



Derby City Council

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# Derby Conservation Areas

## Leylands Estate



## INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to determine areas of special architectural or historic interest, 'the character or appearance of which it is desirable to preserve or enhance'. These areas are called Conservation Areas.

Derby is a city of considerable historic interest and architectural merit with a range of streets and buildings spanning many centuries. In an effort to conserve important elements of our built heritage, the City Council have designated fifteen such areas. The City Centre and Friar Gate Conservation Areas are at the heart of the city centre. Seven are based on aspects of Victorian Derby (Railway, Arboretum, Little Chester, Strutts Park and Hartington Street, Highfield Cottages, Leylands Estate, Nottingham Road) and the remaining five are focused on former village centres (Darley Abbey, Mickleover, Spondon, Allestree and Markeaton). This document outlines the history and mentions some of the exceptional buildings contained within one of these areas.

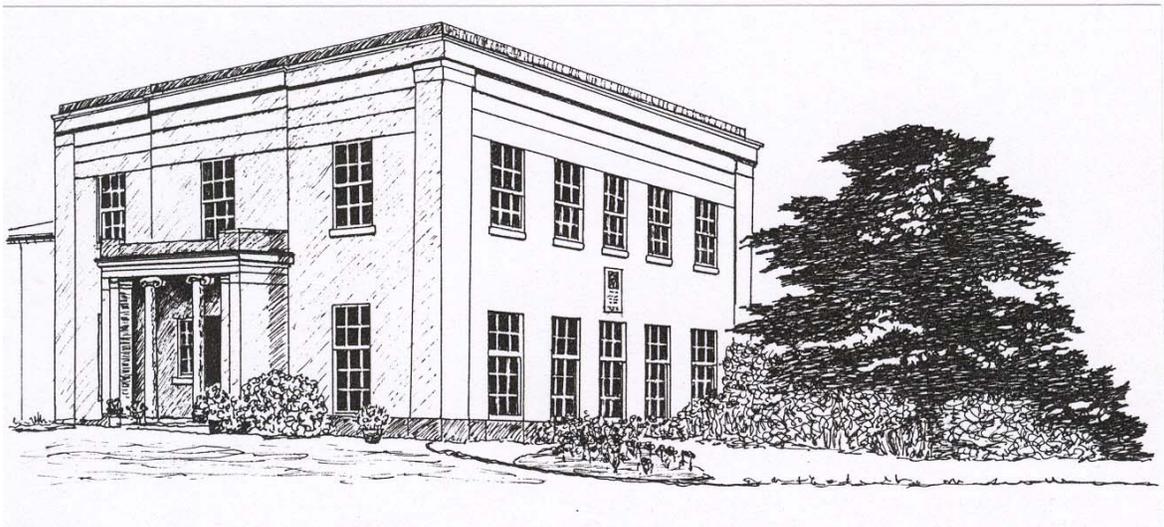
There are legal requirements and constraints which apply to Conservation Areas which do not apply elsewhere and the City Council therefore must pay special attention to the 'character' and 'appearance' of these areas when exercising its planning powers. This is a positive process in which a continuing effort is being made to control the nature and scale of change.

With the exception of certain buildings, no building in a Conservation Area can be demolished without consent from the Local Authority. This is enforced to maintain some of the more ordinary buildings that nevertheless contribute a great deal to the character of the area. An application for Conservation Area Consent must be made separately from any application for planning permission for redevelopment of the site.

There is also special protection for trees within designated Conservation Areas and anyone wishing to cut down, lop, top or uproot such a tree, must, with limited exceptions, give six weeks' notice to the City Council of their intention. This is to allow the authority an opportunity to formally inspect the tree and decide, in the interest of public visual amenity, whether it is appropriate to make a Tree Preservation Order.

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## Leylands Estate Conservation Area

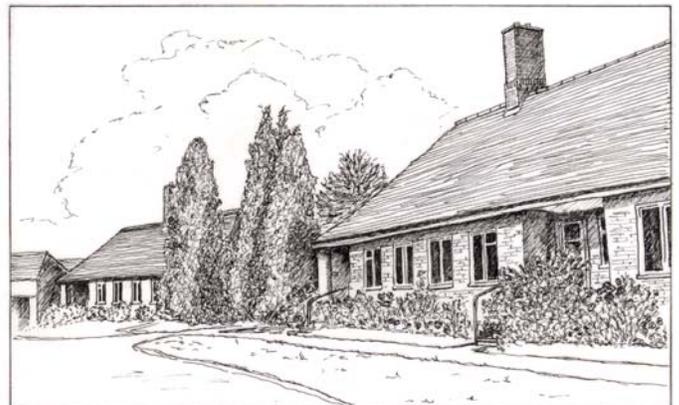


*Eborn House*

The Leylands Estate Conservation Area was designated on 6<sup>th</sup> January 1994. The focal point of the estate is The Leylands itself, an elegant Georgian mansion of about 1820 which is a Grade II Listed Building. It was built by Alderman Richard Leaper for his nephew Alderman William Leaper Newton. After the Second World War it was purchased by the Linen & Woollen Drapers Cottage Homes who built the estate in the early 1950 to designs by the architect T P Bennett of London; the house being renamed Eborn House after one of the Drapers' Company pioneers.

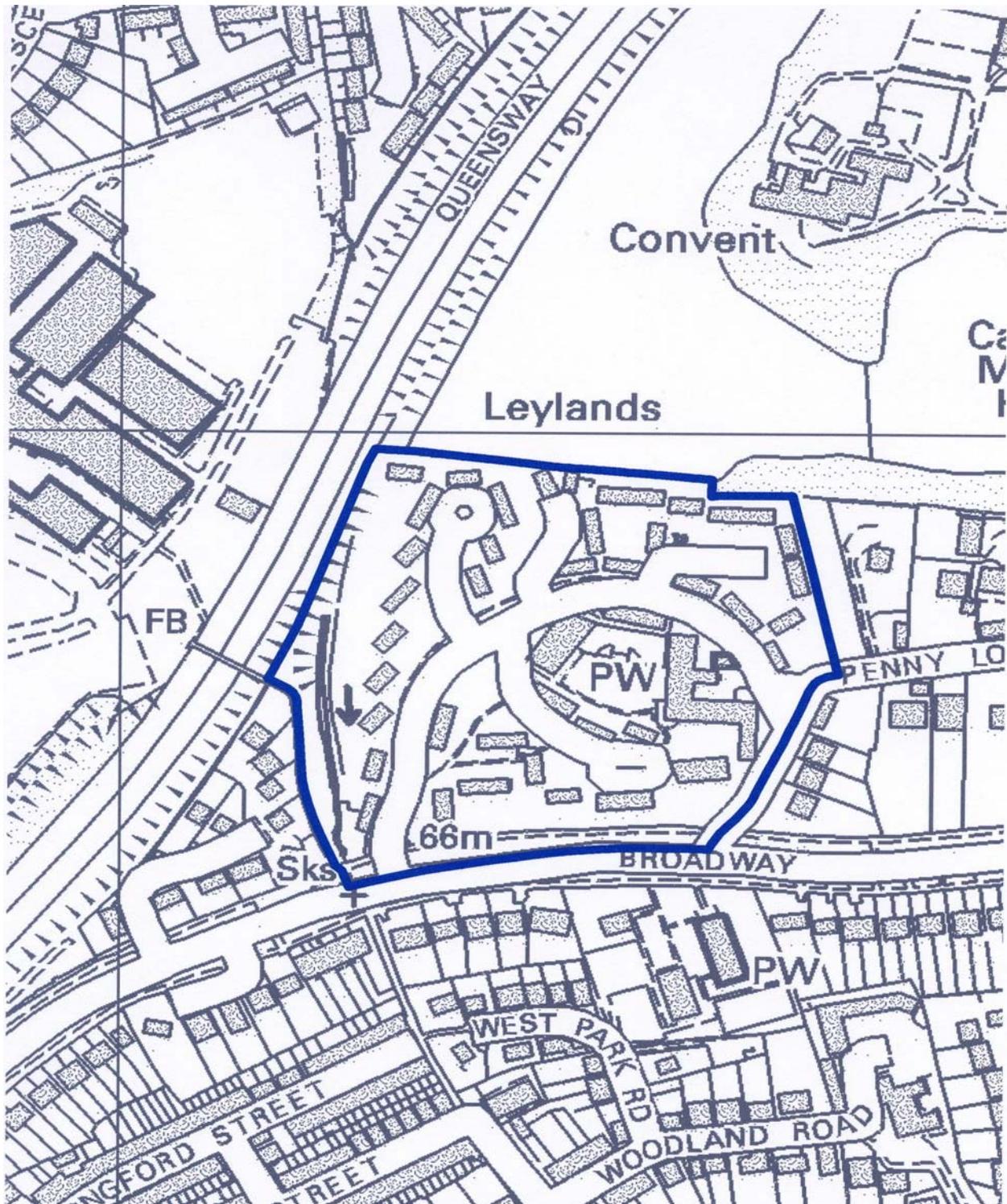
The Linen & Woollen Drapers' Cottage Homes is the charity of the retail clothing and associated trades, established in 1832 to provide for their retired members. The Leylands is the second of three Cottage Homes Estates. It was opened in 1955 and is now home to one hundred and fifty residents. As well as the houses the Company also built a nursing home, meeting hall and private chapel. A further eight semi-detached dwellings were added by the same architect in 1960. The style of the houses is quite simple being of buff brick with tiled roofs, and some unusual reinforced concrete details (such as the very sturdy looking corner columns). The communal buildings are similar, although on a larger scale.

The area covers some eight acres which contain a number of fine open spaces, and is particularly rich in trees.



*Estate Housing*

# Leylands Estate Conservation Area



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