, massing or proximity introduces a competing element within views towards the principal elevation, distracting from the appreciation of the asset's modest scale, historic form and architectural character. The potential for harm would also increase where development weakens the surviving relationship between the terrace, Markeaton Brook and the former mills.

16.56 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

16.57 The development of the Site would have a **Low** level of effect on the 2-8 Brook Street, which would likely equate to **less than substantial harm** to the asset.

Interactions with WHS

16.58 The Site lies outside both the Derwent Valley Mills World Heritage Site and its buffer zone, with the nearest component of the inscribed property being the Derby Silk Mill, now the Museum of Making, to the east. Although its proximity to Markeaton Brook places the Site within Derby's wider industrial context, no specific historical association or legible functional or visual relationship has been identified between the Site and the mills, settlements, watercourses and other attributes that convey the Outstanding Universal Value of the World Heritage Site. Any relationship is further weakened by the dense intervening townscape. The Site therefore forms part of the wider urban surroundings of the World Heritage Site but makes no discernible contribution to its Outstanding Universal Value or to the significance derived from its setting.

Non-designated heritage assets

16.59 There are six non-designated heritage assets within the Site.

Table 16.5: Summary of non-designated heritage assets within the Site

Name	Derby HER Ref.	Description	Heritage Importance
The Ram Public House	MDR13922	No. 84 Bridge Street, is an early 19th century, three-storey brick building occupying a corner plot. It has a rendered ground floor, a hipped slate roof and retains most of its original multi-paned sash windows.	Medium
The Woodlark Public House	MDR13923	Nos. 76–80 Bridge Street, is an early 19th century, three-storey	Medium

Name	Derby HER Ref.	Description	Heritage Importance
		brick building with a rendered frontage and pitched slate roof. Its upper floors retain their original multi-paned sash windows. After 1841, the building accommodated two public houses: the Woodlark and the Mechanics Arms.	
Banks Mill Bridge Street	MDR4475	Five-storey brick-built former silk mill completed during the 1860s by John and William Rickard. It comprises 11 bays facing Brook Street and four bays returning onto Bridge Street, with a surviving staircase tower and boiler chimney. Banks & Co used the building between the 1930s and around 1980 to manufacture goods including tarpaulins, sacks, ropes and blinds. It was subsequently converted into artists' studios.	Medium
The Maypole Public House	MDR13924	No. 42 Brook Street, is a two-storey brick building originating as a pair of cottages constructed between 1819 and 1838. It had become a public house by 1863 and retains a traditional frontage with decorated timber pilasters, oversized corbels and a fascia sign beneath a pitched slate roof.	Medium
Lamp posts	MDR16523	A group of traditional-style lamp posts lines the walkway beside Markeaton Brook between Bridge Street and Ford Street. The HER records that their original top brackets had been replaced by 1986, before the posts were repainted and fitted with more traditional brackets by 1989.	Low

Name	Derby HER Ref.	Description	Heritage Importance
Weir and cobbled ramp	MDR12202	A curved weir and associated cobbled ramp form a historic feature within Markeaton Brook. The weir is absent from the 1852 Board of Health map but appears on the first-edition Ordnance Survey map of around 1880, indicating a mid- to late 19th century date.	Low

Historic landscape character

16.60 The historic landscape character of the Site was formerly defined by planned residential and industrial development, predominantly comprising terraced housing and working mills concentrated around Markeaton Brook. Large parts of this historic townscape were subsequently cleared and redeveloped, resulting in the present combination of surviving historic buildings and modern development.

Archaeological potential

16.61 The archaeological potential of the Site is considered to be **Medium-High**. The Site is located on the north-western periphery of Derby's historic core, immediately west of the City Centre Archaeological Alert Area. The City Centre Archaeological Alert Area captures the likely extent of medieval town of Derby based on John Speed's map of 1610 and numerous examples of significant medieval archaeological remains have been found within the area. To the south, it partially borders Friar Gate, one of the town's medieval thoroughfares, while to the west it adjoins the Nuns Street Archaeological Alert Area, which relates to the former c.12th century nunnery of St Mary de Pratis (MDR4462), as identified from John Speed's map of 1610. Markeaton Brook runs through the centre of the Site and has helped shape the historical development of the area, with the brook being the site of water management, culverting and water-powered industrial activities since the medieval period onwards.

16.62 The line of the probable Roman road Ryknield Street (MDR4600 and MDR10207) is recorded immediately west of the Site, indicating a potential for Roman remains within the area.

16.63 Archaeological investigations have been undertaken within the Site and on both sides of the brook. A trench evaluation (MDR23833) to the south of the Brook in 2022 recorded the extensive remains of 19th century features, comprising pits, brick walls and sewer features. Another investigation at the site of the former Baptist chapel (MDR7876) also uncovered a large number of post-medieval burials which belonged to the former Baptist burial ground within the east of the Site.

16.64 To the north of the Brook, an evaluation (MDR11305) took place in 2007, and located features relating 19th century buildings, kiln waste deposits, and potential clay-pipe manufacturing. In addition, the HER has several points labelled as ‘sites of’, such as MDR11232 Albert Green Mill, MDR10305 Elastic Factory, MDR7876 Baptist Chapel and most notably MDR10207 Ryknield Street Roman Road. A single findspot is located to the western boundary of the Site, which comprised a pilgrim’s flask being located and dated somewhere between the 4th-7th centuries.

Heritage assets with the potential to experience setting change

16.65 The following designated heritage assets have been identified as having the potential to experience effects to significance due to development within the Site as a result of changes to setting:

- Rykneld Mill (LB1215910) GII*;
- The Powell Seat Company Limited Former Warping Mill (LB1386061) GII; and
- Friar Gate Conservation Area Listed Buildings.

The Powell Seat Company Limited Former Warping Mill and Rykneld Mill

Summary

16.66 The assets comprise two closely related early 19th century red-brick mill buildings located between Brook Street and Lodge Lane. Rykneld Mill is the larger, multi-storey complex, formed of several ranges of varying height arranged around an internal courtyard. The Powell Seat Company Former Warping Mill is a smaller range on Lodge Lane, constructed as an integral component of Rykneld Mill. Together, they form a substantial surviving group of former industrial buildings.

Table 16.6: The Powell Seat Company, Rykneld Mill and Ministers House summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
Medium	Setting change	Low	Low	Low – Less than substantial harm

Significance

16.67 The significance of The Powell Seat Company and Rykneld Mill is drawn from the following values:

- **Historic Value**: The assets derive group historic value from being a rare surviving early 19th century silk-manufacturing complex that illustrates the importance and development of Derby's textile industry around Markeaton Brook.
- **Aesthetic Value**: The assets derive group aesthetic value from the buildings' substantial industrial scale, robust red-brick construction and regular arrangement of window openings. The varied height and massing of the mill ranges, together with their close arrangement around the surviving courtyard, create a distinctive and imposing industrial composition.

Contribution of setting

16.68 The assets have largely been isolated from their historic setting by the modern development that now surrounds them. Their setting is therefore principally defined by their historic relationship with Markeaton Brook and the surviving historic buildings such Banks Mill. These elements help illustrate the industrial and residential growth that developed around the watercourse and provide a context for understanding the mills' former function and place within the historic townscape. Later modern redevelopment has substantially fragmented this historic value and contributes negatively to the assets' significance.

Contribution of the site to asset's significance

16.69 Although the assets are largely enclosed by modern development, their substantial height allows them to remain visible in limited views alongside historic buildings such as Banks Mill and 2-8 Brook Street. These combined views provide some appreciation of the mills' wider industrial context and the concentration of

textile manufacturing formerly found in this area. However, intervening modern development has substantially fragmented the historic setting, meaning that these relationships are now only weakly legible and make a modest positive contribution to the assets' significance.

Sensitivity to development of the site

16.70 The sensitivity of The Powell Seat Company and Rykneld Mill to the development of the Site is **Low**.

16.71 Although the Site makes a modest positive contribution to the asset's significance through the way in which it is experienced, this contribution is limited. Development within the Site is therefore unlikely to affect the elements that principally contribute to the asset's significance.

Potential for harm to the asset

16.72 The asset is will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

16.73 The elements of the assets setting that principally contribute to its significance are Banks Mill, 2-8 Brook Street and Markeaton Brook. Development within the Site could affect the limited views in which these elements are experienced in combination, potentially weakening the appreciation of the assets setting. However, these relationships are already substantially fragmented by intervening modern development and are only weakly legible.

16.74 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

16.75 The development of the Site would have a **Low** level of effect on The Powell Seat Company and Rykneld Mill, which would equate to **less than substantial harm** to the asset.

Listed Buildings within Friar Gate Conservation Area

- Friar Gate 21-22 (LB1216455);
- Friar Gate 23 (LB1366060);

- Friar Gate 60A (LB1287595);
- Friar Gate 61-62 (LB1216579);
- Friar Gate 67-67A (LB1216582); and
- Friar Gate 100 (LB1227745).

Summary

16.76 These assets have been scoped into the assessment principally because they are experienced in combination with the wider Friar Gate Conservation Area, particularly the listed-building frontage along Friar Gate that forms the southern boundary of the Site. Although they do not form a single spatially coherent group, they have been assessed together because they share similar setting considerations and the proposed development has the potential to affect how they are experienced in relation to the wider historic frontage.

16.77 The assets comprise six Grade II listed buildings dating from the mid-18th to late 19th centuries, predominantly constructed in red brick. Nos. 61-62 and No. 100 are mid-18th century, three-storey Georgian buildings characterised by sash windows, modillion eaves cornices and decorative doorcases. No. 60A is slightly later, dating from the late 18th century, and occupies a prominent corner position with a half-hipped slate roof. Nos. 21-22 date from the early to mid-19th century and have a comparatively restrained, parapeted frontage, altered at ground-floor level by a later shopfront.

16.78 The later buildings provide greater architectural variety. Nos. 67-67A are lower, two-storey buildings dating from the mid-19th century, distinguished by a shallow bay window and later shopfront extension. No. 23 dates from the late 19th century and contrasts with the predominantly Georgian character of the group through its gabled frontage, stone dressings and mullioned and transomed windows. Collectively, the buildings illustrate the development of Friar Gate from a street of Georgian townhouses to a more varied 19th century commercial frontage.

Table 16.7: Listed Buildings within Friar Gate Conservation Area summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	High	Medium	Medium – Less than substantial harm

Contribution of setting

16.79 The setting of the listed buildings is principally defined by Friar Gate and the surrounding historic buildings that form its predominantly continuous frontage. Their shared alignment, domestic scale and varied Georgian and 19th century architecture allow these listed buildings to be experienced as part of the historic development of Friar Gate and contribute to the understanding of the street as Derby's historic western approach. The adjoining streets and surviving spaces between and behind the buildings also provide views of their rooflines, rear elevations and former plot arrangements, although some of these relationships have been weakened by later redevelopment.

Contribution of the site to asset's significance

16.80 The Site makes a generally positive contribution to the significance of the group of listed buildings within the conservation area. This is principally through the surviving historic frontage along Friar Gate, whose traditional scale, varied architectural character and historic form allow the buildings to be appreciated as part of the wider Georgian and Victorian streetscape. As the listed buildings are located at different points along Friar Gate, largely around the edges of the Site, the Site is generally experienced in combination with the wider historic frontage and in oblique views, rather than as a direct backdrop to each individual building.

16.81 The modern development within the northern part of the Site makes a limited negative contribution to the significance of the grouped listed buildings. Although generally of a considered design, with its height and massing handled with some care, glimpses of its upper storeys remain visible above and between the historic buildings. In these oblique and filtered views, the development forms a contrasting modern backdrop that locally weakens the visual coherence of the historic roofscape and detracts, to a limited degree, from the appreciation of the buildings and their collective architectural character. This effect remains relatively contained because the modern development is generally screened or only partially visible, while the historic Friar Gate frontage remains the dominant visual focus. The Derby Tall Buildings Study identifies a need to consider the incremental cumulative effects of taller development and for heights to step-down towards the existing lower-rise context. In this sensitive location, further development within the Site could consolidate the modern backdrop and progressively increase its prominence within the setting of the listed buildings.

Sensitivity to development of the site

16.82 The sensitivity of the Listed buildings within the Friar Gate Conservation Area to the development of the Site is **High**.

16.83 The significance of the group of listed buildings at Nos. 21-23, 60A, 61-62, 67-67A and 100 Friar Gate is principally derived from their architectural and historic interest and their contribution to the wider historic streetscape. As they are generally positioned around the edges of the Site, development would mostly be experienced in oblique and filtered views, in combination with the wider Friar Gate frontage. Existing buildings and the historic frontage do provide some screening; however, the assets remain particularly sensitive to development whose height, scale or massing could become visible above or between the historic buildings, increase the prominence of the modern backdrop or detract from the coherence of the simple and unified roofscape.

Potential for harm to the asset

16.84 The listed buildings will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

16.85 Potential effects could vary according to the listed buildings position in relation to the Site and the proposed development. Nos. 21-23 at its eastern end and Nos. 60A and 61-62 around the Bridge Street junction, where taller built form could become visible above or alongside the historic buildings and increase the prominence of modern development at either end of the Site. This could weaken the buildings' relationship with the wider historic frontage and interrupt the simple roofline and coherent eaves lines that contribute to the appreciation of Friar Gate's historic streetscape.

16.86 No. 100 would principally experience the proposed development in views across Friar Gate and in combination with Nos. 21-23, rather than as part of its immediate setting. Harm could arise where development becomes visible behind the northern frontage and affects the appreciation of the historic buildings on opposing sides of the street. Nos. 67-67A are further west and are more separated from the Site by intervening development; effects on these buildings are therefore likely to be more limited and confined mainly to oblique views along Friar Gate or from any proposed taller development along Brick Street and Mill Street.

16.87 Therefore, the potential for harm to the asset as a result of the proposals is **Medium**.

Level of effect

16.88 The development of the Site would have a **Medium** level of effect on the Listed buildings within the Friar Gate Conservation Area, which would equate to **less than substantial harm** to the asset.

Setting effects to WHS

16.89 The ZTV indicates that development within the Site may be theoretically visible from parts of the Derwent Valley Mills World Heritage Site and its wider setting. However, theoretical visibility does not necessarily give rise to an effect on its Outstanding Universal Value. The proposed development, with a maximum height of approximately 20m, is not expected to result in a material change to the setting of the Derwent Valley Mills World Heritage Site or affect its Outstanding Universal Value. It would be separated from the River Derwent and the green 'cradle' corridor by several streets of dense intervening development and would stand within an established modern townscape along Agard Street and Bridge Street containing buildings of comparable scale. Its location, scale and degree of separation mean that it would not introduce a competing visual element or otherwise affect the experience or appreciation of the attributes that convey Outstanding Universal Value. No harm to the World Heritage Site through change to its setting is therefore anticipated.

Recommendations

16.90 As per the proposed site-specific policy, development should aim to preserve the significance of the Friar Gate Conservation Area and associated listed buildings through a layout, scale and massing that responds positively to the historic townscape. It is recommended that the site allocation boundary be amended to exclude the listed buildings, as these are likely to be retained and not proposed for redevelopment. The potential effects of developments on their significance, including the contribution made by their settings, should continue to inform the site-specific policy. Development should preserve the contribution made by surviving rear plots, curtilage land and spatial relationships associated with the listed buildings on Friar Gate, particularly Nos. 27-32, 41-51 Friar Gate and No. 47 Ford Street. Building heights should reduce towards Friar Gate where feasible and avoid creating a visually dominant backdrop to the historic frontage. Opportunities should be taken to retain, reveal and reinforce historic plot patterns, routes and townscape grain and this should therefore be added into the proposed site-specific policy.

16.91 The Site has likely experienced high levels of disturbance and truncation from its urban evolution with the results of an archaeological excavation in 2022

suggesting that some of the buildings were terraced during construction, removing the topsoil and subsoil and building straight onto the substratum (MDR23833). However, urban developments by nature are inconsistent in their construction, and urban accretion is certainly possible within the Site. Furthermore, given the proximity to Markeaton Brook, there is potential for geoarchaeological and palaeoenvironmental evidence to be present within the Site. Site specific policy should therefore likely require archaeological desk-based assessment with potential mapping, a geoarchaeological assessment and field evaluation where possible/practicable, along with a specific post-excavation and publishing requirement.

Chapter 17

Cumulative Effects for Northern Gateway, University of Derby City Centre Hub, Abbey Street Car Parks, Babington Lane Car Park and North Castleward

N.B. This chapter should be read in conjunction with the Addendum which covers the North Castleward Site.

17.1 The individual sites assessments for the Northern Gateway, the University of Derby City Centre Hub, and the Abbey Street Car Parks sites have all identified that development within these sites (as individual sites) would result in low or medium risk of harm to the Friar Gate Conservation Area, taking the highest level of individual effect as the starting point for cumulative effects. Cumulatively, the risk of harm to the Friar Gate Conservation Area as a result of the development of those three sites would be greater than each individual site, but that level would be at a Medium-Low risk of harm. Whilst the development of all three sites would result in some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest, nor would it affect the significance of the listed buildings within it. Given the high importance of the conservation area as a statutorily-designated asset, this would result in a low overall level of effect.

17.2 The individual assessments for the Northern Gateway, Abbey Road Car Park and North Castleward Sites have identified that development within these sites would result in both a high and low risk of harm to the City Centre Conservation Area. Cumulatively, the risk of harm to the City Centre Conservation Area as a result of the development of all of these sites would be greater than the sites individually, in the respect that the development of the sites would represent a noticeable change within a predominantly low-rise urban environment and may be visible in views from the southern and northern edges of the conservation area. Noting that the individual risk of harm to the conservation area is high as a result of the Northern Gateway Site being located partially within the conservation area, the cumulative risk of harm would remain high but would not result in substantial harm. Given the high importance of the asset as a statutorily-designated asset, this would result in a medium overall level of effect.

17.3 The individual assessments for the Babington Lane Car Park Site and the North Castleward Site have identified that development within these sites would result in a

medium and low risk of harm, respectively, to the Green Lane and St Peters Conservation Area. Cumulatively, the risk of harm to the Green Lane and St Peters Conservation Area as a result of the development of all of these sites would be greater than the sites individually, but that risk of harm would remain rated at medium as it would not result in substantial harm. Given the high importance of the asset as a statutorily-designated asset, this would result in a medium overall level of effect.

Appendix A
Allocations Included in Regulation 19

A.1 The table below identifies the site allocations considered for inclusion in this Heritage Impact Assessment and their assessment scope, as agreed by Historic England. Site allocations highlighted in green were scoped into the assessment, whilst those highlighted in orange were scoped out.

Table A.1: Housing allocations (outside of the City Centre)

Ref.	Name	Justification
HA1	Rykneld Road, Littleover	Adopted allocation, principle rolled forward
HA2	Brook Farm, Chaddesden	Adopted allocation, principle rolled forward
HA3	East of Moorway Lane, Littleover	Planning application submitted
HA4	Royal Hill Farm, Spondon	Permitted
HA5	The Hollow, Mickleover	Whilst some parcels are permitted and some have undetermined planning applications, principle of development of the entire allocation is still to be established
HA6	Kingsway Boulevard	Permitted
HA7	Stoney Lane, Spondon	Principle of development to be established
HA8	Former Police Station, Cotton Lane	Permitted
HA9	Bramblebrook House/ Humbleton View, Littleover	Planning application expected imminently
HA10	Elton Road Works, Osmaston	Principle of development to be established, although site nominally identified in adopted regeneration policy AC14 (Osmaston)
HA11	Shaftsbury Street	Principle of development to be established
HA12	North of Sinfin Moor Lane	Permitted
HA13	Former Beaufort Business Centre, Chaddesden	Planning application submitted
HA14	Kitchener Avenue/ Browning Street	Principle of development to be established
HA15	Former Ivy House School	Permitted

Ref.	Name	Justification
HA16	Gypsy and Traveller Site Allocation	Principle of development to be established

Table A.2: Employment allocations

Ref.	Name	Justification
E5	Land south of Wilmore Road (Infinity Park)	Adopted allocation, principle rolled forward and largely permitted
E6	SmartParc, Spondon	Adopted allocation, principle rolled forward and largely permitted
E7	Indurent Park	Adopted allocation, principle rolled forward and largely permitted
E8	Rolls-Royce Operations	New area of employment land identified – principle of development to be established

Table A.3: City Centre – Residential led, mixed use site allocations

Ref.	Name	Justification
CC4a	Land at the former Friar Gate Goods Yard	Permitted
CC4b	Remaining land at the former Full Street Police Station	Permitted
CC4c	Northern Gateway	Principle of development to be established
CC4d	Bradshaw Way	Permitted
CC4e	The Eagle Quarter	Permitted
CC4f	Abbey Street Car Parks	Principle of development to be established
CC4g	Babington Lane Car Parks	Principle of development to be established
CC4h	Remaining land at Becketwell	Permitted

Table A.4: City Centre – New and expanded communities

Ref.	Name	Justification
CC11	Derby Riverside	Area being considered as part of separate masterplanning exercise

Ref.	Name	Justification
CC13	Railway Station Quarter	Principles established through Interim Planning Guidance (IPG)
CC14	North Castleward	Area being considered as part of separate masterplanning exercise

Table A.5: City Centre – Non-residential regeneration opportunities

Ref.	Name	Justification
CC5a	The Market Place	Replacement scheme for Assembly Rooms permitted
CC5b	Derby Museum, Art Gallery and Library	Policy supports improvements to existing buildings and spaces
CC12	University of Derby City Centre Hub	Whilst some development has been completed, principle of development of the wider area still to be established

Appendix B

Chapter 15 Listed Buildings Statements of Significance

B.1 The following table provides summary descriptions and statements of principal significance for the listed buildings considered in **Chapter 15** of this assessment. Where appropriate, assets have been grouped according to their shared architectural and historic character and their relevance to the assessment; buildings with a more distinctive significance or relationship to the Site are considered separately.

Table B.1: Summary of listed buildings

Name of Designated Asset/s	Description	Significance
28, 29, 30-31, 32, 35-39, 45 and 46 Friar Gate (GII Listed Buildings)	Nos. 28, 29, 30-31, 32, 35-39, 45 and 46 Friar Gate comprise a group of Grade II listed buildings occupying the northern side of Friar Gate. Nos. 28-32 and 45 date principally from the mid-18th century, Nos. 35-39 form an early 19th century terrace, and No. 46 dates from the mid-19th century. Principally constructed as houses, several have undergone later alterations, including the insertion of commercial frontages. The buildings are predominantly three storeys in height and constructed in red or painted brick, with stucco and roughcast finishes to parts of Nos. 35-39. They retain varied historic details, including sash windows, stone dressings, doorcases and moulded cornices, although some windows, ground-floor elevations and roof coverings have been replaced. Together, they form a broadly continuous historic frontage to Friar Gate.	Their principal significance derives from their architectural and historic interest as a surviving group of 18th and 19th century town houses, illustrating the gradual development of Friar Gate.

Name of Designated Asset/s	Description	Significance
47 Ford Street (GII LB1216187)	No. 47 Ford Street is a Grade II listed building dating principally from the early 19th century, although it is considered likely to incorporate 17th century fabric. Adjoining the rear of No. 27 Friar Gate, it is a modest two-storey red-brick building comprising two sections of slightly different height, with sash and casement windows, plain doorways, simple eaves and a tiled roof. Although some openings have been altered, it retains its traditional scale and form. Its setting is closely associated with No. 27 and the wider listed group along Friar Gate, forming part of the smaller-scale historic development behind the principal street frontage.	Its principal significance derives from its historical value as part of the smaller-scale development formerly located behind the principal Friar Gate frontage, reinforced by its relationship with No. 27. Its traditional scale, form and materials provide aesthetic value, while the possible survival of 17th century fabric also gives it some evidential value.
27 Friar Gate (GII* LB1216457)	No. 27 Friar Gate is a Grade II* listed mid-18th century town house occupying the northern side of Friar Gate at its junction with Ford Street. It is a three-storey, five-bay red-brick building with sash windows, stone bands and a Tuscan stone doorcase, enriched by shaped stone window surrounds, pediments and a modillion eaves cornice. A large openwork gilded clock face is mounted on its gable. The principal elevation retains much of its Georgian character and forms part of the continuous historic frontage along Friar Gate. The building adjoins No. 47 Ford Street to the rear.	Its principal significance derives from the historical and aesthetic value of its well-preserved Georgian character, formal proportions and elaborate stone detailing. Its prominent corner position and distinctive gilded clock face make an important contribution to the character and appearance of Friar Gate.
41 Friar Gate (GI LB1287620)	No. 41 Friar Gate, known as Pickford's House, is a Grade I listed town house constructed around 1770 by the architect Joseph Pickford as his family home. The building occupies the	Its principal significance derives from its exceptional historical and aesthetic value as a particularly fine

Name of Designated Asset/s	Description	Significance
	northern side of Friar Gate and has a three-storey, five-bay red-brick frontage with stone dressings, sash windows and a recessed central bay set beneath a tall round-headed arch. Its elaborate entrance, open pediment and surviving decorative interiors reflect its original high-status domestic function. It is now operated as a museum presenting Georgian domestic life. A garden and parking area occupy part of its former plot to the rear, which extends northwards towards the Site.	Georgian town house designed by Joseph Pickford as his family home. Its architectural quality, surviving interiors and association with Pickford illustrate high-status domestic life in 18th century Derby, while its museum use also provides communal value.
42 and 43-44 Friar Gate (GII* Listed Buildings)	Nos. 42 and 43-44 Friar Gate comprise two Grade II* listed Georgian town houses dating from around the 1770s and occupying the northern side of Friar Gate. Both are three-storey, five-bay red-brick buildings with stone dressings and sash windows. No. 42 has a projecting central bay and pedimented stone doorcase, while Nos. 43-44 feature Venetian windows, an arcaded first floor and a Roman Doric entrance. Originally constructed as high-status houses, they have subsequently been adapted to other uses, but their principal elevations retain much of their Georgian character.	Their principal significance derives from their historical and aesthetic value as substantial Georgian town houses with refined classical elevations and surviving architectural detailing. Their close relationship and consistent scale also give them strong group value within the historic Friar Gate frontage.
47-51 Friar Gate (GII* 1287582)	Nos. 47-51 Friar Gate, known as The Terrace, comprise a single Grade II* listed building constructed during the late 18th or early 19th century, possibly incorporating earlier fabric associated with the former County Gaol. The building has been attributed to the Derby architect Thomas Cooper and was constructed as a symmetrical	Their principal significance derives from the historical and aesthetic value of the imposing late Georgian residential range. Its formal symmetry, ashlar frontage and refined detailing make a

Name of Designated Asset/s	Description	Significance
	residential range. Its three-storey, 11-bay ashlar frontage has a projecting pedimented centre, rusticated quoins, ornamented window surrounds, projecting entrance porches and a dentilled eaves cornice. The range has subsequently been subdivided and adapted to later uses, although its formal principal elevation remains substantially intact.	particularly strong contribution to Friar Gate, while its possible association with the former County Gaol and architect Thomas Cooper adds to its historical interest.
56-57, 58 Friar Gate, 59-60 Friar Gate and 2 Bridge Street, 4-6 and 18-20 Bridge Street (GII Listed Buildings)	Nos. 56-60 Friar Gate and Nos. 2, 4-6 and 18-20 Bridge Street comprise a group of Grade II listed former houses dating from the mid-18th to early 19th centuries. Predominantly three storeys and constructed in red brick, they retain sash windows, stone dressings and classical doorcases, although No. 58 is a smaller two-storey house. Nos. 59-60 Friar Gate and No. 2 Bridge Street form a single late 18th century building that turns the corner between the two streets. Nos. 4-6 and 18-20 Bridge Street are early 19th century ranges forming part of the historic development extending northwards from Friar Gate. Together, the buildings define the junction and provide a coherent transition between the Friar Gate frontage and the smaller-scale historic townscape of Bridge Street.	Their principal significance derives from their historical and aesthetic value as a surviving group of 18th and early 19th century buildings illustrating the development of Friar Gate and Bridge Street. Their traditional scale, materials and arrangement define the junction and provide a coherent transition between the two historic streets.

References

1 Chartered Institute for Archaeologists, Institute of Historic Building Conservation and Institute of Environmental Management and Assessment (2021) Principles of Cultural Heritage Impact Assessment in the UK

2 Historic England (2015) The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3

3 Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

4 Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

5 UNESCO (2022) *Guidance and toolkit for impact assessments in a World Heritage context*.

6 All listed buildings, regardless of grade, benefit from the same statutory protection for their fabric and setting conferred by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. All are treated as assets of 'high' importance as a matter of course, unless otherwise stated.

7 UNESCO (2011) World Heritage Resource Manual – Preparing World Heritage Nomination (2nd edition)

8 UNESCO (2020) Derwent Valley Mills Word Heritage Site Management Plan 2020-2025

9 Historic England (2015) The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3

10 Urban Initiatives Studio (2021) Derby Tall Buildings Study

11 World Heritage Committee (2025) State of Conservation Report for the Derwent Valley Mills World Heritage Site (WHS)

12 Urban Initiatives Studio (2021) Derby Tall Buildings Study

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14 Derby City Council (2012) *Friar Gate Conservation Area Appraisal and Management Plan*.

15 Derby City Council (2013) *Green Lane and St Peter's Conservation Area Appraisal and Management Plan*.

16 Urban Initiatives Studio (2021) Derby Tall Buildings Study

Addendum to Derby HIA

North Castleward Site

Derby City Council

Final report

Prepared by LUC

November 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft	I Nafees	I Phillips	I Phillips	14.10.2026
2	Final	I Nafees	I Phillips	R Haworth	18.11.2026

EMS566057 FS566056 OHS627041

Land Use Consultants Limited
Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

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Chapter 1
Introduction

1.1 This addendum has been compiled to cover the assessment of the North Castleward site allocation. LUC was commissioned by the client to undertake this work after the production of the draft of the main HIA, hence this assessment is covered in this addendum to the main HIA report.

Methodology

1.2 The methodology, approach and scope of the assessment of the North Castleward Site is the same as that for the rest of the individual site allocations assessed in the main HIA report.

1.3 As per the individual site assessments in the main HIA report, a Zone of theoretical visibility (ZTV) models was prepared for North Castleward. The parameters for the ZTV were taken from the associated proposed policy recommendation in the Emerging Local Plan and Masterplan information, discussed and agreed with Derby City Council. As the proposed development for the Site shows a range of building heights across the Site, a graduated ZTV was prepared with a max height of 36m (12 storeys) and a minimum height of 9m (3 storeys).

1.4 ZTV coverage was then checked to determine potential visibility of development from and in combination with heritage assets.

Chapter 2
North Castleward

Site description

2.1 The North Castleward site is located approximately 400m south-west of the Derwent Valley Mills World Heritage Site. It is currently a large, underutilised brownfield area which currently houses a number of light industrial units, commercial buildings and surface car parking.

2.2 The Site, designated heritage assets and non-designated heritage assets are illustrated on **Figures 3.1**, **3.2** and **3.3** respectively.

Figure 2.1: Site allocation location

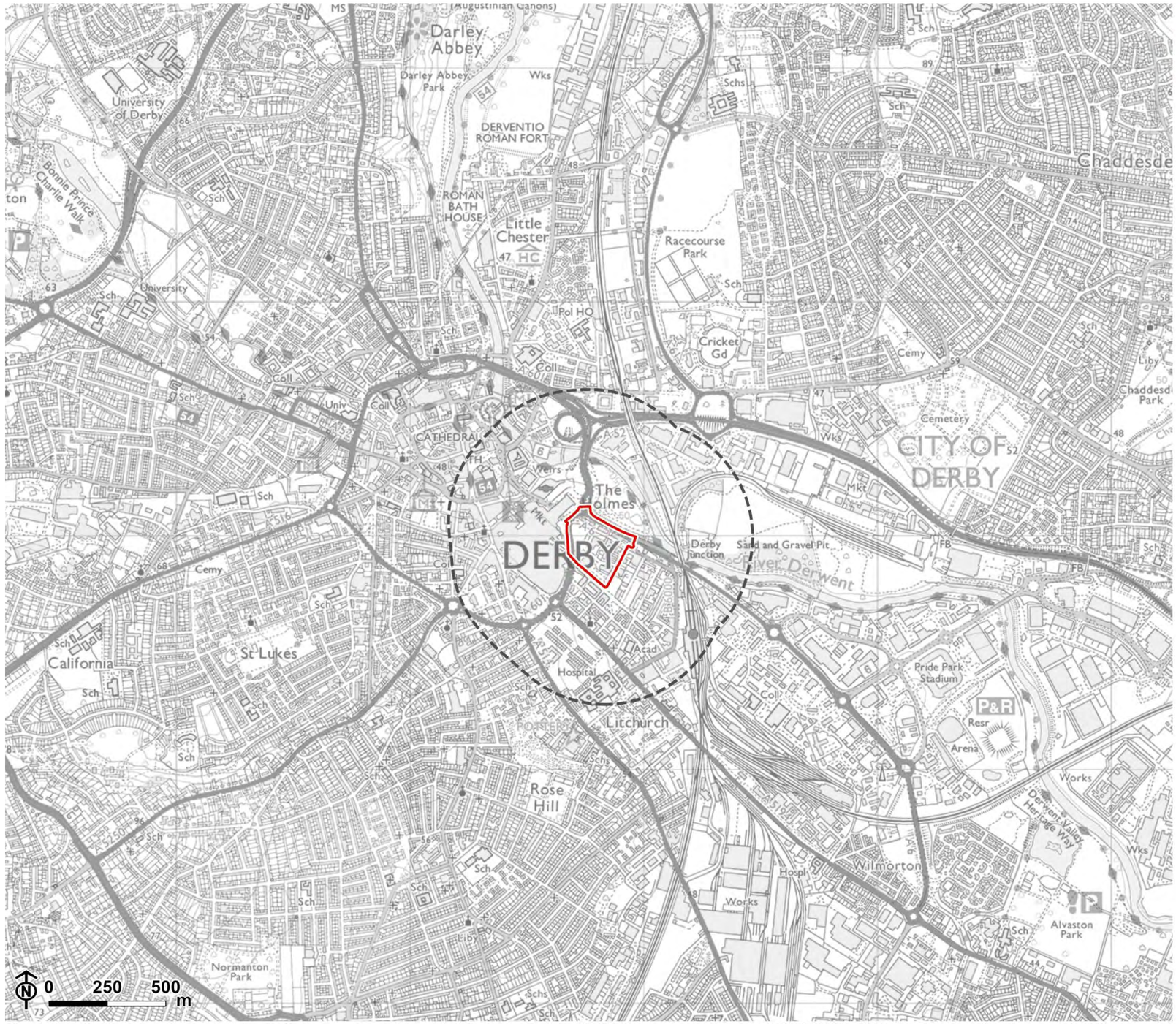

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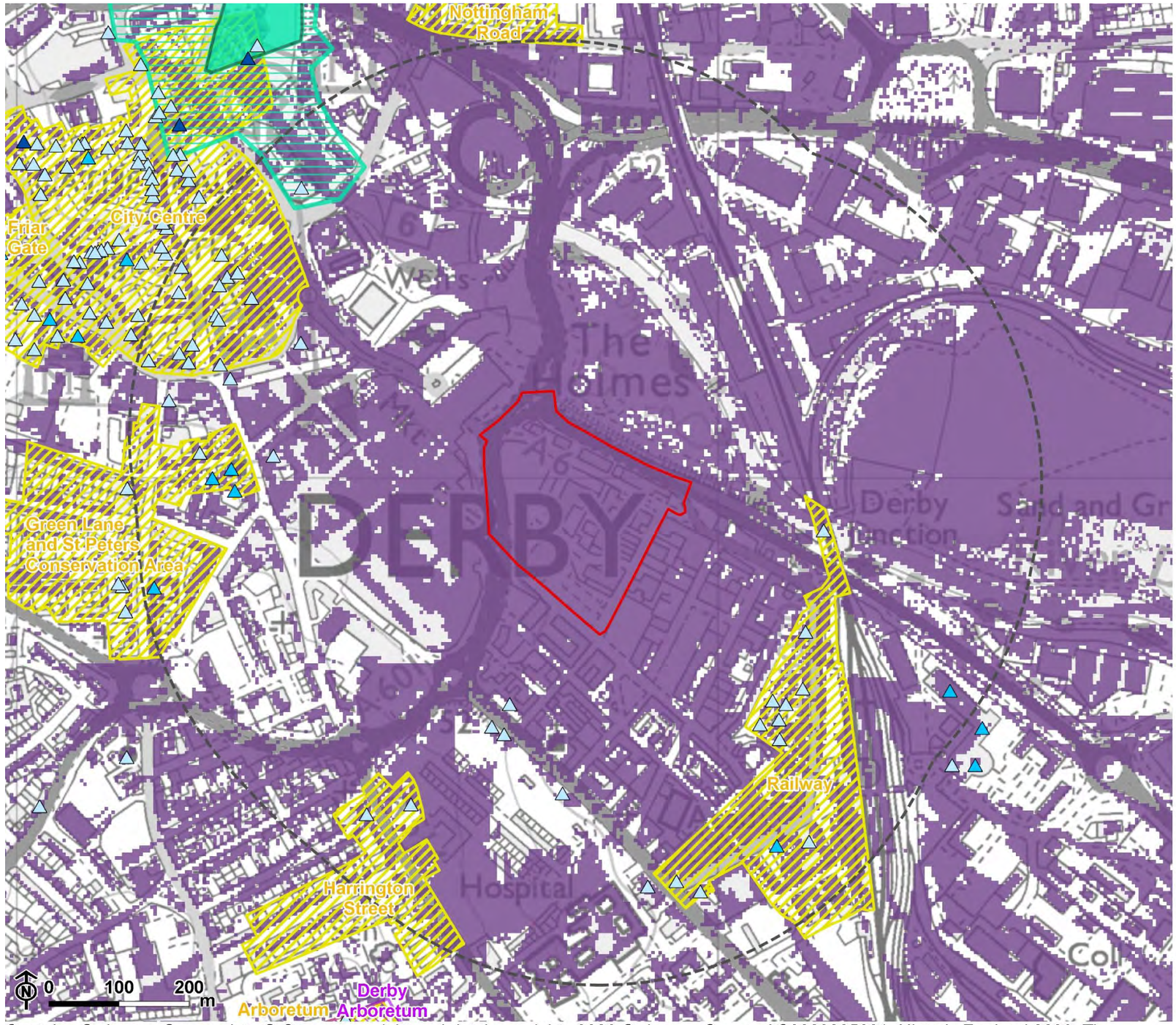
Figure 2.2: Designated assets, ZTV



Legend

- Site boundary
- 500m buffer from site

Designated assets

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Conservation Area
- Registered Parks and Gardens: Grade II*
- World Heritage Site - Core Area
- World Heritage Site - Buffer Zone

Zone of theoretical visibility

- Proposed development theoretically visible

Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 36m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.7.2 software.

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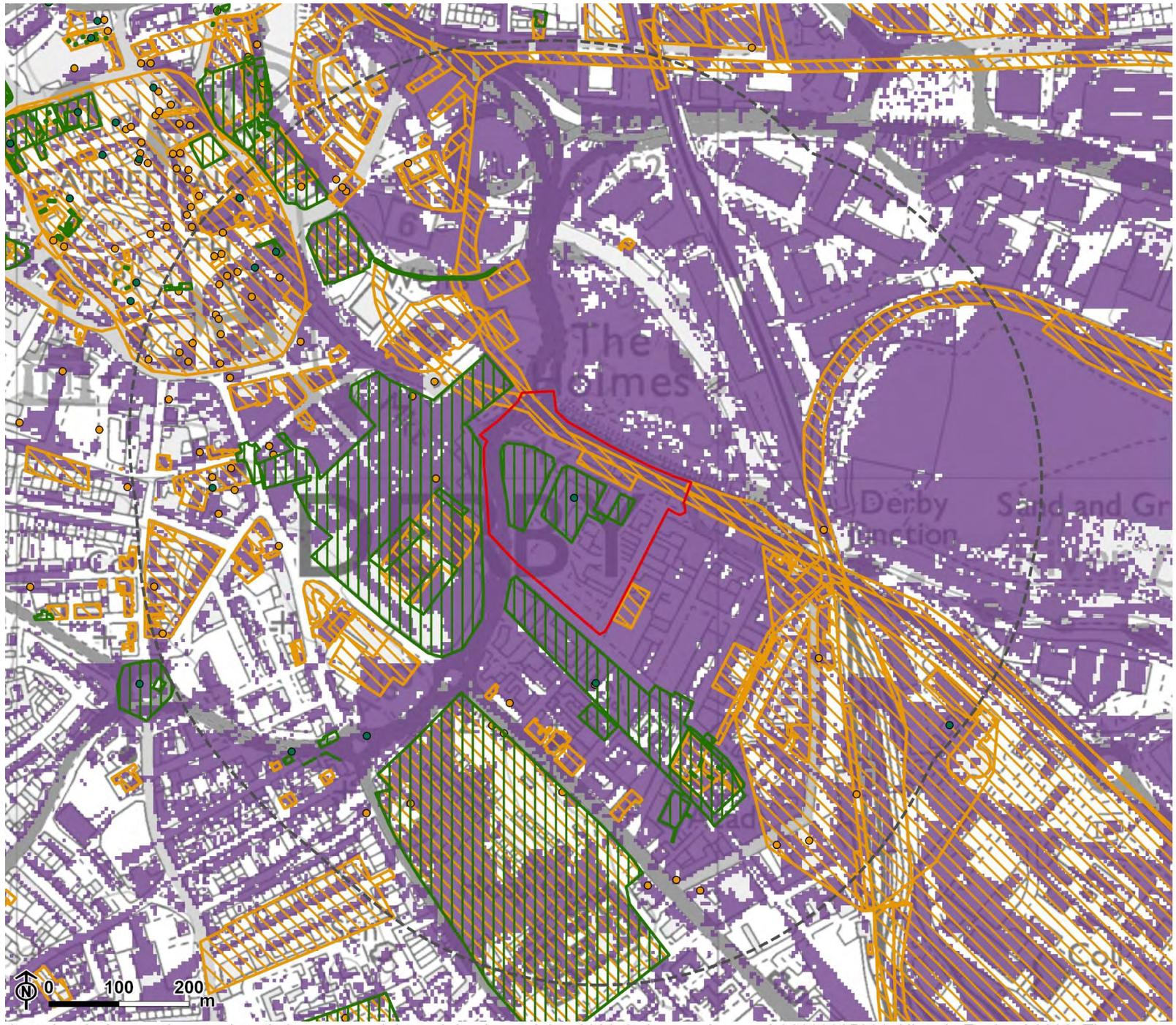
Figure 2.3: Non-designated assets, ZTV



Note: The Zone of Theoretical Visibility indicates the visibility of proposed residential blocks calculated to a maximum parameter height of 36m from a viewing height of 2m above ground level. The proposed buildings have been placed on top of the existing terrain, due to site fill/cut information being currently unavailable.
The terrain model assumes some screening from vegetation and buildings and is derived from the Environment Agencies 1m DSM data (obtained from Defra, May 2026). The output has been resampled to 5m.
Earth curvature and atmospheric refraction have been taken into account.
The ZTV was calculated using ArcGIS Pro 3.7.2 software.

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Designated heritage assets within the site

2.3 There are no designated assets recorded within the site.

Interactions with WHS

2.4 Despite the Site's location in close proximity to Derwent Valley Mills World Heritage Site (DVHWHS), it shares no visibility between the two. Intervening topography, surrounding development and vegetation screens any views to the WHS. As a result, the site does not realistically share a visual connection with the WHS and there would be no appreciable interaction between them.

Non-designated heritage assets

2.5 There are three non-designated heritage assets recorded within the Site by the Derby HER.

Table 1: Assets within the site

Name	Derby HER Ref.	Description	Heritage Importance
Derby Canal, Swarkestone branch (route of), Derby and South Derbyshire	MDR10003	Part of the Derby Canal, it is a 5.5-mile engineering link opened in 1796 to connect the city of Derby directly to the national canal network at the Trent and Mersey Canal. The HER has spatially placed this south in the Site, but as its exact location is uncertain, elements of this asset could extend into the Site.	Medium
Siddals Old Mill (site of), Derby	MDR11496	Siddals Old Mill (Silk) is shown on the 1852 Board of Health map.	Low
Canal bridge, Railway Terrace, Derby	MDR10325	A historic railway bridge carrying the North Midland Railway over the Derby Canal, retaining its original eastern section with an iron deck supported by masonry walls and distinctive stone pillars.	Medium

Name	Derby HER Ref.	Description	Heritage Importance
		Surviving canal features include the stone-edged towpath and rope-wear grooves on the north-east pillar, providing evidence of the canal's former operation.	

Historic landscape character

2.6 The Historic landscape character of the Site is within an area characterised as Post-1880s Settlement (HDR767).

Archaeological potential

2.7 The archaeological potential of the Site is considered to be **moderate to high**.

2.8 The Site lies to the south of the identified centres of Roman, Anglo-Scandinavian or Medieval settlement. Historic mapping shows that the Site was extensively developed during the nineteenth century, containing housing, public houses, schools, a gasometer, a brass foundry, a timber yard and later military facilities. Although these structures were demolished during the twentieth century and the Site subsequently redeveloped, there remains strong potential for the survival of below-ground archaeological remains, including foundations, floor surfaces, cellars and associated features. Such remains will have the potential to contribute to the understanding emerging from archaeological work across the wider Castleward development, particularly regarding the nineteenth century development of the area between the town and the railway station.

2.9 Whilst later redevelopment will have caused some disturbance, surviving archaeological remains relating to Derby's urban and industrial expansion may be present and could make a valuable contribution to understanding the historic development of the area. Any surviving remains should be assessed in their wider historical and industrial context when determining significance.

Heritage assets with the potential to experience setting change

Railway Conservation Area and associated listed buildings

Summary

2.10 Railway Conservation Area encompasses the historic railway infrastructure associated with the development of Derby as a major nineteenth-century railway centre. It includes a number of designated heritage assets, notably Derby Midland Railway Station, the Midland Hotel, and associated railway structures and bridges, which collectively illustrate the significance of the railway network in the city's industrial and economic growth.

2.11 These assets are valued for their architectural, historic and group significance, reflecting the expansion of the railway industry during the nineteenth century and Derby's role as a key railway hub. It derives its significance from the survival of historic railway buildings, engineering structures and the relationship between these assets within the wider townscape.

Table 2: Railway Conservation Area and associated listed buildings summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	High	Low	Low – Less than substantial harm

Significance

2.12 Evidential Value: The conservation area derives evidential value from the survival of historic railway infrastructure, buildings and engineering works associated with the development of Derby as a major railway hub. These assets provide evidence for nineteenth-century railway engineering, transport infrastructure and the growth of the railway industry, as well as the transformation of the surrounding urban area.

2.13 Historical Value: The conservation area derives considerable historical value from its association with the expansion of the railway network in the nineteenth

century and Derby's role as a nationally significant railway centre. The station, hotel, bridges and associated infrastructure illustrate the impact of railway development on the city's economic growth and industrial prosperity. The area also has strong associations with pioneering railway engineers and the development of the Midland Railway.

2.14 Aesthetic Value: The conservation area derives aesthetic value from the architectural quality and visual cohesion of its historic railway buildings and structures. Landmark features such as Derby Midland Station, the Midland Hotel and historic railway bridges contribute positively to the character of the area. The use of traditional materials, distinctive Victorian detailing and large-scale engineering structures creates a strong and recognisable railway townscape.

Contribution of setting

2.15 The setting of the Railway Conservation Area makes an important contribution to its historical and aesthetic significance. Historic transport corridors, railway approaches, bridges and surviving industrial areas help to illustrate the functional relationship between the railway infrastructure and the wider development of Derby. Views of the station complex, railway bridges and associated buildings from surrounding streets contribute to an appreciation of the scale and significance of the railway network.

2.16 The wider urban and industrial landscape also provides important context for understanding Derby's development as a railway city. Although modern redevelopment and transport infrastructure have altered parts of the historic setting, the conservation area retains strong visual and historical associations with the surrounding railway corridors and former industrial districts, which continue to reinforce its significance.

Contribution of the site to asset's significance

2.17 The Site is located approximately 250m north-west of Railway Conservation Area and is separated from it by modern commercial development. While the Site is located in close proximity to the conservation area, it does not form part of the historic railway complex and makes only a limited contribution to the appreciation or understanding of its significance. Intervening development and modern townscape elements substantially reduce any visual or historic relationship between the Site and the designated assets. The significance of these assets is derived principally from its historic railway infrastructure, including Derby Midland Station, associated railway buildings, bridges and engineering works, and from its role in illustrating Derby's

development as a major railway centre during the nineteenth century. Consequently, the Site makes a **negligible to minor** contribution to the significance of Railway Conservation Area and its associated listed buildings through setting.

Sensitivity to development of the site

2.18 The sensitivity of the asset to development within the Site is **Low**.

2.19 The asset is approximately 250m away from the Site, and as such intervening development have weakened their physical relationship, which lowers its sensitivity. Whilst the Site forms part of the wider urban context within which Derby's railway infrastructure developed, it does not make a substantial contribution to the significance of the conservation area through setting.

Potential for harm to the asset

2.20 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

2.21 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

2.22 The Derby Tall Buildings Study identifies the highest heritage sensitivities within the historic city core, the Derwent Valley Mills World Heritage Site and associated landmark views. The Site is not identified as contributing to the significance of the Railway Conservation Area within these heritage sensitivity areas, and it does not form part of any identified strategic view cones associated with railway heritage assets.

2.23 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

2.24 The development of the Site would have a **Low** level of effect on the Railway Conservation Area, which would equate to **less than substantial harm** to its significance.

Hartington Street Conservation Area and associated listed buildings

Summary

2.25 Hartington Street Conservation Area is a well preserved area of nineteenth-century residential development that reflects Derby's rapid growth during the Victorian period. The conservation area is characterised by historic terraces, associated listed buildings, and a coherent street pattern that together illustrate the expansion of the city in response to industrialisation.

2.26 The area is valued for its architectural, historic and townscape significance, deriving importance from the survival of historic residential buildings, traditional building materials, and the strong visual unity created by its planned urban form. Collectively, these features contribute to its distinctive character and provide an important record of Derby's nineteenth-century residential development.

Table 3: Hartington Street Conservation Area and associated listed buildings summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Low	Low – Less than substantial harm

Significance

2.27 Evidential Value: Hartington Street Conservation Area derives evidential value from its surviving historic buildings, street layout and archaeological potential, which collectively provide evidence for Derby's nineteenth-century urban expansion and residential development.

2.28 Historical Value: The conservation area derives considerable historical value from its association with Derby's rapid growth during the Victorian period. Its terraced housing and associated listed buildings illustrate the development of residential districts established to accommodate the city's expanding population and workforce during the industrial era.

2.29 Aesthetic Value: The conservation area derives aesthetic value from its cohesive historic townscape, characterised by well-preserved terraced housing,

consistent building lines, traditional materials and architectural detailing. The uniformity and quality of the built form contribute strongly to its distinctive character and sense of place.

Contribution of setting

2.30 The setting of Hartington Street Conservation Area contributes positively to its significance by providing context for its historic residential character and planned nineteenth-century urban form. The surrounding historic streets and urban grain help to illustrate the area's development as part of Derby's Victorian expansion.

2.31 However, the significance of the conservation area is derived principally from its internal townscape, architectural quality and historic character. Modern development within the wider city has altered parts of its setting, but these changes do not substantially affect the ability to appreciate the conservation area's key heritage values, which are primarily experienced from within the designated area itself.

Contribution of the site to asset's significance

2.32 The Site is located approximately 350m south-west of Hartington Street Conservation Area and is separated from it by modern residential development, and vegetation. As a result, the Site has limited visual, historical, or functional association with the conservation area and its associated listed buildings. The significance of these assets is derived primarily from its well-preserved nineteenth-century residential character, architectural quality, planned urban form and strong townscape coherence. These qualities are principally experienced within the conservation area itself and are not dependent upon the Site or its immediate surroundings.

2.33 Consequently, the Site makes a **negligible** contribution to the significance of Hartington Street Conservation Area and its associated listed buildings through setting.

Sensitivity to development of the site

2.34 The sensitivity of the asset to development within the Site is **Low**.

2.35 The asset is approximately 350m away from the Site, and as such intervening development and vegetation have weakened their physical relationship, which lowers its sensitivity. The Site does not contribute materially to the key views, historic character or townscape qualities that underpin the significance of the conservation area.

Potential for harm to the asset

2.36 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

2.37 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

2.38 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

2.39 The development of the Site would have a **Low** level of effect on the Hartington Street Conservation Area, which would equate to **less than substantial harm** to its significance.

Green Lane and St Peters Conservation Area and associated listed buildings

Summary

2.40 See **Chapter 5: Baseline**.

Table 4: Green Lane and St Peters Conservation Area and associated listed buildings summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Low	Low – Less than substantial harm

Significance

2.41 See **Chapter 5: Baseline**.

Contribution of setting

2.42 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

2.43 The Site is located approximately 400m east of Green Lane and St Peters Conservation Area and is separated from it by the A601, modern residential and commercial development. Due to the distance between the site and the conservation area, together with the presence of extensive intervening development, there is little or no meaningful intervisibility between the two locations. The site does not contribute to important views into, out of, or across the conservation area, nor does it form part of the historic setting within which the conservation area's significance is understood. Consequently, the Site makes a **negligible to minor** contribution to the significance of Green Lane and St Peters Conservation Area and its associated listed buildings through setting.

Sensitivity to development of the site

2.44 The sensitivity of the asset to development within the Site is **Low**.

2.45 The asset is approximately 400m away from the Site, and as such intervening development has weakened their physical relationship, which lowers its sensitivity. The physical separation created by modern development and transport infrastructure substantially reduces the degree to which changes at the Site could affect the significance of the conservation area.

Potential for harm to the asset

2.46 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

2.47 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential affect its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

2.48 The Site also lies outside the principal view cones identified within the Derby Skyline Study and does not contribute to the appreciation of views associated with landmark heritage assets within or adjoining the conservation area.

2.49 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

2.50 The development of the Site would have a **Low** level of effect on the Green Lane and St Peters Conservation Area, which would equate to **less than substantial harm** to its significance.

City Centre Conservation Area and associated listed buildings

Summary

2.51 See **Chapter 5: Baseline**.

Table 5: City Centre Conservation Area and associated listed buildings summary table

Importance	Type of Change	Sensitivity	Risk of Harm	Level of Effect
High	Setting change	Medium	Low	Low – Less than substantial harm

Significance

2.52 See **Chapter 5: Baseline**.

Contribution of setting

2.53 See **Chapter 5: Baseline**.

Contribution of the site to asset's significance

2.54 The Site is located 300m south-east of the City Centre Conservation Area and is separated from it by modern commercial development, and areas of later urban

development. As a result, the Site has a limited visual, functional and historical relationship with the conservation area and its associated listed buildings.

2.55 The significance of the conservation area is derived primarily from its historic buildings, street pattern, public spaces and archaeological resource. These heritage values are experienced principally within the conservation area itself and do not depend upon the Site or its surrounding area. Consequently, the Site makes a **negligible** contribution to the significance of the City Centre Conservation Area and its associated listed buildings through setting.

Sensitivity to development of the site

2.56 The sensitivity of the asset to development within the Site is **Low**.

2.57 The Site is physically and visually separated from the conservation area by intervening development and infrastructure. As a result, changes within the Site would have limited ability to affect the significance of the conservation area.

Potential for harm to the asset

2.58 The asset will not be physically affected by the proposed development and so any harm to the significance of the asset is via setting change.

2.59 The site is separated by intervening development and as such does not form an important part of the conservation area's immediate setting, and the proposed development would have limited potential effect on its significance. Whilst the development would introduce some change within the wider townscape, it would not affect identified key views, important landmarks, or the principal characteristics that contribute to the conservation area's special interest.

2.60 Derby Skyline Study identifies a series of strategic views and view cones focused on landmark heritage assets including Derby Cathedral, the Silk Mill, St Mary's Church, the Guildhall and Derby Museum. The Site does not form an important component of these views and lies outside the principal view cones associated with these landmarks. Consequently, the Site does not contribute materially to the appreciation of Derby's historic skyline or the significance of these heritage assets.

2.61 Therefore, the potential for harm to the asset as a result of the proposals is **Low**.

Level of effect

2.62 The development of the Site would have a **Low** level of effect on the City Centre Conservation Area, which would equate to **less than substantial harm** to its significance.

Setting effects to WHS

2.63 There is no intervisibility between the Site and the Derwent Valley Mills World Heritage Site, and no setting effects are anticipated. Whilst the ZTV indicates the potential for theoretical long-distance visibility, intervening topography, vegetation and built development prevent any meaningful visual relationship. The Site does not contribute to the Outstanding Universal Value, integrity or authenticity of the WHS and no material effect on significance through setting is expected.

Cumulative effects

2.64 This chapter should be read in conjunction with the main HIA report which covers the assessments for the Northern Gateway, Abbey Road Carpark and Babington Lane Car Park sites.

2.65 The individual assessments for the Northern Gateway, Abbey Road Car Park and North Castleward Sites have identified that development within these sites would result in both a high and low risk of harm to the City Centre Conservation Area. Cumulatively, the risk of harm to the City Centre Conservation Area as a result of the development of all of these sites would be greater than the sites individually, in the respect that the development of the sites would represent a noticeable change within a predominantly low-rise urban environment and may be visible in views from the southern and northern edges of the conservation area. Noting that the individual risk of harm to the conservation area is high as a result of the Northern Gateway Site being located partially within the conservation area, the cumulative risk of harm would remain high but would not result in substantial harm. Given the high importance of the asset as a statutorily-designated asset, this would result in a medium overall level of effect.

2.66 The individual assessments for the Babington Lane Car Park Site and the North Castleward Site have identified that development within these sites would result in a medium and low risk of harm, respectively, to the Green Lane and St Peters Conservation Area. Cumulatively, the risk of harm to the Green Lane and St Peters Conservation Area as a result of the development of all of these sites would be greater than the sites individually, but that risk of harm would remain rated at medium

as it would not result in substantial harm. Given the high importance of the asset as a statutorily-designated asset, this would result in a medium overall level of effect.

Recommendations

2.67 As per the proposed site-specific policy, development should take into account the sensitivities of nearby designated heritage assets, particularly the Railway Conservation Area and associated listed buildings, the City Centre Conservation Area and the wider setting of the Derwent Valley Mills World Heritage Site. Key considerations to avoid or minimise harm should include careful management of building height, scale and massing, particularly where taller buildings are proposed, to ensure that important skyline views and the significance of nearby heritage assets are preserved.

2.68 The Site has undergone extensive 19th and 20th century urban and industrial development. Whilst redevelopment is likely to have resulted in localised disturbance, there remains moderate to high potential for the survival of archaeological remains associated with Derby's urban and industrial expansion, including former buildings, infrastructure and features associated with the Derby Canal. Site-specific policy should therefore require an Archaeological Desk-Based Assessment, with further evaluation where appropriate, to establish the presence and significance of any surviving archaeological resource and inform any necessary mitigation, recording and publication.

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