

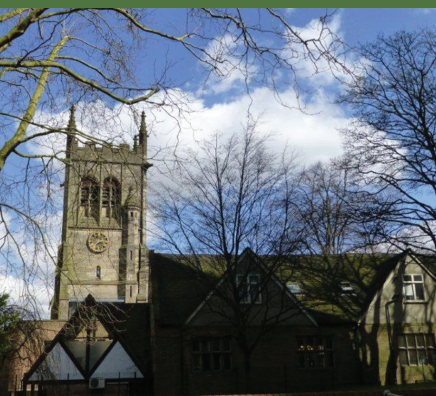


Derby City Council

Green Lane and St Peter's Conservation Area



Appraisal and Management Plan



January 2013

www.derby.gov.uk

GREEN LANE & ST. PETER'S

CHARACTER APPRAISAL & MANAGEMENT PLAN

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1. INTRODUCTION

In October 2008 Mel Morris Conservation was appointed by Derby City Council to undertake a study of the conservation potential, with a view towards the designation of a new Conservation Area within Derby City Centre, encompassing Green Lane and St. Peter's Churchyard and several adjacent streets.

The initial suggestion for a Conservation Area in this area of the City was proposed by Derby Civic Society and a suggested boundary was prepared by them in 2006.

1.1 The Purpose of a Character Appraisal

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. It is designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Council is obliged by Section 71 of the same Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

Government guidance on the designation of conservation areas is set out in *National Planning Policy Framework (NPPF)*

The contents of this Character Appraisal are intended both as a guide for owners and occupiers of buildings within the conservation areas and as a guide for the local planning authority. Should this appraisal result in the designation of a Conservation Area, the contents would be a material consideration when determining applications for development, dealing with appeals or proposing works for the preservation or enhancement of the area.

This appraisal document defines and records the special architectural and historic interest of the proposed conservation area & identifies opportunities for enhancement.

The appraisal follows the model set out in English Heritage guidance (Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas, 2006).

The appraisal has produced a recommended boundary for the conservation area by looking at the historic development of this part of Derby and considering what survives of its essential historic or architectural character.

The area was surveyed between November 2008 and February 2009.

1.2 Planning Policy Context

The local policy for conservation areas is set out in The Adopted City of Derby Local Plan Review (January 2006), which forms part of the Derby City Local Development Framework. The detailed relevant policies are set out within Part 2 Management Strategy.

The City Council must pay special attention to the "character" and "appearance" of conservation areas when undertaking its planning functions.

The principle effect of conservation area designation is to provide additional control over development before it is undertaken. This control is in the form of planning permission and conservation area consent as follows:

- New development is required to either preserve or enhance the character and appearance of the conservation area
- With the exception of certain buildings, demolition of buildings in a conservation area cannot be undertaken without permission from the Local Planning Authority. This is to ensure the retention of buildings that contribute 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
- The cladding of the outside of a house with stone, timber, tiles, or any synthetic materials will need planning permission
- The installation of satellite dishes is restricted in conservation areas and planning permission is usually needed
- House extensions and garden buildings regulations differ in conservation areas and planning permission is often needed
- Alterations to the roof of a house (including dormers) are restricted in conservation areas and planning permission is often needed

In addition,

- there is also special protection for trees within 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 amenity, whether it is appropriate to make a Tree Preservation Order.

Not all works in a conservation area require consent, but the Council's standard advice is to contact the City Council's Development Control Section to check before any works are carried out.

A key component of the character of a conservation area derives from building types and architectural details. The cumulative effect of changes to windows, doors and roof materials can have a major adverse impact on the overall character of the area. For this reason, the City Council has made Article 4 directions in a number of conservation areas in Derby to control such changes. Householders in areas affected by Article 4 directions need to apply to the Local Planning Authority for permission to carry out certain alterations. It is recommended that as part of the designation of a conservation area that it be accompanied by an Article 4 Direction. This is discussed in detail in Appendix 3.

Statutory listed buildings and buildings which make a positive contribution to the character of the conservation area are identified on **Figure 1 Designations**, together with the area of high archaeological potential.

Listed buildings – these have statutory protection and are recognised for their national architectural or historic importance.

Positive Buildings - these make a strong contribution to the character of the conservation area and the local authority is likely to strongly resist proposals for their demolition.

Area of high archaeological potential – anyone applying for planning permission for new development or redevelopment will be required to provide the results of an archaeological evaluation before the planning application is determined.

2. SUMMARY OF SPECIAL INTEREST

The proposed Green Lane & St. Peter's Conservation Area has a few **key characteristics**;

- The historic heart of the area is at St. Peter's Church, a pivotal point and the main open space
- Green Lane is an arterial route from the city centre and is used as a key route from Normanton Rd/ Burton Rd into town; a series of side streets connect east-west with this artery, forming a grid-like street structure
- The hill (Greenhill) comprises a large part of the area; it supports long vistas, interesting and dynamic exchanges of view, with focal points in the foreground and the hill accentuates landmarks in the middle and far distance
- The area is dominated by close-knit buildings. Although Green Lane is the most spacious of the streets, the pattern of development is dense; its open character is created through pockets of space, where side streets interconnect
- The grain of residential development runs mainly east-west, characterised by traditional high-density Victorian terraced housing and enclosed built-up frontages with rear gardens
- There are distinct differences between the residential streets in the types of housing, e.g. terraces & villas, reflecting the nineteenth century social hierarchy. All of the housing is of high quality construction and detail
- There are a large number of building types and styles reflecting a long period of development and sustained redevelopment
- Landmark buildings are located mainly at road junctions
- The surviving Georgian buildings tend to be small and relatively plain, occupying narrow but deep plots

- The late Victorian & Edwardian commercial and public buildings are of high quality, with elaborate details, indicating commercial confidence & prosperity

3. KEY ISSUES

- The area has a number of landmark buildings of high architectural quality but many of these have been affected by redundancy & alterations
- Uncertainty over the future of the Inner Ring Road previously blighted certain parts of the area from the 1980s
- Lack of investment in property along the northern section of Green Lane and certain parts of Wilson Street & Crompton Street means that some properties are in poor condition
- Conversely, lack of investment in property has occasionally meant that architectural details survive to a large extent unaltered – many buildings incorporate high quality architectural details
- The area is arguably a priority case for economic regeneration
- Servicing of the area is dominated by high-rise and traditional offices, whilst there is a lack of local shops for servicing housing
- There has been a widespread change of use from residential, detached houses to office uses or houses in multiple occupation
- There are a relatively large number of vacant commercial / retail buildings
- Many upper floors to retail premises are vacant or in storage use
- Boundary walls and railings are important but there have been significant alterations to boundaries & localised loss of enclosure
- Modern buildings are either negative or neutral in impact – there are no positive modern buildings
- Hard surfaces have proliferated, at the expense of gardens, trees and shrubs
- The full benefit of the Inner Ring Road and its impact on the economy of the area is unknown
- Sites identified for redevelopment are at very early stages of planning & may impact on the character & setting of any proposed conservation area

4. ASSESSMENT OF SPECIAL INTEREST

4.1 Context

4.1.1 Location

St. Peter's and Green Lane lie on the south side of the historic core of Derby City Centre.

4.1.2 Statutory Designations

The area of St. Peter's and Green Lane lies just beyond the City Centre Conservation Area, the boundary of which follows the centreline of Victoria Street.

There are 14 listed buildings within the proposed boundary of the conservation area. These are illustrated on Figure 1.

4.1.3 Geology & Topography

The underlying geology in the centre of Derby is mainly Mercia Mudstones and alluvium. The alluvium follows the course of the River Derwent and the local network of brooks that flowed into the river. Alongside the river and brook, where the land was more stable and was at first settled, are River Terrace Deposits (Sand and Gravel), and on the higher land the underlying geology is Mercia Mudstones (red & less commonly green-grey, mudstones and siltstones) with bands of fine-grained sandstones, known as skerry. Skerry was commonly used as a rubblestone for footings in timber-framed buildings. There was no immediate source of good building stone but availability of local sand and clay enabled brick-making to take place from the 17th century and possibly earlier. A timber-framed tradition had developed much earlier on.

The River Derwent, which flows through Derby, is not the prominent natural landmark that it once was. Even less well known is the Markeaton Brook, a significant tributary of the river, which flowed into the Derwent near Riverside Gardens, downstream from Exeter Bridge. The brook probably provided the primary early source of power for the industrial development of Derby from the medieval period. The river, which was prone to flooding and difficult to harness, would have only become useful as a source of power when its immense force could be controlled and harnessed through the creation of weirs during the 18th century. The Markeaton Brook has been culverted along its length, a 19th century undertaking.

"Greenhill" is the name given to the prominent landmass which lies on the south side of the town. It appears as a major landmark in early topographical views and 18th century engravings of Derby from the east. These show the River Derwent in the foreground, with the main part of the town at its rear (west), with "Greenhill" rising up to the south of the town. This relationship is obscured today by the density of development within the City and many tall buildings. The land rises from 50 metres at St. Peter's Church to almost 70 metres where it plateaus near the junction of Green Lane and Babington Lane.

The underlying landform means that there is a strong correlation between views out from “Greenhill”, to other parts of Derby, and strong connections between high points & landmarks; the Cathedral being the principal one, located on Irongate at the top of the north-south ridge which rises to the west of the River Derwent.

4.1.4 Plan Form

St. Peter’s Church forms the nucleus of an early part of the medieval expansion of Derby. The settlement developed along two historic routes, one connecting St. Peter’s Street with the historic market place, across an ancient bridge over the Markeaton Brook (culverted in the 19th century) and a second separate route which links St. Peter’s with the historic Cockpit. A third street, Green Lane, formed a major route to the south but there appears to have been little development along this route until perhaps the 16th century.

The principal streets are St. Peter’s Street and Green Lane. These radiate out from the centre of medieval Derby, where Victoria Street skirts the ancient boundary of the Norman town. The development of the settlement was at first linear, and then during the 19th century a grid of streets were imposed on the wedge-shaped gaps between these main linear arteries. This grid-like formation was not planned, in the sense of a planned town, but evolved piecemeal.

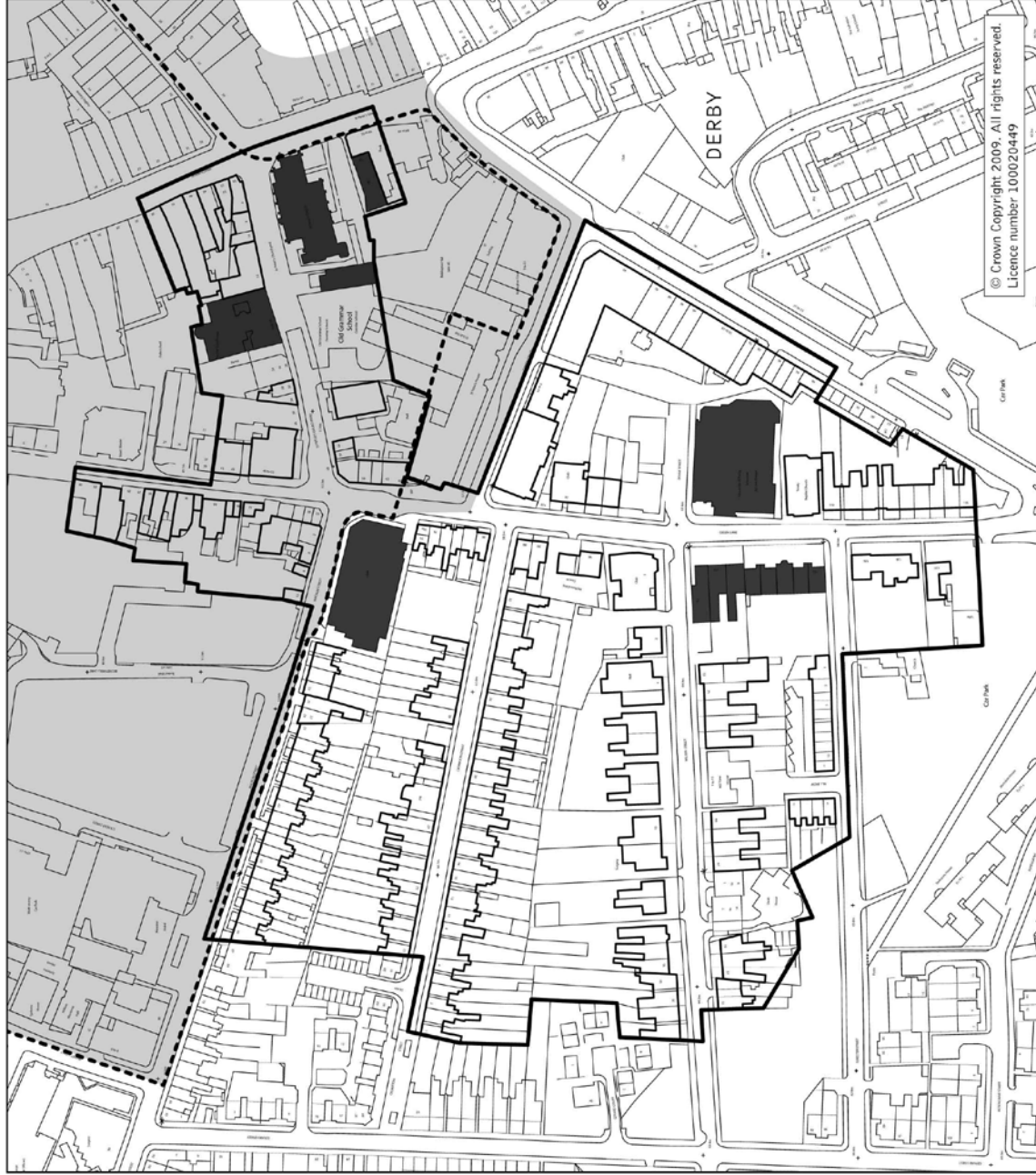
4.1.5 Setting

The immediate setting of this area is characterised by areas of quite different character on its north, south, east and west periphery:

- (1) on its northern edge there are a number of large, prestigious buildings, which fall within the City Centre Conservation Area, dominated by the former Royal Hotel, which occupies a large part of the northern frontage on Victoria Street. On the south side of Victoria Street, the buildings have undergone widespread redevelopment during the 20th century but behind these blocks, between Victoria Street, St. Peter’s Churchyard and Green Lane, a pattern of dense development survives. This area was settled probably from the medieval period but at least as early as 1610, albeit largely hidden from view
- (2) on its southern fringe the area breaks down into large open spaces, where streets of terraces have been demolished and car parks and major road junctions dominate the area. Much of this was carried out in advance of the construction of the Inner Ring Road
- (3) to the east of the area, Babington Lane is characterised by large scale 20th century redevelopment, ranging in age from the Art Deco period (1920s and 1930s) up to the present day
- (4) on its western fringes the area is edged by residential streets. Gerard Street defines the edge of the space and the immediate setting of Crompton Street and Wilson Street. It runs roughly parallel with Green Lane and similarly radiates out from the centre of Derby. Beyond this there are many terraced streets, in a regimented form, which are prominent in views from Wilson Street and Forester Street

Green Lane and St Peters Conservation Area

Figure 1 Designations



4.2 Archaeology

The archaeological record for Derby is part of the Historic Environment Record (HER), held by Derbyshire County Council. Information within this appraisal about archaeology in Derby is primarily informed by the HER.

One of the best overviews of archaeology within Derby is found in a report on Derby Magistrates Court, St. Mary's Gate (June 2003) produced by Archaeological Investigations Ltd. This was in part based on the work of Hall (1974)¹. The 2003 report considered the extent of medieval Derby & this has been summarised & incorporated into this part of the appraisal.

4.2.1 Early history & archaeology

It is known that during the Roman period there were two sites at Derby. One was close to the eastern banks of the River Derwent, the Roman military fort of Derventio, which is near present day Little Chester. The other, slightly earlier site of Roman occupation, was at Strutt's Park, which was a settlement dating from the 1st century AD. Both of these sites are on the north side of Derby.

A later phase of occupation in Derby was Saxon. There were two sites for this, unrelated to the earlier Roman occupation. One was located to the north of Queen Street, around the site of the demolished church of St. Alkmund's, now underneath & roughly parallel with the Inner Ring Road (St. Alkmund's Way). The other site was located to the south-west of the Markeaton Brook, just north-west of the proposed conservation area, in the vicinity of St. Werburgh's Church. The phasing of these settlements is not accurately known, although there has been much speculation.

The Domesday book (1086) describes a large and prosperous settlement. [In 1066] there were 243 resident burgesses, the king owned two collegiate churches, which had seven and six priests respectively, and there were 14 mills. From the evidence given about individual holdings in 1086, it seems that four other churches were in existence by the end of the Saxon period (Hall, 1974). None of the churches is named, but the Darley Abbey cartulary provides evidence that two were St. Alkmund's and All Saints. It is generally thought that St. Peter's Church, within the proposed conservation area, was another.

The Normans developed a planned town (burgh) on what appears to be a fresh site. This was contained by the River Derwent, defining its eastern limit, and the Markeaton Brook, on its southern periphery. The main artery (Irongate) ran north-north-west from a crossing over the Markeaton Brook (later St. Peter's Bridge) to St. Alkmund's. This followed slightly higher ground, forming a ridge above the alluvial flood plain. The town had a series of gated entrances, possibly where bridges crossed the various watercourses, hence the present-day names of Irongate, St. Mary's Gate and Sadlergate. The town did not have a castle and garrison and it is therefore unlikely that it was heavily defended. A reference to the town ditch in the Darley Abbey cartulary shows that the town was or had been defended by c1275, probably by ramparts rather than a wall.

In 1204 Derby was recognised as a borough through a charter, which also granted a market.

¹ Richard Hall 'The pre-Conquest Burgh of Derby' in Derbyshire Archaeological Journal, Volume 94, pp 16-23

St Peter's and the Greenhill area today lie south of the Markeaton Brook and outside the Norman, part-fortified settlement. The relationship of St. Peter's Church with the planned town is interesting & seems to have come about as a result of the growth of the town, certainly its importance as a market town but also possibly due to its industrial development through clothworking. No records of St. Peter's Church exist until the reign of Edward the Confessor in 1042; this is the year that the church considers St. Peter's was founded. The earliest surviving historic fabric dates from the 12th century.

Derby's development as a market town and an industrial settlement was enabled through bridges placed across the River Derwent and the Markeaton Brook.

St. Peter's Bridge was probably the principal bridge to the south of Derby and formed a direct link between the market place and the south side of the Markeaton Brook. The church and its surrounding settlement seem to have been certainly established by the 12th century. With its strategic location, leading from St. Peter's Bridge, St. Peter's Street therefore became a significant place to trade. The parish church of St. Peter's served a growing population, who by the late 18th century were selling general commodities located along the main route from the south into Derby.

4.2.2 HER sites

The HER sites identified in this appraisal have been specifically selected as pre-19th century structures and finds. Most of the 19th century evidence has been summarised in detail elsewhere in the appraisal.

The HER records the site of Abbott's Hill House and gardens (demolished), which was located to the south of Gower Street. This was a mansion house of c.1715-20. The site of another large, much earlier house, Babington Hall (demolished), dating from the 1530s, is recorded to the north of Gower Street, to the south of the former churchyard of St. Peter's. Mary Queen of Scots stayed there in 1585. Both of these houses are illustrated on the 1767 Burdett map and are discussed in more detail in the next section on Historic Development.

The HER records a site known as Becket Well on the north side of Macklin Street. This well had a conical covering built in 1652 & masonry was recorded as 13th century. This was probably located just to the south of the Saxon settlement. The well fell within the derelict area known as Duckworth Square. The name "Becket Well" first appears on the 1819 Swanwick map (Plate 7).

A number of "spot finds" have been recorded in the proposed conservation area and within its neighbouring streets. These include two Roman coins, found at 125 Green Lane and 60 Wilson Street. There are also pottery finds such as a 13th century jug, found whilst constructing the foundations of the Pennine Hotel, north of Macklin Street, 13th-16th century pottery found at the site of the Odeon Cinema, St. Peter's Street & 16th-17th century pottery found during excavations for the Midland Drapery Company building at East Street.

Given the age and importance of the area around St. Peter's Church, there has been very little archaeological investigation or recording of finds.

4.2.3 Area of Archaeological Potential

As part of this Appraisal an area of archaeological potential has been identified. This is slightly wider than the Archaeological Alert Area that appears in the Adopted City of Derby Local Plan Review (January 2006). The area of archaeological potential is illustrated on Figure 1.

Archaeological Alert Area

The Archaeological Alert Area edges the medieval settlement and follows Macklin Street and continues along part of Gower Street. It then returns north along St. Peter's Street.

The area of **archaeological potential** extends to include the probable extent of settlement during the medieval and/or post-medieval periods along the north side of Gower Street and the east side of St. Peter's Street. The evidence for this can be related directly to Speed's map of Derby of 1610 (Plate 1).

Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

Over the centuries, as settlements grow and develop, their focus may shift. Consequently, an area of archaeological potential need not necessarily coincide with the boundary of the conservation area.

Within the Archaeological Alert Area & other areas of archaeological potential where the City Council considers that a proposed development will affect remains of archaeological significance, applicants are required to provide the results of an archaeological evaluation before the planning application is determined.

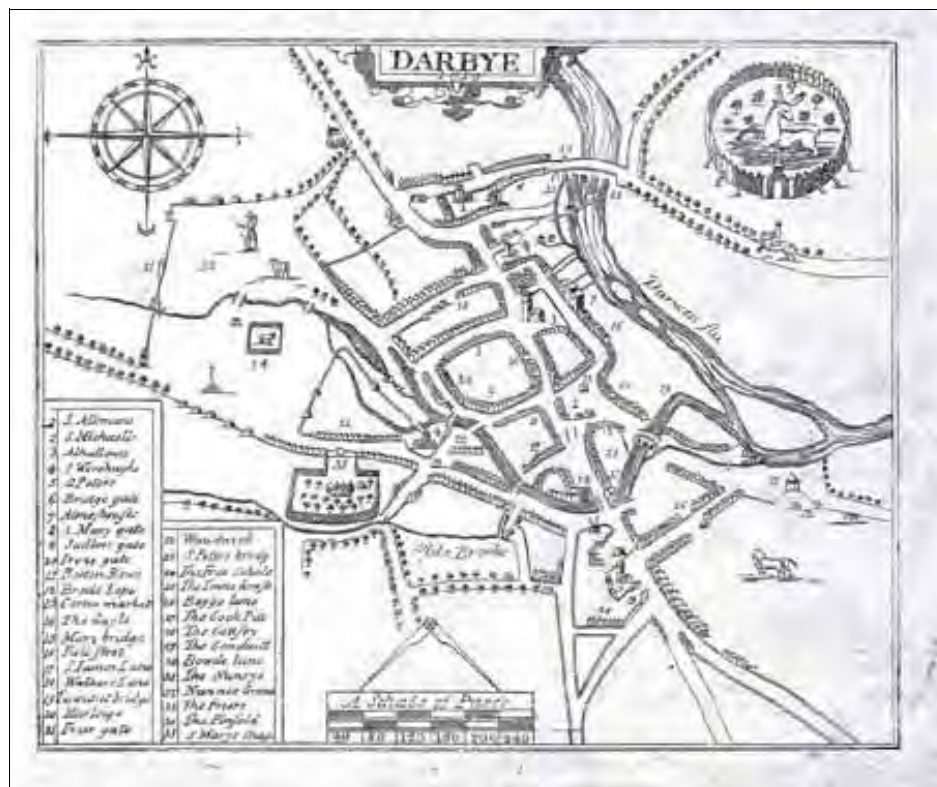
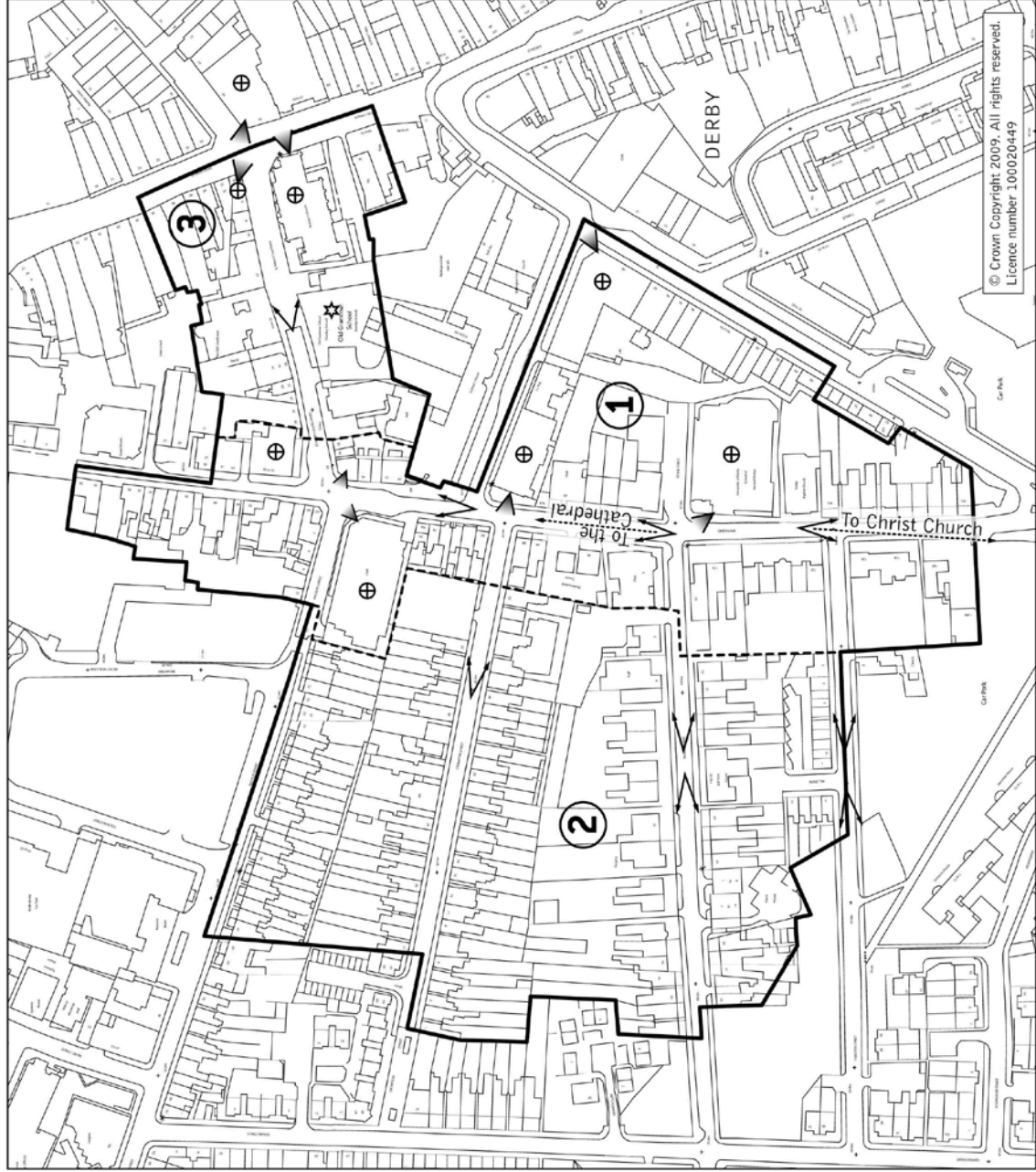


Plate 1. Map of Derby, 1610, John Speed

Green Lane and St Peters Conservation Area

Figure 2 Townscape



4.3 Historic Development

The discussion of the historic development of the area should be read in conjunction with the Map Regression plan (Figure 3).

4.3.1 Post Medieval Development

By the end of the 16th century Derby had a population of 2000-2500. Many of these were involved in crafts or trades or were retailers. Kilns and warehouses in St. Peter's parish suggest a more industrialised area in the south of the town.

On the Speed map of 1610 (Plate 1), the east side of St. Peter's Street was built up along a large part of its length, as it was along Bag Lane (later known as East Street). Bag Lane connected the space in front of the church with the Cock Pitt and was an important route. The west side of St. Peter's Street followed a different alignment from that today and developed at a slower rate than the east side of the street. There was very little development to the south of the churchyard. To the north of the church, the buildings followed the rear boundary of the churchyard and the church was a prominent & central focal point in the street. The old medieval alignment, running northwards from the rear boundary of the churchyard, can still be seen in the 19th century, preserved as a narrow alley between two rows of buildings. By the 18th century there had been considerable encroachment and the present continuous west side of St. Peter's Street, from its junction with Victoria Street, was well established. As a result, St. Peter's Church became less prominent in the street.

The land to the south of St. Peter's was divided into fields, farmed by the local townspeople.

4.3.2 Seventeenth Century Development

By the 17th century, there were a number of important buildings surrounding and within the churchyard. The Free School, located to the south-west of the church, dates from the late 16th century, established by a Charter from Queen Mary in 1554 (recorded on the 1610 map) - see Plate 1. Babington Hall (1530s – demolished in the late C19) was located on the south side of the original churchyard. It appears as an L-shaped building on the 1767 plan (Plate 2). There were also timber-framed buildings on the south-east corner of the churchyard, where the Nat West bank now stands. These may have been 16th or 17th century in origin (see Plate 3). The brick-fronted building at the back of this block, with its Dutch gable, was also built circa 1671.

On the map of 1610, a section of Green Lane appears to have been developed and buildings line the corner of Green Lane and Cross Lane (now Macklin Street).

Brookside (later named Victoria Street) followed the alignment of the Markeaton Brook and lay at the northern tip of Green Lane. It is from this point southwards where the route of Green Lane, formerly known as Green Hill Lane, led along an ancient southern route to Burton-on-Trent. In 1577 it was recorded in a deed pertaining to All Saints' as Newland Lane [Craven, M, 2005].

The large, triangular block of land formed by the three roads; Green Lane, St. Peter's Street and Babington Lane was established by 1610. At this time there were just two further minor streets running east-west; which formed the alignments of the present Gower Street and Macklin Street.

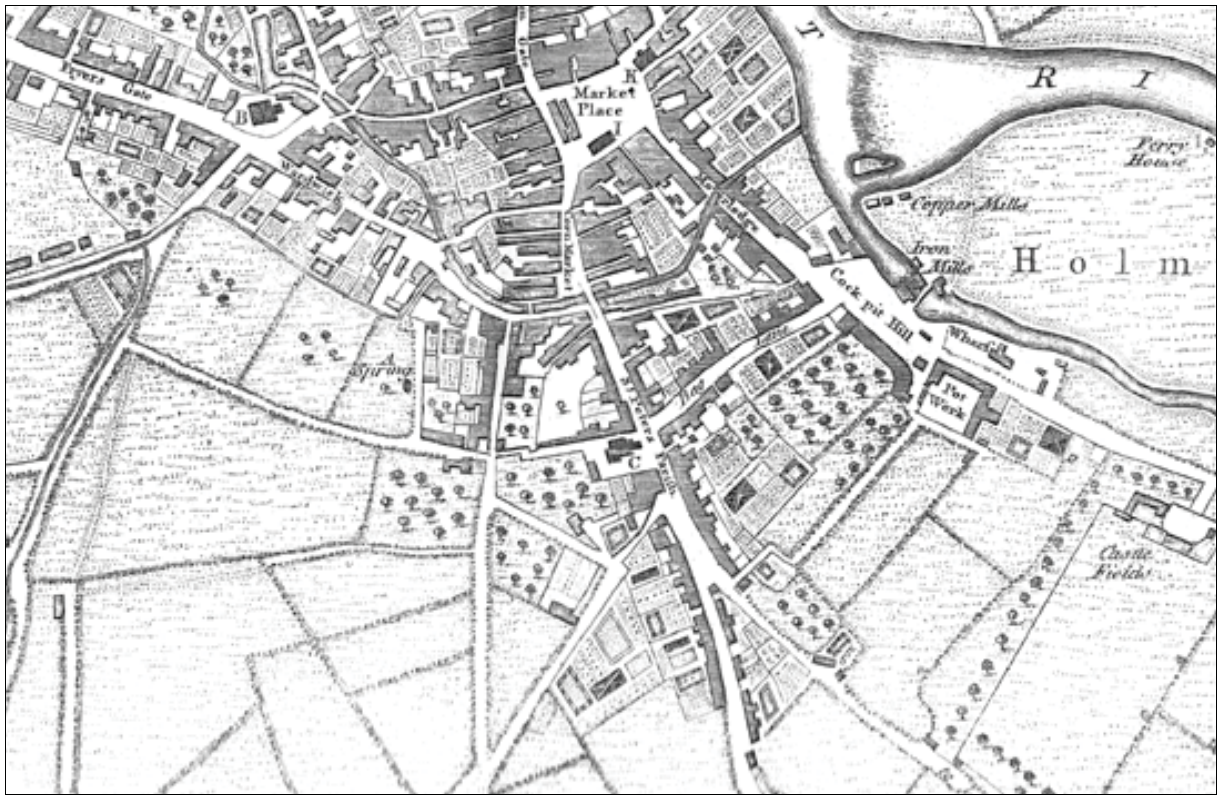


Plate 2. 1767 plan of Derby, Burdett



*Plate 3 (left) - late 19th century photograph of St. Peter's Churchyard & The Green Man
(Courtesy of Derby City Council and www.picturethepast.org.uk)*

Above - the late 16th century Free School

4.3.3 Eighteenth Century Development

St. Peter's Church was located on the southern periphery of Derby until the second half of the 18th century, when development continued to grow along Osmaston Street. A row of twelve almshouses were built in 1722, to the north of the church

(demolished in 1836), enclosing the churchyard to the north.

By the time that the Burdett map of 1767 was produced, St. Peter's Street had developed with a formal alignment of buildings to both the west and east side. St. Peter's Churchyard as a separate alley had been formed, connecting Green Lane with St. Peter's Street. St. Peter's Church now lay on a crossroads formed by Bag Lane, St. Peter's Street and St. Peter's Churchyard and had developed into a central core for trade.

By the mid 18th century (Plate 2), most of the northern section of Green Lane was developed as far as the corner of St. Peter's Churchyard and Cross Lane (present day Macklin Street). 19th century photographs record a group of buildings on Green Lane near the corner of Macklin Street (see Plate 6). These have striking similarities with Abbot's Hill House, which was recorded as having been built c1720 (Plate 5). The core of this group of buildings still stands (54-60 Green Lane & 2 Macklin St), much altered and hardly recognizable. Although the area clearly contained some large houses, as Plate 6 shows, the eighteenth century trade directories list trades of all kinds selling general commodities.

The landscape to the south of Cross Lane and St. Peter's Churchyard was largely divided into fields, although a few large houses with large grounds had begun to appear on the edge of the fields. These would have been conveniently located in the then suburbs, with the added advantage of height, overlooking Derby.

One of these, a detached house identifiable as "Greenhill House", appears on the south side of Cross Lane (later Macklin Street) on the 1791 Moneypenny plan (where the Hippodrome now stands). The precise age of this building is unknown, but it is unlikely to have existed prior to 1700. The 1819 Swanwick plan shows a very different plan form, suggesting a significant remodelling to create a villa, with a service wing to the west. This building and its plan is recorded in an engraving of 1829, by which time it was in use as a private lunatic asylum. Thomas Fisher, Surgeon, was the proprietor of the Greenhill Lunatic Asylum. It was probably built as a residential property as Glover's Directory of 1829 lists a solicitor, Charles Clarke esq., residing at Green Hill House. Shortly after it was remodelled, however, it was in use as an asylum. The landscaped gardens, which extended to over 3 acres by 1829 can be first seen in the Swanwick map of 1819 and by this time they were almost as extensive as those at "Abbott's Hill House" (see below), stretching south up the side of the hill. This area was described in 1829 as a 'dry, healthy and retired part of town'.



Plate 4. 1791, Moneypenny map of Derby
© Copyright Derby Local Studies Library. Reproduced with permission.

The second of these large houses, known as "Abbott's Hill House", also appears on

the 1767 Burdett map. It was built between 1715-20 for Sir Simon Degge. This started off with a small garden but by 1819 (Swanwick map) it had extensive grounds occupying the whole of the triangular block of land defined by Gower Street, Green Lane & Babington Lane. It had several carriage entrances leading from both Green Lane and Babington Lane. The appearance of this house was recorded in 1925, just before it was demolished (Plate 5).



Plate 5. Abbott's Hill House, a grand, early eighteenth century townhouse on Babington Lane, demolished 1926 (photo ca. 1925, Courtesy of Derby City Council and www.picturethepast.org.uk)



Plate 6. (left) - tall, handsome, eighteenth century houses on Green Lane , circa 1910

(Courtesy of C B Sherwin and www.picturethepast.org.uk)

Below - view of the same buildings at 54-56 Green Lane, today



4.3.4 Nineteenth Century Development

By 1819 the west side of Green Lane had been altered so that the land to the south of the pleasure grounds at “Greenhill House” had been subdivided to form allotments, an important source of food, such as potatoes, for the growing population.



Plate 7. Extract from John Thomas Swanwick's map of Derby, 1819
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Revd. Roseingrave Macklin (1770-1863) first Vicar Of Christ Church owned much of the land to the west side of Green Lane, whilst the Forman family, the owners of Abbott's Hill House in the 1840s, owned most of the land to the east of Green Lane.

The land lying to the west of Green Lane was, along with Green Lane itself, known locally as Greenhill up until the 20th century. The frontage of Green Lane was built piecemeal, in the following order (main buildings only, with original names listed first):

- Greenhill Terrace (114-122 Green Lane) - 1840
- 130 Green Lane – ca.1840
- 128 Green Lane (Babington Lodge) – ca.1843
- 88-90 Green Lane – ca. 1850
- Stuart Terrace (110-112 Green Lane & 72 & 73 Wilson St.) – 1851-52
- Crompton Terrace (76-86 Green Lane) – late 1850s
- “Green Hill” (Beaconsfield Club, 1 Wilson St.) - 1862

- Presbyterian Chapel - 1868
- Greenhill Villas (119-121 Green Lane) – 1874
- Lenham Parade (127-135 Green Lane), ca.1874
- Municipal Technical College – 1876
- 89-91 Green Lane – ca.1870
- Primitive Methodist Chapel - 1878
- Trinity Baptist Church – 1879
- The Hippodrome Theatre – 1913-14
- 57-65 Green Lane – 1925-26



Plate 8. Extract from William Rogerson's map of Derby, 1819

The allotments were relatively short-lived, given the pressure for building land and the smaller plots of land to the south-west of Green Lane were initially developed upon. Streets to the west of Green Lane were laid out piecemeal but in relatively quick succession between 1840 and 1860, in the following order:

Forester Street first appears on the 1843 map of Derby, it was named after the then owner of Abbott's Hill House, Alderman Richard Forester, on whose estate it was sited. The terrace of cottages, Nos. 3-15 (Forester Place), were built almost immediately. **Hill Brow** appears to have been laid out at the same time.

Macklin Street - by 1852 the whole of Cross Lane is named Macklin Street, named after Revd Roseingrave Macklin (1770-1863), who owned the land to the south of Macklin Street & west of Greenhill House. The street was widened in 1843 to 36 feet. Victoria Terrace first appears listed in the Freebody's Derby Directory of 1852. It was built circa 1845. The peculiar angled gables of nos. 31 & 65 Victoria Terrace were predetermined by the angled plots of land to the east and west.

Wilson Street was pitched between 1847 and 1852 on Revd. Macklin's land. Fifteen occupiers are listed in the Freebody's Derby Directory in 1852. These would have been predominantly those living at 61-64 Wilson Street (circa 1847). Wilson is a family name within Revd. Macklin's family. His eldest son, Gerard Roseingrave Wilson Macklin, born in 1843 may have been the inspiration for the name.

Crompton Street was laid out but not named by the time of the Local Board of Health Map 1852. It sliced through the grounds of "Greenhill House". It was named Crompton Street to commemorate the Derby banker Alderman John Bell Crompton (1788-1859) who was mayor of Derby in 1828, 1837 and 1842 [Craven, M (2005)]. The street is thought to have been developed around 1857 - it is first mentioned in the 1858 Glover's Trade Directory and by name on the Map of Derby of 1867.

To the east of Green Lane, the land was developed later, as follows:

Gower Street was formerly known as Blood Alley and had been in existence as a lane since at least 1610. It was widened and renamed after William Leeson Gower MP in 1847-52. It is shown on the 1852 Board of Health map and recorded in a lease concerning the Gowers Arms dated 1869 [Craven, M (2005)]. By 1880 a

terrace of six houses had replaced Babington Hall. These and two large buildings near the corner with Green Lane were replaced with St. Peter's House in the 1960s.



Plate 9. 1852 Local Board of Health map (extract)

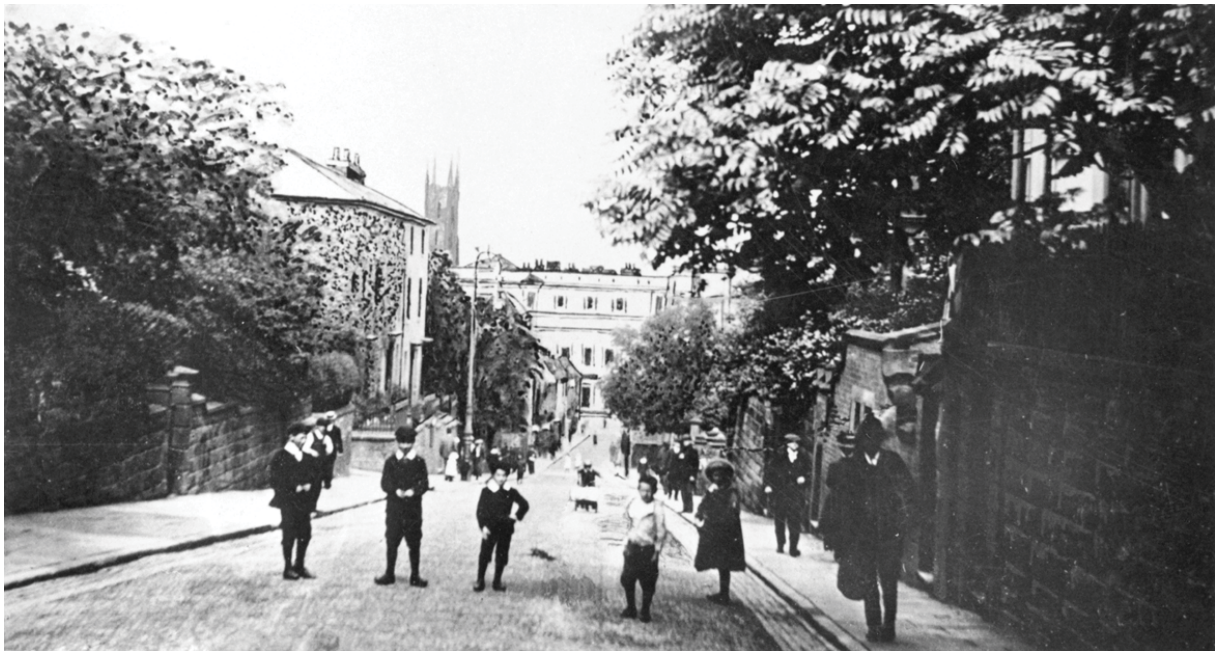
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St. Peter's Churchyard was widened in the 1880s. All of the small cottages and shops on the northern frontage were demolished and the new road alignment placed the building line further to the north. The frontage was developed piecemeal over the next 30 years.

Degge Street was formed in 1877 in association with the development of the Municipal Technical College (now redundant), which still stands on the corner. Degge Street was named after the distinguished antiquarian Simon Degge, great grandson of the man who built "Abbott's Hill House" [Craven, M (2005)].

During the second half of the nineteenth century a mix of building types evolved in the area, ranging from opulent villas to artisans' cottages and large public buildings; many streets were developed piecemeal, leaving gaps between blocks, which were later filled in. The most prestigious streets were Wilson Street and Green Lane, although Crompton Street also had a series of finely detailed houses.

The large estates were also selling off their land piecemeal, the grounds belonging to "Abbott's Hill House" reduced, in a piecemeal fashion, to provide a mixture of residential properties, two chapels and the Municipal Technical College, until finally "Abbott's Hill House" was demolished in 1926.



*Plate 10. Green Lane circa 1900 - at this time it had a leafy suburban character
(Courtesy of Derby City Council and www.picturethepast.org.uk)*

4.3.5 Late Nineteenth Century / Early Twentieth Century Development

The Green Lane area was still expanding towards the latter part of the nineteenth century and what was once a suburb had become an inner city area. Infilling and redevelopment was taking place; new purpose built commercial premises and public buildings were often replacing smaller commercial and residential properties, particularly along the north side of St. Peter's Churchyard (see Plate 11). The widening of the street resulted in the complete removal of the two and three-storey frontage buildings & the piecemeal reinstatement with commercial properties of considerable size and quality.

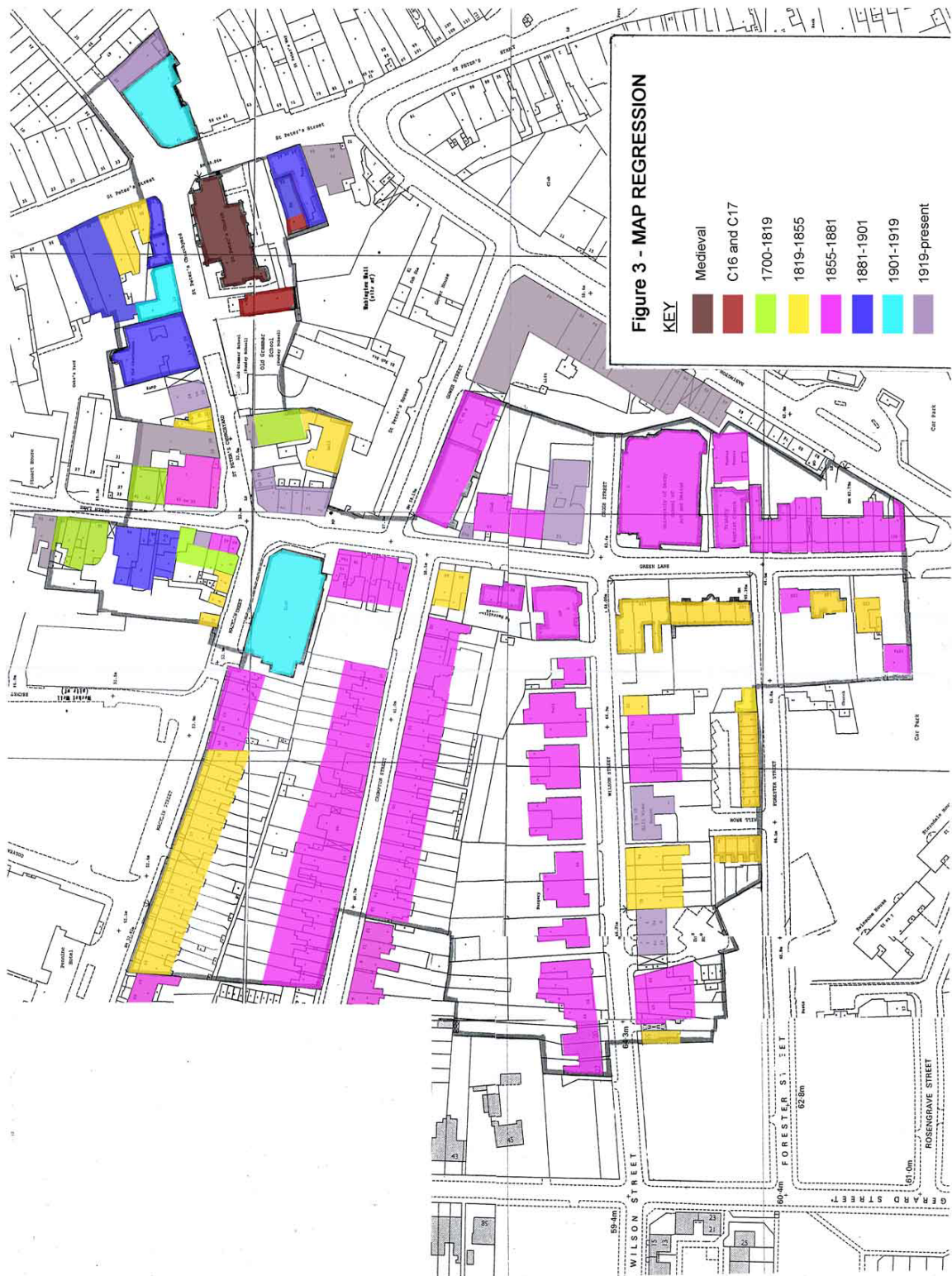
The twentieth century brought along new building styles and there was further redevelopment of earlier residential and medieval structures. A predominant style adopted was the Arts and Crafts style that can be seen on such buildings as No. 45 St. Peter's Street and Nos. 8-10 St. Peter's Churchyard.



*Plate 11. Photo of St. Peter's Churchyard, circa 1870
(Courtesy of Derby City Council and www.picturethepast.org.uk)*

All of the buildings in the above photograph were demolished in association with nineteenth century road widening and they were replaced with the present row of commercial buildings (pictured right), on a new alignment.





4.4 Spatial Analysis

This part of the appraisal comprises a spatial analysis of the whole conservation area, the character and interrelationship of spaces, key views, vistas, landmarks and important open spaces. These are marked on the accompanying Townscape plan (Figure 2).

4.4.1 The character & interrelationship of spaces within the area

The historic heart of the area is St. Peter's Church and the churchyard & the space surrounding it represent the main public space. The churchyard has shrunk over time so that it is now reduced to a narrow strip on the northern side of the church and a slightly wider space leading to the south porch. However, the street to the north of the church still reads as part of its setting. The break in the built frontage, where the churchyard at St. Peter's fronts St. Peter's Street, and the difference in building height between the adjacent properties and the churchyard wall creates a natural focal point and the sensation of an open public space, even though the street frontage is enclosed.



Left - St. Peter's Church

Right - view of Derby Cathedral from Green Lane, framed by the buildings

As a result of a long period of growth and re-development, a dense close-knit pattern characterises the area between St. Peter's Churchyard, Green Lane & Victoria Street and there is a sense of hidden & difficult to reach structures and spaces. To a slightly lesser extent, the same density applies to the pattern of development at the north-west section of Green Lane, between Green Lane and Becket Well Lane.

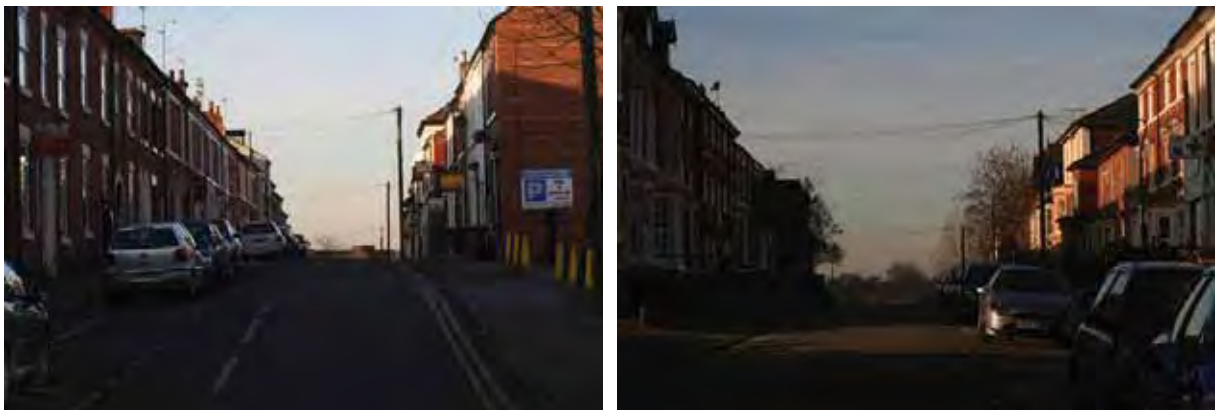
The landmass historically known as "Greenhill" has a distinctive form in early topographical views of Derby. Green Lane is a long and straight stretch of road. The steep gradient was overcome by some re-shaping to create a continuous smooth slope. At the steepest sections, therefore, properties sit above the road, behind tall retaining walls, which frame the views. As the gradient lessens and the street levels out, buildings appear to frame the views and the boundary walls are less dominant.

Many properties that front Green Lane have rear gardens that return alongside the

adjacent streets. In most cases these have been altered during the 20th century with the introduction of car parking, approached off the side streets. The loss of boundary walls and enclosures at the entrance to each street dilutes the historic character of the streets but this is a common phenomenon in historic areas where there is no provision for off-street parking. This is most marked at Wilson Street, between Nos. 72 & 73 Wilson Street, and at Crompton Street, to the rear of Nos. 76-86 Green Lane.

The frontages along Green Lane have generally small back gardens or they have been sacrificed to car parking for office uses. Front gardens are quite generous but there is very little planting, either shrub or tree planting within these frontages. The loss of trees and shrubs has had a major impact on the character of Green Lane (see Plate 10). The reasons for this are probably due to change of use from residential to office use or from single residential use to multiple occupation and the desire to provide frontage spaces that can be easily maintained.

Along the side streets, where the streets were laid out in a more grid-like formation, running east-west, there is a more gradual rise from either end of the street to the central summit, where the road falls away in both directions. This means that none of the streets are seen all at once. The same sort of physical characteristics apply to Crompton Street, Wilson Street and Forester Street.



Crompton Street (left) and Wilson Street (right) both rise along an east-west alignment to a summit, so that neither street is seen all at once

Gardens are largely hidden from view along Crompton Street, Forester Street and Macklin Street, whilst the broken frontage of Wilson Street provides glimpses of gardens and car parking spaces at the rear of properties.

4.4.2 Key views and vistas

The greater part of the area lies on the rising land of Greenhill but the far reaching views to the east and west, which can be seen from the side streets, were not exploited when it came to the development of housing, perhaps with the exception of the tallest houses on the north side of Wilson Street. The framework of development is rigid. The shortage of available building land in the 19th century, created dense development in the side streets, meaning that the houses largely face north-south and look inward. Houses lining Green Lane would have enjoyed

more panoramic views until the mid-late 19th century development of the city.



There are a few key locations where there are far reaching views that help with orientation around the city, and where landmark buildings can be seen. There are two major landmarks beyond the conservation area. (1) The Cathedral Church of All Saints, on Irongate, is a prominent landmark in the Derby skyline. The Perpendicular tower with its four pinnacles is one of the biggest in England. It appears where Green Lane levels out from Babington

Lane, to Wilson Street and then re-emerges in the lower, northern section of Green Lane. (2) From the higher points along Green Lane, looking south, there are views of the spire of another important landmark, The Serbian Orthodox Church (formerly Christ Church).



Left - view of the spire of The Serbian Orthodox Church (formerly Christ Church) from Green Lane. Right - landmark tower of Derby Cathedral

Continuous blocks of frontages and substantial buildings provide containment, with few opportunities for public views over the remainder of the City to landmarks. There are few glimpsed views. The principal landmarks are the local churches and chapels, which punctuate several views, and buildings that form focal points at the corner of streets.

The vistas along several streets are terminated by some large buildings, with large horizontal massing, the frontages of which extend beyond the confines of the viewpoint from the narrow streets. The former Royal Hotel (3-8 Victoria Street) terminates the view looking north along Green Lane, and The Former Grand Theatre of 1904 terminates the view looking east along



Gower Street. The former Boots building (No. 45 St. Peter's Street), on the corner of St. Peter's Street and East Street, terminates the view looking east along St. Peter's Churchyard. It is a more pivotal building, with a lively frontage, which complements the character of buildings along St. Peter's Churchyard, and it connects the two spaces visually.

As the town expanded and grew in the 19th century and the density increased, the landmarks became less obvious and architects and builders appear to have looked for new ways to create landmark buildings. Height and size alone were no longer sufficient to make an impact. The Gothic Revival buildings of the second half of the 19th century were ideal for exploiting the form of the buildings to create local landmarks, using turrets, pinnacles, bell towers and finials to punctuate the views and make the new buildings stand out from their neighbours.



View of the former Presbyterian Chapel and St. Peter's House from Crompton Street (left) and view of Westfield Derby from Wilson Street (right)

The principal landmarks that are identified include both historic buildings and those modern buildings that have a negative impact on the area;

- St. Peter's Church – positive landmark
- 54 St. Peter's St – positive landmark
- 45 St. Peter's Street (the former Boots building) – positive landmark
- The former Royal Hotel, Victoria Street within the City Centre Conservation Area – positive landmark
- The former Grand Theatre, Babington Lane (1904), beyond the conservation area – positive landmark
- The Hippodrome Theatre – positive landmark
- The College of Art – positive landmark
- The former Primitive Methodist Chapel – positive landmark
- The former Presbyterian Chapel – positive landmark
- Serbian Orthodox Church (formerly Christ Church), Normanton Road beyond the conservation area – positive landmark
- Cathedral Church of All Saints, Irongate – positive landmark
- St. Peter's House, beyond the conservation area – negative landmark
- Westfield Derby, beyond the conservation area – negative landmark

4.5 Character Analysis

4.5.1 Definition & Description of Character Areas

Summary

This section of the appraisal looks primarily at the relationships between the structures and the spaces, their historic and current relationships, identifying the views, landmarks, spaces, & details that characterise the area.

Three character areas have been identified, which relate to areas of distinct character.

The negative aspects of each of these areas are summarised in bullet form at the end of the description of each street.

The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

This section of the Appraisal is accompanied by a map (Figure 2), annotated with a series of townscape symbols, as follows:

Significant Views – these views are limited to the most familiar and most memorable views within the area. They sometimes link subjects in the middle distance and far horizon.

Architectural Landmarks – landmarks are usually buildings or parts of buildings (features such as domes and towers) that can be seen from several directions and viewpoints. They help to orientate people around the town. Landmarks are not necessarily the most significant architectural or historic buildings.

Focal Points – these are features within framed views, subjects to which the eye is drawn and framed by buildings or trees. They can be part of a building, rather than a whole building (a feature such as a bay window or a decorative doorway). They were, more often than not, consciously designed to reflect their important location at the end of a particular viewpoint.

Important Open Spaces – these spaces are important to the setting of a particular building or group of buildings and provide a foil to the density of the city

Area 1

Green Lane & Gower Street

Green Lane rises from its northern junction with Victoria Street (formerly Brookside) to a height of approximately 70 metres above sea level, at its junction with Babington Lane. The street is characterised by three main elements;

- a great variety of buildings encountered along its length
- some individual buildings & groups of high architectural quality
- the incline of the hillside (Greenhill), which helps to create long vistas, and emphasises focal points and landmarks.

From Green Lane there are long views to major landmarks to the north and south; The Cathedral Church of All Saints on Iron Gate, with its tall tower and four pinnacles and The Serbian Orthodox Church (formerly Christ Church) at Normanton Road, with its tall spire.



Left - view along Green Lane towards the Cathedral in the far distance. Right - the former Primitive Methodist Church is still a prominent landmark despite alterations

In the northern, lower section of Green Lane the buildings are generally very tightly packed in a series of deep, narrow plots and there is a stronger sense of enclosure, as there are few private frontages. The pavement changes in width along the street, following the building frontages, which move in and out, as sections of frontage have been redeveloped or have encroached into the road over time. "The Royal" on Victoria Street is the principal focal point of views. The other major landmark is the former Primitive Methodist Chapel (now Quicksilver), which despite alterations is still a dramatic landmark building. The buildings on the southern corners of St. Peter's Churchyard and Macklin Street have been treated with consideration for their prominence and each has a feature focal point on the corner, i.e. oriel window & gigantic doorcase.

Green Lane rises gradually from Victoria Street to its junction with Wilson Street, at the brow of the hill, and this means that the views looking south are curtailed by the horizon but the views moving north down the street are the most memorable, as the vista opens out and a whole range of buildings are revealed.

Where Green Lane rises between Macklin Street and Wilson Street, most of the buildings sit behind retaining walls of brick or stone, which step up the hill. The



*Left - Nos. 110-122 Green Lane, two blocks of grade II listed buildings of high quality.
Right - Gower Street has some dramatic contrasts in scale & detail; 3 houses are sandwiched between a chapel & a monumental department store*

ground appears to have been partly re-shaped to improve the incline and remove the steepest section of gradient and on either side of the road, the ground is partly retained. The buildings follow the hill in short blocks, which step up the hill.

At the top of the hill, where the street levels out, the College of Art is a prominent and exuberant stone-built landmark. Its neighbour, Trinity Baptist Chapel, also has a flamboyant frontage in brick but it is not such a distinct landmark. Houses are grouped into much longer terraces, and appear to frame the views. Boundary walls are important along the west side of the street but gardens are generally better preserved with a greater number of trees and shrubs. Around the College of Art the buildings are generally taller and instead of straight eaves stepping down the hill, the architecture is dominated by gables and interesting eaves & rooflines.



Negative factors

- poor condition of many commercial/ retail premises
- lack of beneficial / economic use of upper floors
- removal of boundary walls / introduction of modern railings to frontages
- loss of trees, shrubs & greenery within gardens
- loss of traditional shopfronts
- overbearing modern shopfronts and box fascias
- alterations & poor condition of landmark buildings – former Primitive Methodist Chapel & Hippodrome
- vacant buildings contribute to sense of decline – Art College, former Presbyterian Chapel & Hippodrome

Gower Street

The former Presbyterian Chapel occupies a large part of the frontage; to its east is a terraced row of three houses, an eclectic mix of gothic & classical details, that are typical of the residential areas, and on the corner with Babington Lane is Hunters (No.40 Babington Lane), a large, monumental and imposing stone-built department store. It is typical of the Art Deco, a reduced classical frontage incorporating a bold cornice, pilaster strips, long horizontal windows and an attic storey. There are two

distinct blocks, almost identical except for the attic storey. The second block is numbered Nos. 42-58 Babington Lane. The street is typical of the area, in that it has a mixture of residential, public and commercial buildings, and large differences in scale and materials.

Negative factors

- The looming presence of St. Peter's House affects the character & setting of the street

Area 2

The residential streets to the west of Green Lane

Crompton Street

Along Crompton Street the houses are similar in size, scale and detail. They were built mainly for artisans, skilled workers for particular trades.

With one exception, the houses on Crompton Street were built to the edge of the pavement, without a private frontage, in almost unbroken terraced two-storey rows. This strong sense of enclosure, along both sides of the street, and high density housing is one of the most defining characteristics of the street. It is a hard, urban environment, with no sign of gardens. Private gardens and yards are completely hidden from public view. The only green space fronting the street is the area of tree and shrub planting at the west end of the street, a recent introduction, landscaped in association with the partial road closure.



Terraced houses line both sides of Crompton Street

Mortar joints between groups of terraced cottages and pairs of houses within long terraces indicate multiple building phases and evidence of different builders. All of the available space was exploited. Access to the rear is provided from the occasional archway, which enabled a cart to reach the rear, and side pedestrian alleys, the passages to which have solid doors fronting the street. There is a strong rhythmical quality to the street as doors and windows follow a similar pattern, with subtle stepped eaves rising up the street following the lie of the land as it rises to a summit near the Crompton Tavern.

The south side of the street has a number of terraced rows of cottages ranging from four to eight cottages long. As the buildings descend the street to the west, Nos. 7,

8, 11 & 12 have been developed with a basement, which in each case has been rendered & altered. The first impression, therefore, from street level is that this part of the street is more altered. On the north side of the street, many houses are built more obviously piecemeal, in pairs, although they appear at first glance to have been built as long, terraced rows.

The buildings contain a number of high quality details that raise them above the ordinary. These include Flemish bond brickwork, stone architraves to windows and doors, moulded eaves and decorative doorcases.



In a few places on the northern side of the street this pattern is broken, and there is one instance where a house was built with a shallow private frontage, a narrow strip fronted by a stone plinth wall set with railings (now obscured by a large privet hedge), No 44 and 44a. The public house “Crompton Tavern”, which sits almost in the centre of the street stands out from the surrounding cottages as it is slightly larger overall with a much higher

eaves line & taller floor-to-ceiling heights, as would be expected for a Victorian building of its type.

From Crompton Street, looking east, the gable frontage of the former Presbyterian Chapel is a prominent focal point and the presence of St. Peter’s House, towering above the houses below, provides a dramatic contrast in scale and a sense of its central, city location. The western view from Crompton Street is marred by the introduction of a large amount of street clutter, brick planters, lighting columns & other items of street furniture, part of the scheme to close the road to traffic from Gerard Street.

The northern side of the street, near Green Lane, has lost a section of its strong enclosure following the demolition of a terrace of four cottages and the introduction of a public car park.

Negative factors

- loss of enclosure – terraced row to rear of 78-86 Green Lane & creation of large off-street car parking area
- widespread loss of original sash windows
- alterations to elevations to cover up original brickwork with paint or render
- alterations to window apertures (e.g. 38 Crompton St)
- lack of private frontage and easy access to the rear of properties means that wheelie bins are very prominent
- paving flags replaced with tarmac create a patchwork of finishes to pavements
- street furniture & planting clutter at the western end blocks views of Gerard Street

Wilson Street

Wilson Street is wider than the other side streets; all of the houses have a front garden and front garden wall, comprised of a low plinth with railings, several of which are still mounted with their original railings. This marks these properties out as higher quality development for a wealthier clientele.

The street sits on the brow of the hill, at one of the highest points in the immediate area. This position provides long views to the east and west of Derby and this is probably one of the reasons why this street was chosen for the villas of the professional classes. The added height and the wide street jointly provide an open and spacious setting for the houses, more open than the narrower configuration at Crompton Street, below. The northern side of the street is dominated by large, two and three storey villas. Several of these villas were built as semi-detached houses, with paired central doorways. Numbers 6-7 and 8-9 were built at the same time. They are very good examples of speculative development as to avoid unnecessary expenditure they share common architectural details, and offered a choice of either two or three-storey accommodation.



The southern side of the street has longer terraces of houses. They are generally less prestigious buildings, although they are still of fine quality.

The street has a variety of buildings with little repetition of detail. Each building or terrace is individually designed.

Negative factors

- Loss of & alteration to original boundary walls and railings
- Loss of sash windows
- Some original masonry has been inappropriately painted
- The white flank of Westfield Derby, to the east, is a major and negative landmark
- Signage is overbearing on "Day Night Pharmacy" (5 Wilson Street)
- General condition seems a little run down
- Loss of boundary wall to rear of No.73 & off-street car parking

Macklin Street

Only the south side of Macklin Street is developed, the north side having been largely demolished in 1962, and then redeveloped as Duckworth Square, which has also been removed.

The south side of Macklin Street is dominated by Victoria Terrace - 17 handsome houses built in the 1840s. The houses are set on the rising land, which falls away to the west, and this is accommodated by a high retaining wall with railings and steps, which was built at the same time as the terrace. This has provided each house with a small front garden and enabled the terrace to be built in one block, with continuous eaves, horizontal stone band and a repeated pattern of windows and doors, which sets a steady rhythm.



The east end of the street has a group of six properties which front the street, built by 1876. They have taken advantage of the hillside location, by incorporating either a basement or a third attic storey.

Nos. 57-65 Green Lane, on the corner of Green Lane & St. Peter's Churchyard, is a focal point in views from Macklin Street. It is prominent largely for the use of "black-and-white" half-timbering, which stands out from the mainly brick buildings. St. Peter's House towers above this, a slightly shocking, prominent block.



Left - the half-timbered walls of Nos. 57-65 Green Lane are a focal point along Macklin Street, although St. Peter's House dominates the view . Right - The Hippodrome entrance

The Hippodrome is another landmark building, which straddles Macklin Street and Green Lane. The Hippodrome was a major theatre venue for many years before becoming a cinema and then reverting to a theatre, and latterly a Bingo Hall (it closed in 2007). It was an important part of Derby's nightlife. The entrance on the corner of the two streets is a distinctive focal point. Its sheer size, in relation to the adjacent dwellings, and monumental character give it its landmark status.

The setting of Macklin Street is dominated by the Heritage Hotel (formerly the Pennine Hotel) and Laurie House, two large multi-storey blocks built in the brutalist

architecture of the 1960s on the north side of the street. From Colyear Street and the site of Duckworth Square views south across to Victoria Terrace show a dramatic change in level, where the ground has been dug out. This is hidden from Macklin Street by the temporary hoardings.



Negative factors

- Car parking on north side of street is very dominant
- Hoardings, advertising hoardings, car park and gap site on the north side of the street create a sense of dereliction
- Partial demolition of The Hippodrome; significant damage to important historic building contributes to air of neglect
- Loss of original architectural details – sash windows, railings & panelled doors
- Loss of development along northern edge of street, and well-defined building line, creates a large gap and loss of enclosure
- The Heritage Hotel & Laurie House dominate the setting of the street & do not relate to its intimate character

Forester Street

Although there are only a few historic buildings on Forester Street, it still retains its own identity. Its character is slightly archaic – dominated by the two terraces of very different style but of late Georgian/ early Victorian origin;

- the long terrace fronting Forester Street (Nos.3-15), of 1843, which has been rendered and altered. The three prominent triangular pediments seem to reflect the grander classical character of estate-built property and may have been built with charitable patronage
- Hill Brow – a very well preserved terrace of cottages dating from the 1840s

The view to the east is dominated by Greenhill Villas (nos.119-121 Green Lane) and Trinity Baptist Church, which are distinctive for the gables that punctuate the street.

Negative factors

- Loss of built up frontage to the south side of the street
- Loss of boundary walls & creation of car parking spaces on either side of entrance to street, behind 122 & 126 Green Lane



Forester Street

Area 3

St. Peter's – the church, its churchyard & the commercial buildings in its vicinity

From St. Peter's Street, the broad east end of the church, with its large 16th century traceried window is a prominent focal point in the street but the west tower of 1898 is not at all prominent. The gable east end of the church is set apart from the other buildings in the street but is framed on either side by groups of some of the tallest historic buildings in St. Peter's Street.



From St. Peter's Churchyard, St. Peter's Church is dominated by its large tower. To the west of the tower, modern extensions to create parish rooms (1970) have left some rather gloomy, semi-underground spaces and the area to the west of the church is treated with less care than other sides & spaces and is frequently used as a small, off-street car park.

The weathered, red brick 17th century façade with its distinctive Dutch gable at the back of Ryan's Bar is a remnant of pre-19th century Derby and suggests the ancient origins and character of this place. The constricted access to Ryan's Bar, along the south side of the churchyard, and the deep, narrow plot, provide one of the few instances where the medieval form of the area is evident. This is an intimate & memorable space.

The imposing and monumental-scale 19th century churchyard wall that runs along the north side of the church continues along the street as far as the entrance to St. Peter's House and as a result of this continuity of frontage there is a sense of the original importance & presence of the church. The entrance to St. Peter's House is framed by gothic-style pink gritstone gatepiers and ornate 20th century gates. The grassy open space behind this wall, now within the grounds of St. Peter's House, is particularly important as the last remaining fragment of the original churchyard. It is a foil to the historic buildings, the church & the free school. The historic uses of this open space are not at all clear. It was probably part of the churchyard before the construction of the Free School, used by the Free School as their outside space until the school moved in 1863 but it also appears to have been used in part as the Wesleyan Methodists graveyard.

Four tall lime trees behind the former churchyard wall provide an important enclosure which complements the tall buildings opposite and partially masks the presence of St. Peter's House. These trees are the largest and most important in the conservation area. The open and ancient character on the south side of the street is a complete contrast with the tall frontage on the north side of the street.





On the north side of St. Peter's Churchyard the eclectic range of building styles and materials is a lively illustration of a busy and prosperous commercial centre of the late 19th century. The commercial buildings were purpose-built and involved the use of highly competent professional designers and architects. With the exception of The Old Courthouse, the building plots were not very deep, as a result of the road widening, and the designers have compensated for this by creating tall buildings of three or more storeys, with a great deal of attention to detail and ornament focussed on the upper floors, encouraging pedestrians to look up above street level.

Negative factors

- Excessive street furniture has encroached into the centre of the street; including bollards, cycle stands, benches, lighting columns and traffic signposts
- Red brick paving, which does not follow the traditional pattern of road and pavement layout, has introduced an alien surface into the historic setting of St. Peter's Church
- the space in front of "Sally Montague" & the Parish Rooms are used for off-street car parking, which detracts from the historic setting of the historic Church & Free School
- Historic, redundant chapel (Marrowbones) has a modern two-storey frontage which detracts from its historic character
- Historic former Free School has a modern addition to St. Peter's Churchyard and its presence and a sense of its historic importance is lost to the casual visitor
- unsightly chainlink fence attached to the historic, former churchyard wall in front of St. Peter's House
- St. Peter's House overshadows the church & dominates its historic setting
- Parts of the churchyard seem hostile & unsafe
- Unsightly corrugated steel additions to Nos. 36-38 St. Peter's Churchyard

4.5.2 Activity, prevailing & former uses within the area

Green Lane

Green Lane was historically, until the 19th century, predominantly a residential street. However, it changed during the second half of the 19th century to incorporate mixed uses; houses and chapels dominated the upper, southern part of the street, from its junction with St. Peter's Churchyard, to Babington Lane, and commercial uses dominated the lower, northern part of the street, although there were still houses scattered amongst the shops, and dwellings above the shops. The small businesses scattered amongst the houses led to a pattern of ground floor shop use with residential uses over.

The growth of industrial Derby during the late 18th century had also led to the development of textile mills amidst residential areas and there was one such silk mill at the bottom of Green Lane, to the east side of the street, which was demolished during the 20th century. By the late 19th century and early 20th century, the area had also grown in status so that several semi-public buildings were established at key points on the street, i.e. the Municipal Technical College, and The Hippodrome Theatre.

Green Lane, therefore, had a very mixed-use character. By the early 20th century the street was quiet in its southern half, which was largely residential, and extremely busy and active in its northern half, with an intense pattern of activity from small businesses and factories operating during the day and late-evening and night activity from the principal theatre in the area (The Hippodrome), during the first half of the 20th century, and the principal cinema during the latter part of the 20th century, the Metro Cinema (at the College of Art). "Quicksilver" also still provides late night entertainment.

Today, the residential use of the street has dwindled, so that there are few flats occupied over shops. Many of the terraced and semi-detached houses have changed to office use or support commercial uses, such as hotel or bed and breakfast. There are two commercial children's day nurseries, the viability of which suggests a local, working residential population. Towards the southern end of the street many of the houses have been sub-divided into flats, although there are still a few properties in single occupation residential use.

Night-time activity has dramatically reduced with the closure of the Hippodrome and the Metro Cinema and with the change from residential to office use.

St. Peter's Churchyard

Since the second half of the 19th century, the whole of the north side of St. Peter's Churchyard has been in commercial use. The type of commercial uses developed in the latter part of the 19th century, meant that the upper floors of the commercial buildings were also in use as part of the shop floor. Early department stores, such as Boots and Thurman and Malin would have utilised a larger shopfloor area. Today, the upper floors of these commercial buildings are largely in separate use, either office or storage or commercial use, or occasionally in the same use as the ground floor (in the case of Eddowes Waldron Solicitors and Bemrose & Ling Solicitors). There is a high concentration of hairdressers premises, solicitors practices & offices for small business in this part of Derby.

St. Peter's Street

Whilst there was a period when the upper floors of properties along St. Peter's Street were in separate commercial or residential use, there is little evidence of any upper floor residential use within St. Peter's Street.

Early department stores, such as Boots and Thurman and Malin at 38-42 St. Peter's Street used the upper floors as part of the shop floor. This fashion fell out of use for a while and it is a recent trend for large retailers and businesses to revert to using upper floors as part of the shop floor. Examples include McDonalds and The Natwest Bank. The upper floors of shops at 46-52 St. Peter's Street, however, are under-used, either mothballed completely or used for storage.

Crompton Street, Macklin Street, Forester Street & Hill Brow

The terraced houses along each of these streets remain in residential use. A few other uses, such as public house & hotel, are scattered amongst them, but the streets largely survive in single occupation residential use.

Wilson Street

Wilson Street has undergone some major changes during the 20th century, although it is still a relatively quiet & predominantly residential street.

Two of the largest houses in Wilson Street, which were built as detached houses, have been converted into office use. These are; No.2 Halliday House & No. 72. Further up the street, Nos. 10 & 11, originally built as a detached villa, is now a doctor's surgery. Nos. 4 & 5 are in retail/ office use. The original villas were built with large rear gardens, but these have often been sacrificed for car parking.

Nos. 6 & 7, 8 & 9 were built as two semi-detached houses. These have been converted into flats by Walbrook Housing Association and are in multiple occupation. New blocks on the south side of the street (Hill View House and Davis House) are also in multiple occupation. Whilst there are several houses in the western half of Wilson Street that are still in single residential use, these are interspersed with flats & bedsits.

Redundancy & Vacant shops

Redundancy affects a number of the larger buildings - former chapels and semi-public buildings. The following buildings are vacant & without a current use;

- former Presbyterian Chapel, Green Lane / Gower Street
- former Hippodrome Theatre, Green Lane / Macklin Street (partially demolished)
- the College of Art (originally Municipal Technical College, and latterly Art College & Metro Cinema), Green Lane / Degge Street
- former Wesleyan Methodist Chapel (originally Marrowbones Independent Chapel & latterly Carter & Carter)

The following 10 shops are presently vacant;

- Debenham's (Victoria Street / Green Lane)
- Ranby's (Nos.18-20 Green Lane)
- Debenhams (No. 22 Green Lane)
- No. 44 Green Lane
- No. 46 Green Lane

- No. 48 Green Lane
- No. 60 Green Lane
- No. 47 Green Lane
- No. 12 Macklin Street

4.5.3 The Architectural & Historic Qualities of the Buildings

The redevelopment of Green Lane and St. Peter's Churchyard has left its legacy in a wide variety of architectural styles along both streets. The residential side streets, however, have been subjected to less change and there are more consistencies in architectural style and a rhythm of repeated details.

The four principal key buildings are – St. Peter's Church, The Hippodrome Theatre, the Art College (former Municipal Technical College) and Hunters (40 Babington Lane), but there are many others that are important in the streetscene and they are highlighted in bold in the text.

The omission of any building should not be taken to imply that it is of no interest.

Key buildings

St. Peter's Church (listed grade II*) – the church is acknowledged as one of the earliest surviving medieval churches in Derby. It was altered and extended during the Victorian period (1851-53 – G. G. Place, 1859 – G. E. Street), and in 1898 the tall west tower was rebuilt. This is now partially obscured by the Parish Rooms extension of 1970. The tower, with its battlemented parapet and pinnacles, is a prominent landmark from St. Peter's Churchyard but not from further afield. It is a key building because of its historic importance as a focal point of activity and was once the principal church within Derby. It is now pivotal to the junction of St. Peter's Street, East Street & St. Peter's Churchyard.



The Hippodrome (listed grade II) – the theatre was designed by Marshall and Tweedy, architects from Newcastle-upon-Tyne, in 1914 and originally purpose-built as a variety theatre, but was most recently used as a Bingo Hall. It is a late example of a variety theatre at a time when cinemas were becoming popular. As Derby's premier variety theatre it attracted big name stars over the years including Marie Lloyd, Gracie Fields, George Formby, Max Miller, Flanagan and Allen, Frankie Howerd, Max Wall, Bela Lugosi, Tommy Cooper, Benny Hill, Ken Dodd, Shirley



Bassey & Cliff Richard. It is now in a sadly partially demolished state.

The design of the building is severe and uncompromising, but is typical of its time. It was based loosely on a classical building form, brick-built and decorated with Roman motifs, which are emphasised with buff-coloured terracotta. Details include a large terracotta cornice, a thermal window, rows of oculus windows and pilaster strips, with panels of brick and terracotta emulating capitals. It is a large, monolithic and monumental building in many respects, its potential massive impact reduced by its receding hipped slate-clad roofs. Its simple design has been spoilt by minor modern accretions. Although a “temple to entertainment”, most of the rich, elaborate design was reserved for the interior, which has a large auditorium, squared proscenium & Baroque plasterwork. This building is unlike anything else in the proposed conservation area, although it employs the use of architectural terracotta, which is prevalent. It contributes to the great variety of scale and detail encountered along Green Lane. The corner of the building, where Macklin Street meets Green Lane, is recessed and the corner entrance is emphasised by an elaborate off-white, glazed faience doorcase, which is obscured at close quarters by a canopy with modern cladding. Photographs taken when the building was first opened show that this foyer entrance was much more of a dramatic focal point, with a large pediment & integral name sign above the doorcase.

The University of Derby College of Art and Design (former Municipal Technical College) (listed grade II*) - the building was designed by architect F Waller of Waller & Son, Gloucester in 1876, and extended in 1899. It is a landmark Neo-Gothic building, incorporating intricate and elaborate decoration.



The most distinctive elements of the building are the curved, glazed roof running parallel with Degge Street, which provided high quality top-lit spaces for detailed work, and the corner staircase turret on Green Lane, which has leaded-light windows and a plethora of elaborate, exuberant stone carved ornament, incorporating flowers, foliage & shields, that reflect the artistic aspirations of the college. The building also incorporates a large number of roof level details, which puncture the skyline; leadwork & conical roof to the staircase turret, complex lead-clad vents & louvred pinnacles, monumental chimneys, copper-clad and timber louvred vents and a bell-tower.

Hunters, 40 Babington Lane (unlisted)

The Hunters building that straddles the corner of Gower Lane & Babington Lane is one of the main landmark buildings of the wider area. Its monumental massing, incorporating Art Deco details, is made dramatic because it is based on a classical building form - a temple frontage. The building was designed with its great splayed corner creating a pivotal point, leading views into Gower Street.



Building types

Georgian town houses

Georgian town houses, built either as terraces or as individual houses, share common proportions, with two tall storeys and a shallower attic storey. Examples survive along the northern part of Green Lane, at 32 & 34 Green Lane, and there are later examples at 76-86 Green Lane (Crompton Terrace), a Georgian-style terrace of the 1850s. This incorporates stone wedge lintels with incised channels emulating blocks of stone, a common feature of Derby and the Melbourne area, where they may have been manufactured.



The northern end of Green Lane does have several early-mid 18th century brick houses, which have been significantly altered over time. The original form is barely visible. Nos. 54-58 Green Lane share narrow Flemish bond brickwork and the remnants of fine rubbed, gauged brick lintels. These originally had dropped stone keystones. The gables originally had raised parapet walls with stone copings, although these have been replaced.

Detached & semi-detached villas

Villas were a very popular house type from the early 19th century until the 1870s. There are a number of villas along Green Lane and Wilson Street. The majority of villas were built in the **Italian Villa** style. The style was exemplified by a wide overhanging eaves supported by pronounced, decorative brackets or a deep cornice and a shallow, hipped, slate roof. There were a number of variations, some with round arched or elliptical arched windows, some with moulded stone architraves and decorative console brackets. The original model Italian villa was asymmetrical in plan, but speculative house-builders had to adapt this style to fit the more restricted plot sizes within towns & cities and as a result they often built pairs of semi-detached houses, designed to look like one at first glance, by using central, paired doors, framed by bay windows on either side. Nos. 6-9 Wilson Street are two



pairs of semi-detached villas, which incorporate a few of the main characteristics; bracketed eaves, hipped roofs & moulded window & door architraves (surrounds). Detached, two-storey villas can be seen at No 2 Wilson Street, 10 Wilson Street, 96 Green Lane & 128 Green Lane (Babington Lodge).

Terraced Housing

There is a distinct difference between the regular, orderly rhythm of terraced buildings in Georgian Derby and the staccato street frontages of late Victorian Derby, with their prominent gables & plethora of architectural stone & terracotta embellishments. The flat and, in this area, largely plain, restrained frontages of most of the Georgian buildings, embellished by perhaps only Flemish bond brickwork, dentilled eaves or a horizontal raised band or eaves band, gave way to much more exuberant Victorian designs - steeply pitched roofs, crested ridges, bay windows, terracotta moulded panels, carved stonework, decorative bargeboards & dormer windows.

There are a number of terraced houses that share a distinct Georgian character, including **114-122 Green Lane (listed grade II)**, **2-5 Hill Brow** & **61-64 Wilson Street**.



86 Green Lane (left) & Victoria Terrace, Macklin Street (right)

Macklin Street also has a distinct terrace of 17 houses dating from the 1840s – **Victoria Terrace**, built in Flemish bond brickwork with a horizontal stone band, projecting eaves, incised stone wedge lintels and doors with fanlights. Although only two-storey, they have a number of characteristics of Georgian buildings.

Crompton Street has several distinct terraced blocks of houses. These were influenced by the regimented form of earlier Georgian houses and by the classical simplicity of Italian villas. They were largely built between 1856 and 1867. The result is two-storey houses with pared down classical details, such as rounded eaves, horizontal stone bands, round-arched windows or stone architraves & sash windows.



Crompton Street

Stuart Terrace (73 Wilson Street & 110-112 Green Lane) - listed grade II

This terraced group is best described as Neo-Jacobean. The architect was T. C. Hine who was practising at a time when the Gothic Revival movement was gaining momentum. The terrace incorporates a mixture of arched recessed porches with classical details and more gothic features such as picturesque, multiple, stone-coped gables and carved corbels. It was a few years before the level of intricacy and ornament of the Gothic Revival found at the Municipal Technical College, opposite Stuart Terrace, came to fruition.

A number of short terraces incorporate an eclectic range of details, based on Gothic styles of architecture, e.g. **14-16 Wilson Street, & 57, 58 & 59 Wilson Street.**



Stuart Terrace (left) & No. 15 Wilson Street (right)

Chapels

The development of Derby in the 19th century and the growth of this area in particular as a residential area created demand for additional places of worship. By the end of the 19th century, most of the separate non-conformist denominations were represented in the area. Chapels provided a sense of community; a comfortable extension of the working environment, and these served the artisans, those who worked in the mills, and the new middle classes. Many of these chapels were built as pieces of street architecture, their gable frontage primarily designed to be seen from the street. This took up less expensive street frontage and they are generally integrated into the historic townscape. By the second half of the 19th century, almost every chapel built involved the use of a professional designer.

The gable-fronted chapels of the 19th and early 20th century within this part of Derby were of two main types, although there were many varieties of both styles;

- a) Gothic Revival, as at the former **Presbyterian Chapel**, 1868, by J. Tait (now redundant), which was stone-built in the English Decorated style of architecture. Like many later 19th century chapels, it appears to command the entire building plot. A separate hall was located in the space at the rear and was carefully incorporated as part of the design of the whole building.



- b) Classical, with a triangular pediment, as at the **Marrowbones Chapel**, St. Peter's Churchyard, 1816, by John Gadsby. This was built for the Independents but sold to the Wesleyan Methodists in 1821. It has been altered on several occasions. The original elevation lies behind a few successive layers of additions at the front. Only the original pediment & upper section of the windows can now be seen. Another variation on the classical design is the Romanesque frontage, which can be found at **Trinity Baptist Chapel**, Green Lane, 1879, by Lawrence Bright of Nottingham. The building has a central pediment and round-arched windows. It was built largely in brick with moulded brick, terracotta and stone details. The entrance has paired doors, on either side, a traditional chapel plan. Another Romanesque design, the former **Primitive Methodist Chapel**, 1878, by Giles & Brookhouse (Quicksilver in 2009), is of exceptional quality, although scarred by 20th century alterations. It sits on the corner of two streets, with an unusually elaborate side elevation fronting Green Lane.



Both styles of architecture punctuate the street and introduce a new shape, a wide gable with vertical emphasis, into the predominantly horizontal streetscene. This creates landmark buildings and occasional focal points.

Public Buildings

Whilst classical forms of architecture were chosen for public buildings during the eighteenth and first half of the nineteenth centuries, the Gothic style of architecture was adopted for many of the late 19th century public buildings. The principal public building was the **County Court (listed grade II)**, now known as The Old Courthouse (18-22 St. Peter's Churchyard). It is a Gothic Revival building, enlivened in a riot



of alternating bands of dark pink brick and buff-coloured moulded terracotta, with similar characteristics to the buildings of the nationally renowned architects T. E. Colcutt & William Butterfield. It has areas of richly carved foliage and the flat walls are given relief with strip pilasters, surmounted by lions, and mullioned and transomed windows, all in a Decorated English style.

Commercial Buildings

With the commercial confidence in the town at an all time high towards the end of the 19th century, there was a period of redevelopment along St. Peter's Street. Rapid redevelopment took place all along the northern side of St. Peter's Churchyard and following the road widening, properties which were only 50 or so years old were demolished and replaced with taller, larger and more impressive commercial buildings. The late 19th century buildings rise above the street creating tall, impressive & intricate rooflines. These were purpose-built for some large companies, such as Thurman & Malin (at 12 St. Peter's Churchyard and 38-42 St. Peter's St, which incorporates first floor shopfronts, enabled through the nineteenth century introduction of slender cast-iron columns) and Boots, who occupied 54 St. Peter's Street & 6 St. Peter's Churchyard before relocating to another larger store on the opposite side of the road in 1912. The first Boots building is a prominent corner building, with echoes of the Boots building of 1904 by A N Bromley in Nottingham. Although largely brick above street level, it is embellished with red terracotta ornamentation incorporating numerous classical details and an oriel window & stucco moulded eaves, details more typical of the Queen Anne style. The

corner tower with its conical roof is a prominent landmark.



The Thurman and Malin store at **12 St. Peter's Churchyard** has a grandiose classical character, loosely based on the French Renaissance Revival with a central, steep mansard roof and a palace frontage with raised quoins, central pilasters and carved central stone panel.

There are a group of buildings that were designed in an **Italian Renaissance Revival** style. This was often favoured for commercial buildings and offices. These employ the use of rows of semi-circular arched windows, and a deep overhanging eaves cornice or prominent parapet.

There are examples of this style at **46-52 St. Peter's Street**, which incorporates an unusual pierced parapet and at **58-62 St. Peter's Street (Nat West Bank)**, which incorporates heavily moulded & rusticated pilasters, rows of semi-circular arched windows, and a deep overhanging eaves cornice.



Towards the end of the 19th century, the **Arts-and-Crafts Movement** developed in England. It has its origins in dissatisfaction with factory mass-production and an admiration for traditional art and craftsmanship. In the late 19th century the Arts and Crafts movement was particularly influential on young architects and the movement crusaded to make towns beautiful. Many of the black-and-white timber-framed buildings within the town were introduced as part of the movement, often in the most prominent locations. Timber-frame, which was traditionally a vernacular material, was favoured for its picturesque qualities and its appealing surface decoration. It was adopted for **8-10 St. Peter's Churchyard** in 1894, which revels in asymmetry and surface decoration. It was also adopted later at **57-65 Green Lane**, in a much plainer interpretation.

Prevalent & Traditional Building Materials & Details & the Public Realm

Brick & Terracotta

The predominant building material within Derby is brick. The oldest example of brickwork in the area is at Ryan's bar (the former Green Man Inn), which dates from circa 1671. The carefully crafted, moulded brickwork on the main elevation and Dutch gable demonstrates the work of highly skilled bricklayers, a skill that probably came from a well-established local trade.



*Left - the former Green Man Inn - 17th century moulded brickwork.
Right - 19th century Flemish bond brickwork at Crompton Street*

Brick was occasionally covered up, in the Regency period, with stucco, as at 114-122 Green Lane (Greenhill Terrace), built in 1840, but most of the examples of rendered brickwork in the area are modern alterations. Georgian townhouses, villas, 19th century artisans' cottages and late 19th century commercial buildings all adopted facing bricks and throughout this long period it was generally laid in Flemish bond. Flemish bond was a fashionable choice in the 18th century, largely because of the skill needed to lay it. During the 19th century it was still adopted for the same reason but also became popular because of its decorative potential & the striking patterns that could be made by using contrasting coloured bricks for the header and the stretcher bricks. Polychromy (the use of multiple colours of brick to create decorative effects) was largely a mid 19th century fashion. At 37-40 Crompton Street header bricks were picked out in pale buff, whilst the remaining bricks were pink. More subtle contrasts in colour can be found at 68 & 69 Wilson Street, Victoria Terrace & Babington Lodge, 128 Green Lane.

There are a few exceptions to the use of Flemish bond brickwork during the 19th century, such as the use of English bond brickwork at 87-91 Green Lane and 110-112 Green Lane (by T. C. Hine), which was adopted here in conjunction with the Gothic Revival style of architecture because of its Old English associations.

In the second half of the 19th century the smooth quality of red, slop-moulded bricks became highly fashionable and these were adopted at the former County Court building, in conjunction with terracotta.



Polychromatic combinations - pale yellow terracotta and slop-moulded pink bricks at the former County Court (left) & "gault" bricks, with red terracotta tiles and pink & buff gritstone at the former Primitive Methodist Chapel (right)

A few key buildings in this part of Derby were built in a yellow stock brick, sometimes known as "gault brick". It was not local to Derbyshire and instead may have come from the Cambridgeshire area, brought into Derby via the railway. 14-16 Wilson Street, the former Primitive Methodist Chapel and 24-28 St. Peter's Churchyard all incorporate "gault bricks". By the late 19th century new materials were being brought into Derby from much further afield. This yellow brick was well placed to create some of the more decorative polychromatic effects.

In Derby blue bricks were used in small quantities, and tended to be where a harder and more durable brick was required. They can be found used as a plinth or damp proof course, steps and areas of paving. Blue bricks were used decoratively on a handful of buildings in combination with red brick in polychromatic brickwork, e.g. Stuart Terrace (110-112 Green Lane).

The use of terracotta flourished in the late 19th century. Manufacturers issued catalogues of architectural ceramics, which could be ordered from stock. Examples of stock items used to create decorative horizontal bands can be seen at 14-16 & 57-59 Wilson Street and 87-91 Green Lane. A concentration of terracotta-moulded tiles was incorporated into the Romanesque frontage of the former Primitive Methodist Chapel on the corner of Green Lane and St. Peter's Churchyard. Bespoke, one-off designs in terracotta, such as the complete frontage of the former County Court on St. Peter's Churchyard and No. 54 St. Peter's Street, were labour-intensive, time-consuming and very costly to produce and were reserved for the higher status commercial and public buildings.

Stone

In Derby the use of stone is limited to mainly the churches and chapels and some of the oldest properties. The prime examples are St. Peter's Church and the former Free School, at its rear, both built from yellow sandstone. Another church, built in stone, which may have signified that its congregation had aspirations to rival St. Peter's, is the former Presbyterian Chapel on the corner of Green Lane and Gower Street. Although a non-conformist chapel, it has adopted many of the characteristics of old English church architecture, a Gothic Revival style and a prominent location on two streets.

The other principal landmark building, built in pink gritstone from mid Derbyshire, is the former Municipal Technical College on Green Lane. The choice of stone seems to have been deliberate in order to create a landmark building, although its design achieves this as well.

Although stone was not the principal material, virtually every historic building in this part of Derby incorporated stone in some degree. Good quality building stone was quarried from a wide geographical area in Derbyshire, although none in the immediate vicinity of Derby. Lack of availability of stone from the immediate area of Derby, meant that stone had to be transported and the costs of this would have been prohibitive until the transport infrastructure improved in the mid 19th century. Until then, there was a limited supply of building stone for stone dressings, probably originating from the Melbourne & Stanton-by-Bridge quarries, to the south of Derby. The main uses of stone during the 19th century were for window architraves, lintels & cills, horizontal stone bands, occasionally quoins, plinths and low boundary walls.



Pink gritstone from the Matlock area of Derbyshire was adopted for the whole building at the former Municipal Technical College (left). Wedge lintels carved from buff gritstone quarried from the Melbourne area at Green Lane (right)

Stone wedge lintels

At the end of the 18th century and during the first half of the 19th century wedge-shaped stone lintels became commonplace. Sometimes they were incised to look like separate pieces of stone and sometimes they were carved with keystones. During the last half of the 19th century this practice died out and was replaced with squared stone lintels and lintels with chamfered and moulded profiles. The area has abundant examples of this type of lintel.

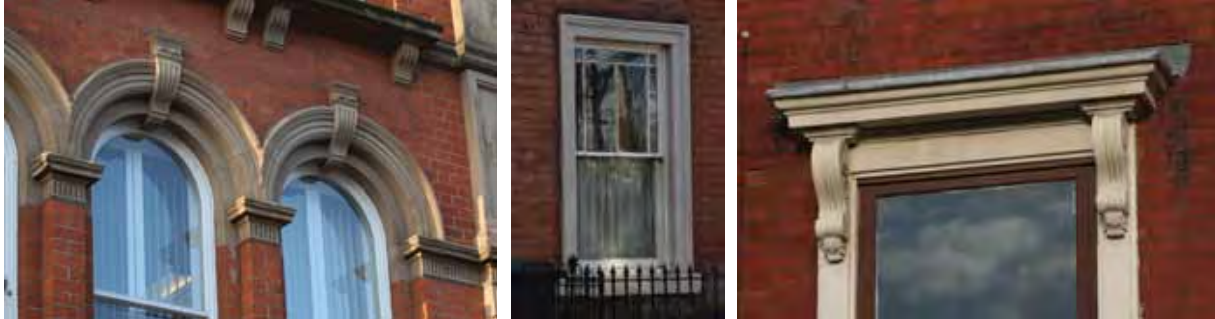
Moulded stone architraves to windows & doors

Many of the town houses have moulded stone architraves to door and window surrounds. This level of embellishment does raise the quality of building in this area above the ordinary.

There are two main styles of decorative window surround:

- the round-headed or arched windows which incorporate moulded stone architraves & elaborate keystones. These are often grouped in multiple rows, separated by pilasters

- the square windows which incorporate a moulded stone architrave and occasionally a cornice and again further embellishment with decorative console brackets. The jambs continued below the stone cill or cill band with a small slip of stone moulded to create a corbel. Occasionally the architrave is “eared”.



Moulded stone architraves - rounded with keystones, plain squared architrave and moulded cornice & console brackets

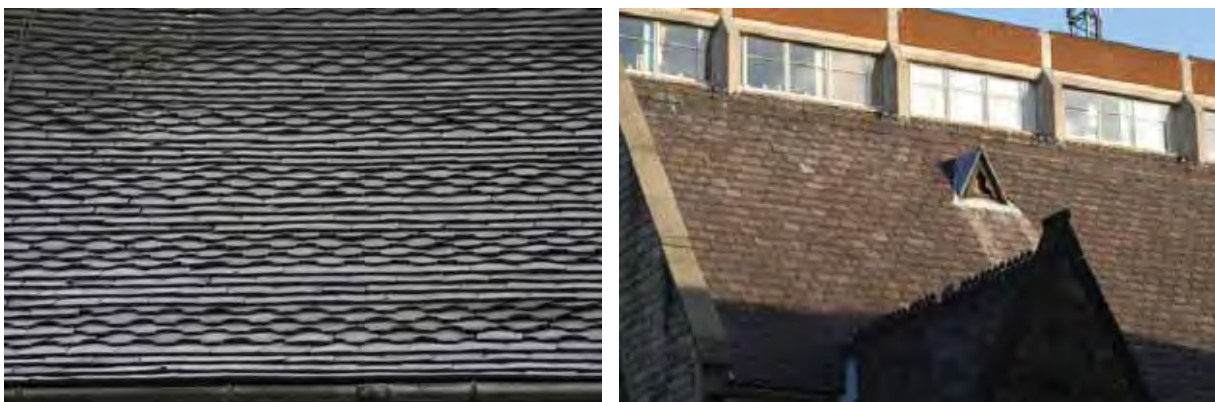
Stone bands

Many of the town houses and the smaller artisan cottages incorporate horizontal stone bands in the main elevations. This is a common detail that is particular to this part of Derby. These run at cill level, so that the joint with the cill is almost seamless.

Roof materials

There are two dominant traditional roof materials; Staffordshire blue clay tiles and Welsh slate.

With the improved canal network in the 18th century, Derbyshire started to see the use of Staffordshire blue clay tiles. They are extremely durable and the survival rate of these tiles is very high compared with other traditional roofing materials. On occasion bands of patterned clay tiles were adopted, as at Victoria Terrace (Macklin Street), to create a picturesque effect, particularly useful when buildings were viewed from a distance.



Left - Staffordshire blue clay tiled roof with bands of patterned beaver-tailed tiles at Victoria Terrace & Welsh slate roof at the former Presbyterian Chapel - right

Welsh slate is hard and strong and can be split into very thin sheets. This meant that it could be laid with a much shallower pitch than tiles or stone slate and this lent itself to hipped roofs. It was ideal for the shallow-pitched roof of the mid 19th century villas, but it is also found laid at a pitch of 45-55 degrees on a number of “gothic” inspired later 19th century buildings. Welsh slate became commonplace following the arrival of the Midland Railway in Derby in 1839.

By the late 19th century, most new buildings were being built with machine-made red clay Rosemary tiles, which were readily available. They were also popular as part of the Arts and Crafts Revival. Examples can be seen at 6 St. Peter’s Churchyard and the Municipal Technical College.

Eaves Details

In the 19th century eaves became increasingly decorative. The simple 18th century dentilled brick eaves, that can be seen at 56 Green Lane, was replaced in the 19th century with shaped or moulded brick or stone modillions (e.g. 37-40 Crompton Street) or rounded, moulded brickwork (e.g. 27-32 Crompton Street).



Left - simple moulded stone eaves at 60 Green Lane

Right - elaborate moulded stone and encaustic tiled eaves at 125 Green Lane

Large overhanging eaves, found in the Italianate villas, were often enabled through the use of large, extended brackets. These could be made from timber, stone or from cast iron. A number of buildings incorporate a tall parapet masking a hidden gutter. These are supplemented with a broad moulded cornice. In the later 19th century ornate, decorative timber brackets were adopted to provide wide eaves for a number of Gothic Revival buildings.

The use of terracotta in the late 19th century, which was easily sourced from the Swadlincote area of South Derbyshire, enabled the production of even more decorative moulded eaves, such as those at 10 & 14 Crompton Street & 52 Green Lane. In the case of 56-57 Crompton Street the original cast iron gutters would have been ogee-shaped and fixed directly on top of the modillion brackets, avoiding the need for any visible brackets. The gutter profile became an integral part of the architecture of the building. One of the notable characteristics of the area is the sheer variety of eaves details.

Dormer windows

Dormer windows are largely a late 19th century fashion. They were deliberately adopted for the Gothic Revival style of architecture, as a complete contrast with the classical forms of architecture, such as the straight overhanging eaves of the Italian Villa. They were commonly adopted for the interest they added to the detail at eaves level, creating a picturesque, punctuated roofline. Examples of dormer windows found on earlier classical villas are usually later additions. Dormer windows were also adopted during the Arts and Crafts Revival and examples can be found at 57-65 Green Lane.



Bay windows

The bay window is prevalent in the more affluent residential parts of Derby, where frontage space could accommodate them. The bay window became increasingly popular in the mid Victorian period. It was widely regarded as an asset to any suburban house. Many of the villas and terraced houses along Wilson Street and Green Lane were embellished with one or more substantial stone bay windows. During the second half of the 19th century it became increasingly common to have two-storey bay windows, such as those at Greenhill Villas & Stuart Terrace (Green Lane), 57-59 Wilson Street, 14-16 Wilson Street and 12-13 Wilson Street.



Sash windows

The typical Georgian, multi-paned, sash window was replaced by sash windows with larger panes of glass, following the abolition of Window Tax in 1851 and the repeal of duty on glass in 1857. Sheet glass was introduced from 1832 and the old convention of six or more panes to a sash, found in Georgian buildings, was abandoned for most of the Victorian period. Some of the earlier houses within the area still retain the Georgian pattern of “six-over-six” paned sash windows (e.g. 61 & 52 Wilson Street, which dates from the 1840s). Several houses along Crompton Street, which date from 1856-67, still retain their “two-over-two” paned sash windows. Sash windows with “margin lights”, a variation, can also be seen at No. 3, 27 & 37 Crompton Road & 76-86 Green Lane.



Georgian sash window at Wilson Street (left) & Victorian sash windows at Green Lane (right)

Within the commercial areas, the bay window occasionally became an “oriel” window, oversailing the ground floor shopfront (e.g. 6, 8 & 10 St. Peter’s Churchyard)

Doorcases

Some of the earliest buildings within the conservation area have simple panelled doors with wedge lintels and decorative Georgian fanlights. Fanlights became common when house plans changed to incorporate a central hallway with a staircase in the Georgian period. Until then, doors generally opened onto a small lobby or directly into a room and there was no need for the additional light source. Fanlights were positioned above the door, retaining the solid joinery of the door, and it was only in the mid to late 19th century that glass was inserted into the door itself.

During the mid 19th century, however, the popularity of classical doorcases seems to have exploded in the local area and a large number of doors are surrounded by timber doorcases; simple pilasters with a moulded cornice, occasionally supported by decorative console brackets. Doors are usually panelled and sometimes set back within a timber panelled lining. A handful of buildings have classical stone doorcases.

Another variation is the use of a round-arched moulded stone doorcases. The more decorative examples of the 1860s and 70s incorporate ornate keystones.



Boundary treatments

Traditional boundaries to front gardens were often lined with low ashlar stone walls, mounted with a set of railings, in either cast iron or wrought iron. There are several well preserved examples of this practice, along Victoria Terrace, Macklin Street (cast iron railings with spear-headed finials), 55-56 Wilson Street (wrought iron railings with cast iron finials), 88-90 Green Lane (cast iron panel railings). Occasionally taller brick walls were finished with a moulded stone coping and sometimes mounted with railings.

Along Green Lane, where the ground rises and the buildings are set up higher than the road level, the boundaries are more prominent; tall retaining walls built in red brick and ashlar stone line long sections of pavement. The most prominent boundary is the red brick walls which front Green Lane and return into Wilson Street. The boundary walls fronting 110-112 Green Lane are finished with moulded stone copings and the corners of the street and the pedestrian gateways are emphasised by large, square brick piers with stone cappings, rather grand and prominent.



Ashlar stone wall with decorative cast iron railings at Victoria Terrace (left) & brick wall with moulded stone capping & corner pier at Stuart Terrace, Green Lane (right)

The Public Realm

For full details of locations and photographs of examples of materials in the public domain and street furniture, please see Appendix 2.

Setts

Three or four rows of roughly squared granite setts and one or two rows of rectangular pink granite setts form a drainage gutter channel running alongside the sandstone kerbs at Forester Street.

Vehicle crossovers and cart entrances sometimes survive, paved with large gritstone setts (Forester Street) and also on occasion in blue brick. Blue bricks were generally introduced in the second half of the 19th century. The dark colour of these bricks (occasionally referred to as “engineering bricks”) is the result of firing clay with high iron content in a high temperature kiln. These “Staffordshire blue” bricks are dense and strong.

Sections of smooth blue brick have been occasionally repaired with bricks imprinted with a diaper pattern. Blue bricks, laid as a pavement, can be found in a few isolated locations, such as along Hill Brow. Here there are also sections of red brick, probably slightly earlier in origin.

Large gritstone (sandstone) setts, laid during the late 20th century as part of the public realm improvements, form the main pedestrianised carriageway along East Street.

Kerbs

Surviving sections of kerb lining Forester Road and Degge Street are mainly sandstone. Larger, pink granite kerbs survive in locations where there was greater potential for wear & over-run, such as vehicle crossovers, along Forester Street, and prominent corners, such as the corner of Macklin Street and Green Lane.

Paving Flags

There are no historic sections of paving flag, although there are several areas where old Yorkstone paving flags and new Yorkstone flags have been introduced as part of an enhancement scheme, as at the pedestrianised section of East Street and around the perimeter of St. Peter's Church.

Street Lighting

There were two historic types of street light in the area; i) Victorian cast-iron columns with a simple, splayed glass lantern and ii) tall, cast iron columns with a highly decorative swan neck & scrolled bracket and station-type lantern on Green Lane. However, there are no surviving examples of either form of street lighting column & lantern.

4.5.4 Negative Factors – the extent of loss, intrusion or damage

Vacant buildings

A large number of vacant commercial buildings on Green Lane & St. Peter's Churchyard indicate that the area has suffered economic decline in recent years. There are 10 vacant retail premises within the northern section of Green Lane and western section of St. Peter's Churchyard. These include Debenhams, which has moved to Westfield Derby, and ground floor shops at Nos. 18-22 Green Lane.

The Hippodrome (grade II listed building) is redundant. Following the collapse of the auditorium roof, after heavy machinery was used to probe it in March 2008, immediate work to make the building safe was carried out. The collapse and the subsequent works of making safe, left the building without an auditorium and backstage roof. The City Council has more recently undertaken urgent works to the Macklin Street elevation.



University of Derby College of Art & Design (grade II* listed building). The building was vacated in 2008, after having a long life in part as a cinema (The Metro Cinema) and in use by “Quad”, a local arts organisation. Its condition is being periodically monitored. In the meantime, consent has been granted for the use of the building as an incubator centre for digital/ creative industries, including associated minor internal alterations.

Other buildings which formerly contained commercial uses are now vacant, such as the former Presbyterian Chapel, which was until recently a bar, and the former Marrowbones Chapel, which was most recently an office. The former Presbyterian Chapel is in poor condition and a “building at risk”. A large number of buildings in the area, both houses and commercial properties, are either for sale or to let.

Alterations to historic buildings

There has been widespread loss of original joinery within the conservation area, to such a point that only a handful of the buildings retain traditional sash windows. Panelled doors have survived in greater number. A particular loss has been the removal of historic shopfronts, although there are fragments of at least seven traditional shopfronts. The main alterations to historic buildings are:

- Loss of Welsh slate and Staffordshire blue clay tiles & replacement with concrete
- Removal or partial demolition of chimneys
- Additions to shopfronts of large, overbearing fascias or projecting box fascias

- Loss of sash windows & replacement with uPVC windows
- Rendering or painting of brickwork
- Replacement of stone boundary walls & railings with artificial stone or concrete block walls



*Left - original Flemish bond brickwork covered with render, wedge stone lintel removed, window re-formed & sash windows replaced (Crompton Street)
Right - concrete roof tiles replace Welsh slate or clay tiles (Green Lane)*

There are a few places where significant alterations to individual historic buildings have been highly damaging:

- The alterations to the ground floor of the former Primitive Methodist Chapel (Quicksilver)
- The additions to the front of the former Marrowbones Chapel

In both of these cases, enhancement and reinstatement of lost architectural details should be encouraged.

Subdivision of houses into flats

The subdivision of properties into flats has had two negative effects;

- (1) increased intensity of uses with demands for off-street car parking
- (2) created a neglected air to some of the gardens and boundaries

Hard surfaces have proliferated in places, dominating what were once gardens with trees and shrubs. The important relationship between villas and their garden setting



has therefore often been lost. A number of the boundary walls are in poor condition and repairs undertaken probably as temporary expedients have been of poor quality, often using concrete.

Twentieth century development

A few buildings have a negative effect on the historic character of the conservation area. They do not relate to the surrounding topography or building form and are usually situated in a prominent location. Their scale, materials, design or massing, or a combination of these, makes them stand out.

The high-rise buildings, St. Peter's House and the Pennine Hotel, overshadow and dominate the area. Their scale is so great in comparison with the grain of the immediate environment, that they can be seen from most neighbouring streets. The design of the Pennine Hotel is typical of the worst brutalist architecture of the 1960s and the design of St. Peter's House is not of high quality and they are landmarks for negative reasons.



The frontage of 36 & 38 St. Peter's Churchyard incorporates unsympathetic corrugated sheet metal hoarding surrounding the former shopfront.

Loss of green space, gardens, trees and shrubs

Whilst there is very little public green space within this part of Derby, there has been a noticeable change in the character of the area, through the loss of greenery and trees within gardens. This is most evident by comparing old photographs with present day views (see Plate 10).

Gap-sites

The loss of a building frontage along the north side of Macklin Street creates a "hole" in the street and an unsightly parcel of land without a use, contributing to the sense of dereliction in the area. It is a priority for redevelopment and affects the setting of the proposed conservation area. Similarly the public car park on Crompton Street, which replaced a terrace of two-storey cottages, has a negative effect on the street frontage and a replacement terrace of similar form to the cottages within the street is desirable to reinstate the enclosed street frontage.

Under-use of upper floors

Many of the retail premises have either no use on the upper floors or a very low-key use, such as storage for the shop premises. This creates a lifeless character to the upper floors of the street and the upper floors are obviously not as well maintained.

4.5.5 Neutral Areas

Neutral buildings are often 20th century buildings that do not preserve the character of the conservation area in their building design or form, even where they make use of local materials. They are unobtrusive, and do not stand out and usually respect the topography and scale of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area (e.g. No. 54 Green Lane).

The recent development of No. 93 Green Lane, on the corner of Degge Street and Green Lane is neutral in that it neither preserves nor enhances the character of the conservation area. The design is bland and lacks architectural detail, articulation or landmark qualities but it is not detrimental to the character of the area.

Modern blocks of development on the south side of Wilson Street (1-15 Hill View House & 1-14 Davis House) and at 24-28 St. Peter's Churchyard are also neutral in that they follow the predominant building line, complement local building heights and use brick. However, the elevations have little relief or detail and they do not make a positive contribution or enhance the area.

4.5.6 General Condition of the Area

There are a number of semi-community uses, such as the Church of St. Peter's, the Baptist Chapel, several private day nurseries, a doctor's surgery and pharmacy indicating a large residential population. These buildings are generally well-maintained.

The closure of The Hippodrome and its abandoned, semi-derelict appearance in particular, and the Art College, to a lesser extent, contribute to a sense of decline along Green Lane. Lack of development and hoardings along the north side of Macklin Street also contribute to a sense of decline and lack of care.

In other parts of the area, such as along a large section of Crompton Street, properties are in good condition, with a few exceptions.

The general condition of the buildings along the northern section of Green Lane between Victoria Street and Macklin Street is poor. Many have been altered & at high level there are indications of lack of maintenance, e.g. open joints in brickwork. There is very little building work taking place, which tends to be a sign of investment & confidence. These plots are deep and contain a number of buildings, at high density. Many of the historic properties set back from the street are in poor or only fair condition.

On the whole the physical condition of the buildings is average, with a number of the smaller terraced houses and larger houses in multiple occupation in poor or only fair condition. There are a large number of vacant properties and properties to let or for sale, many of which are in poor or only fair condition.



4.5.7 Problems, pressures & capacity for change

Problems & Pressures

Employment – Offices and Retail Uses

There is no clearly defined central business district within Derby, although there has been a recent concentration of business development on the outskirts of the City, at Pride Park. Parts of the Green Lane & St. Peter's area provide a high level of office use, combining both 20th century, high-rise development and smaller, more traditional, rented premises above shops or with sole use of former detached & terraced houses. Many of the local shops & businesses support these office uses. The City Centre office market is relatively static and rental values for office uses have remained static or declined and have hindered the viability of new investment (Cityscape Masterplan 2005). Despite its detrimental impact on key views and the historic character around St. Peter's Church, St. Peter's House provides a large office building that contributes to the economic sustainability of Green Lane & St. Peter's Churchyard.

In addition to the retail uses that support local businesses, the most successful shops appear to be those that have a niche market, and include specialist shops, such as boutiques, jewellers & shops that are not parts of chains. The character of the smaller shop premises on Green Lane complements these uses.

The City Council is marketing the "Lanes" (Babington Lane & Green Lane) as a distinct area of the City, to complement the "niche" retail uses found within Irongate/Sadlergate. As part of this area, it will be important to foster the historic character of the small shops and create continuity of traditional floorscape to help integrate these

spaces.

There appears to be a need for financial support for small businesses.

Local Services & Housing

This area of the city has a relatively large concentration of high-density housing, some of the closest to the city centre. Common perceptions are that the edge-of-centre locations are dominated by public sector or housing association housing. However, this area offers a mixture of private, owner-occupied housing, rented landlord-owned accommodation (mainly houses in multiple occupation) and Housing Association housing. Many of the larger houses on Green Lane and Wilson Street have changed use to offices.

This is one area of city centre living that has a traditional, high-density form, with enclosed private areas enabling a generally safer environment than streets with rear service alleys and yards.

The presence of housing so close to the city centre has helped to sustain its evening economy. However, proximity to the city centre has created an intermediate retail area, where local services, such as butchers, greengrocers and corner shops have disappeared, but shops which support service industries, stationers, newsagents and sandwich shops are well-represented.

Highways & Traffic Management

The Local Transport Plan “Connecting Derby” was produced in 2001. The City Council has undertaken this project with a view to enhancing mobility within and around the City Centre.

The completion of the Inner Ring Road is one aspect of this plan. It bypasses the proposed Green Lane & St. Peter’s conservation area, but has an impact on the setting of the proposed conservation area and on the road network.

The scheme is in the construction phase and is nearing completion in 2011.

Both the top end of Green Lane, where it meets Babington Lane, and the western fringes of Forester Street & Wilson Street are affected by the route of the ring road.

The southern tip of Green Lane has been re-formed as a major road junction, with roads circulating around a large roundabout. The western sections of Wilson Street and Forester Street have recently become cul-de-sacs. Macklin Street has now been re-opened to two-way traffic, and has become the vehicular access to Green Lane, Crompton Street, Wilson Street & Forester Street.

Impact of the Inner Ring Road

The Inner Ring Road was conceived in 1958 and planning permission was first approved in 1987. There have been long drawn out deliberations & widespread consultation over the Ring Road. Many sites along Wilson Street and Forester Street were acquired piecemeal by the City Council from 1958, with a view to

demolishing buildings in the way of the ring road. This has historically affected the character of the terraced streets, most particularly Forester Street, which has been split into two. 24 terraced houses were demolished along the southern side and 19 on the northern side.

Uncertainty over the fate and impact of the ring road previously blighted sections of its route and undoubtedly affected the amount of investment in the area. Other parts of the proposed area, such as the northern half of Green Lane, may have been blighted by this uncertainty but this is more difficult to prove.

With the imminent completion of the ring road, it is likely that there will be much greater confidence in the area and it will start to see some improvements and investment.

Both Wilson Street and Gerard Street (just beyond the area under consideration) have recently been closed to through traffic, which has removed previous “rat runs”. This has the potential to enable significant improvements to the area by creating streets with a more private, quieter character, which could be enhanced to foster a sense of community. Lack of outright ownership of property and absentee landlords along Wilson Street, however, may have an impact on the potential improvement of street frontages & restoration of traditional details.

The impact of the new inner ring road on the character of Wilson Street and Forester Street has been assessed as part of the Environmental Statement. Speed limits on this section of the Ring Road will be reduced to 30 mph and junctions are signalised, which will slow down traffic. The movement of HGVs is restricted and access to the Inner Ring Road is limited to delivery or service vehicles. As a result of these factors, there is unlikely to be any significant increase in noise levels and there may be a perceptible decrease. Gerard Street and Wilson Street have no doubt become quieter since the through traffic was removed.

Views along Wilson Street and Forester Street are largely unaffected by the ring road, which lies at a slightly lower level. Where the streets are truncated, landscaping is being kept low, in the form of shrubs. This will help to preserve the long distance views to the west. Trees planted on either side of the street help to reinforce the sense of enclosure along the streets. A new turning head has been created at the west end of Wilson Street. Pedestrian links have been preserved in the form of footpaths and cycleways at the end of each street to link residential areas to the west with Green Lane & the City Centre.

Parking areas are proposed on the south side of Forester Street & within the Becket Well development. That to Forester Street is intended to replace some of the car parking off Burton Road displaced by the ring road. The car park at Forester Street is located outside the boundary of the conservation area but will affect its setting. It will be screened by low shrub planting & some tree planting. Parking will continue on Crompton Street, Forester Street and Wilson Street as a mixture of on-street metered parking and residential permits.

The physical impact of the ring road on the historic properties is limited, because so much development has already taken place. The road alignments and boundary of the new ring road will abut the rear of several properties on Wilson Street (Nos. 55-

58). Here gardens are due to be shortened and a brick retaining wall, surmounted by fence panels, is planned. The proposed conservation area boundary follows the planned retaining wall that separates the housing from the road scheme.

Public Realm

There are two distinct pedestrianisation schemes which affect the public realm, at:

- a) the north end of Green Lane and
- b) the east end of St. Peter's Churchyard

These were undertaken at different times and with different designs and materials. That to Green Lane is the most recent and has adopted local materials and traditional paving patterns. This would be the preferred choice for the whole of the Green Lane/ St. Peter's area.

The traditional alignments of highways have changed little along Green Lane or its residential side streets. There are few surviving historic paved surfaces or stone kerbs within the proposed conservation area. Many pavements are currently surfaced with either tarmac, which incorporate a patchwork of repairs, or concrete paving flags, with concrete kerbs & red or yellow concrete, tactile-paved pedestrian crossing points. The reintroduction of Yorkstone flags to pavements and stone kerbs would considerably enhance the historic environment.

Within the inner city it is important that any public realm schemes address the need for safe streets, to reduce crime & the fear of crime. Any schemes will need to reflect these sensitivities. The layout of the terraced streets in this area, which are without back-alleys, encourages safe residential areas. However, along these streets there are also several private and public car parks which are easily accessible, may encourage loitering and are therefore potentially unsafe.

Capacity for Change

This area of the City has not been treated as a priority for conservation or regeneration in the past, perhaps in part because of lack of recognition of its historic and architectural character, and also perhaps because there seems to have been a relatively recent decline in the local economy.

However, like many historic areas of the city, it has great potential for positive change and enhancement, building on the high quality of the historic environment and the quality of the architectural landmarks. A large amount of positive change will depend upon the availability of sustained public funding.

Most of the most problematic buildings will need their own individual strategy and owners will need support in finding solutions. The key to regeneration of the area will be a co-ordinated team effort between the various agencies and the business community.

There is potential for significant enhancement within this part of Derby. The condition of the local housing stock is very good, on the whole, and provides the infrastructure needed to sustain local services, local shops and support an evening economy.

There are relatively few modern buildings within the historic core, with the exception of St. Peter's House, which dominates a large part of the area. Traditional window and door openings have survived largely intact, although slate roofs have often been replaced with concrete roof tiles.

Any grant schemes for restoration of houses would need to be carried out in conjunction with an Article 4 Direction, to protect any public or private investment from being reversed. This would need to introduce controls over alterations to, amongst other things, windows and doors and front boundary walls. The former "Conservation Area Grant Scheme", which was City-wide, offered financial assistance with the repair or reinstatement of traditional doors and windows to buildings within the City's 10 Article 4 Areas. This scheme has not operated for a number of years.

There is a Building Frontage Enhancement Grant Scheme within the area, which will run only until March 2011. This has provided the opportunity for significant enhancement of shopfronts and commercial frontages, although in reality the uptake from within the Green Lane area has been poor and only 2 shops at the junction with Macklin Street show dramatic improvement.

There is also potential for considerable enhancement of the street frontages. Areas where there could be significant enhancement would include restoration of the traditional gulleys, kerbs and pavements, boundary walls and railings. Any scheme for reinstatement / restoration of private frontages would need to be carried out in conjunction with an Article 4 Direction, in the case of both single-occupancy houses and commercial properties.

5. RECOMMENDED CONSERVATION AREA BOUNDARY - JUSTIFICATION

Conservation Areas are defined both by structures and integral enclosed spaces. They are by their very nature areas with a sense of place, rather than isolated or linear groups of historic buildings. PPS 5: Planning for the Historic Environment describes conservation areas as heritage assets and requires local planning authorities to seek to identify and assess the particular significance of areas, so that applications for development can be judged based on an informed understanding of significance.

On occasion, a conservation area boundary may include only one side of a street. This is usually because the opposite side is considered to have insufficient architectural or historic interest to warrant being included within the conservation area. Nevertheless, it is important to recognise that the side of a street that is outside the conservation area can still have a material affect on its character and setting.

Where the conservation area boundary follows one side of the street only, it is proposed that the boundary be drawn down the centre line of the street. This is now customary practice in drawing up boundaries; it provides a clear-cut boundary & avoids any confusion over which boundary walls, pavements or street furniture are included within the conservation area.

With the imminent completion of the Inner Ring Road and the closure of streets to through traffic, it is envisaged that the area will eventually become more self-contained, better integrated and more coherent, with its own identity, rather than as a series of independent streets, as it might have seemed until recently.

West side of St. Peter's Street

The west side of St. Peter's Street incorporates a number of historic buildings, from its junction with Victoria Street as far Babington Lane and beyond. The high quality frontages are only generally evident above shopfront level. There is a core of historic buildings on either side of St. Peter's Church. To the north, the row of historic buildings finishes at 38 St. Peter's St and to the south the row finishes at 62 St. Peter's Street. Immediately beyond these rows are modern buildings. It is considered appropriate to include the Victorian properties in the recommended conservation area as they frame St. Peter's Church and form a strong group.

The boundary of the recommended conservation area is proposed to follow the southern churchyard wall, the back wall of the Old Free School and the former Marrowbones Chapel. It excludes St. Peter's House but includes the milepost that fronts Green Lane.

Gower Street

The north side of Gower Street is lined with St. Peter's House and Babington Court, two mammoth buildings that in both design and scale have a negative impact on the area. For this reason, the boundary excludes both buildings and is drawn along the centre line of the street.

The south side of Gower Street has three large blocks of buildings, each with a very different character. All of these are striking, of high architectural quality, and would

contribute to the diverse character of a conservation area. It is proposed that the boundary include the whole of the Art Deco building, No.40 (Hunters), and Nos. 42-58 Babington Lane, with the boundary running down the centre of Babington Lane, for this short section.

East side of St. Peter's Street

The former Boots store on St. Peter's Street (No. 45) is located on the east side of the street and is framed by modern buildings on either side. It is isolated from the nearby historic buildings on the west side of the street. No. 45 forms the principal surviving historic building on the east side of St. Peter's Street. It is a major landmark building, in views along St. Peter's Street and from St. Peter's Churchyard, from where it is a focal point. Although it closes the view from St. Peter's Churchyard, this listed building is not part of St. Peter's Churchyard. As it is a listed building and it has legislative protection, it is considered that it would derive no further protection from a conservation area designation. Its landmark character & the important view from St. Peter's Churchyard are highlighted on the Townscape map (Figure 2).

Green Lane – northern end

Nos. 30-36 Green Lane are a row of brick-built Georgian buildings, which have been altered. Nos. 44-52 are a brick-built Victorian row, set back from the Georgian buildings. Together they form a strong cohesive group, made up of narrow frontages. Beyond these buildings, to the north, the character of the street is less distinct as modern buildings interweave with older properties; the building line fluctuates, and a range of building materials are introduced, which together create a more dynamic character. Nos.18-20 (formerly Ranby's) seem to project into the street although they sit on an old building alignment. They relate best to the Georgian row (Nos. 30-36 Green Lane), although the brickwork has been painted. The former Debenhams building at the corner of Victoria Street is set back from No.18 and occupies a large footprint. A modernist building, its character does not relate to the upper section of Green Lane, but rather to Victoria Street. It is not recommended that this be included within a conservation area on the grounds that it is not of special architectural or historic interest and does not relate to the Green Lane Character Area.

It is proposed that the western boundary finishes at No.18 Green Lane.

On the east side of Green Lane, there is a large gap in the historic frontages between No. 41 Green Lane and No.5-7 Green Lane (grade II listed buildings) This large section of street frontage comprises 20th century development, which in scale, detail and alignment does not relate to the intimate character and scale of this part of Green Lane. It is proposed that the boundary be drawn to include No. 41 Green Lane and no further north. This would inevitably mean that for a short length the conservation area would follow one side of the street and the boundary would be drawn down the centre line of the road.

Green Lane – southern end

Green Lane comes to a natural termination where it meets Babington Lane. The former triangular road junction has now been realigned as part of the new alignments of the Inner Ring Road. The recommended conservation area boundary is, therefore, drawn tight alongside the property boundaries of No.135 and No.130a

Green Lane.

Macklin Street

The southern edge of Macklin Street contains the principal historic buildings. Even though the northern side of the street has been blighted by demolition, Victoria Terrace is sufficiently strong in character to be included within the recommended conservation area, on its own merits. It is proposed that the conservation area boundary be drawn down the centre line of the street. The buildings on the north side of the street, which turn the corner with Green Lane, are a small but now very important group, with 18th and 19th century buildings. This corner was one of the first parts of Green Lane to be developed, possibly as early as the 16th century. The two new shopfronts have made a dramatic improvement to the character around this junction. It is proposed that the boundary be drawn to include the block of buildings on this corner.

Macklin Street continues to the west of Victoria Terrace for 200 metres and the boundary of the conservation area could extend as far as Abbey Street. However, it is proposed to terminate the conservation area at No.65 Victoria Terrace because the buildings to the west have undergone cumulative, small alterations and their historic character has been diluted.

Crompton Street

The north side of Crompton Street has an almost continuous row of terraced houses, but the character is diluted at the western end with the introduction of modern houses beyond No. 57. These have a heavily articulated building line and broken roofline, which breaks the predominant terraced pattern. It is recommended therefore that the boundary be drawn to finish at the last 19th century property on this side of the street, No. 57.

On the south side of Crompton Street, it is proposed to include all of the terraced properties. All houses on the south side of the street were built within a narrow timeframe (1855-1881). They retain their window and door apertures and eaves details. Generally, Nos. 1-14 (inclusive) are not in as good condition as other buildings further along the street to the east, but they have architectural details that could be easily repaired and reinstated.

Wilson Street & Forester Street

The demolition of buildings at the west end of Wilson & Forester Street provides a natural termination point, running along residential property boundaries, for the conservation area boundary on these streets. The boundary follows the alignment of the Inner Ring Road, rather than the former boundaries.

6. USEFUL INFORMATION

For advice about this appraisal or any further information about the area, please contact the Built Environment Team at Derby City Council;

See www.derby.gov.uk/environment-and-planning/conservation/

Address: Derby City Council, The Council House, Corporation Street, Derby, DE1 2FS

Further Reading

Derby, Street by Street, Maxwell Craven (2005) Breedon Books Publishing Company Ltd, Derby

The Story of St Peter's the Oldest Church in Derby, Rachel Coupe (2000)

The History of the County of Derby: Drawn Up from Actual Observation, and from the Best Authorities; Containing a Variety of Geological, Mineralogical, Commercial, and Statistical Information, H. Mozley and son, Derby, Stephen Glover & Thomas Noble (1829)

Goodeys Derby, Goodey (2003), Breedon Books, Derby

National Organisations

English Heritage, East Midlands Region
tel: 01604 735400
www.english-heritage.org.uk

CABE (The Commission for Architecture and the Built Environment)
www.cabe.org.uk

Guidance

Website: www.derby.gov.uk

Shopfront And Advertisement Guide (see the City Council website – link:
www.derby.gov.uk/Environment/Planning/builtheritage/DraftShopfrontandAdvertisementGuide.htm

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Appendix 1 - Architectural Details

“Green Lane & St. Peters” - Derby



Shallow, decorative cast iron panel railings, fixed to a moulded stone capping & brick wall at 88-90 Green Lane (above)



Cast iron round-section railings with spear-headed finials at Wilson Street (above & below) and Macklin Street (left)



Pink gritstone ashlar wall to St. Peters churchyard with deep, moulded stone coping (above)



Red brick walls with deep, moulded stone coping at the Beaconsfield Club, Wilson Street (above)

1. Boundary Treatments



Architectural terracotta -

The use of terracotta blossomed at the end of the 19th century. The more lavish examples, such as the example at No. 54 St. Peters Street (left), were reserved for commercial buildings

Manufacturers issued catalogues of architectural ceramics, which could be ordered from stock. Stock items, such as tiles, were used to create decorative horizontal bands and adopted by many speculative house builders (below)

Brick -

English bond brickwork, with alternating rows of header and stretcher bricks, at 87 Green Lane (below). English bond brickwork was reserved for a few buildings in the area



Brick -

Flemish bond brickwork, interrupted with a horizontal stone band, at Crompton Street (left)

Right - red brick & moulded bricks with dressings of stone at Trinity Baptist Church



2. Walls



Gritstone - rock-faced stone with ornamental carved foliage at the former Municipal Technical College (above)

Right - carved ornamental stone panel with Rococo style foliage, sea creatures & cartouche at the Thurman & Malin building, 12 St. Peters Churchyard



Left - stone rusticated quoins and pilasters, stone cornice with console brackets and frieze with an interpretation of classical triglyphs (46-52 St. Peters St)

Timber-frame - jettied walls of timber-frame with herringbone brick & plaster panels & ornamental bargeboards (8 St. Peters Churchyard). The Arts & Crafts movement revived some early traditions



3. Walls



Towers & turrets are a feature of the skyline, often finished with intricate leadwork details; mansard slate roofs (above), faceted red clay tiled roof (below) and conical roof in blue clay tiles (bottom right)



Chimneys - the more unusual decorative brick chimneys, such as the moulded engaged stacks at 110 Green Lane (top right) were reserved for a few buildings. The distinctive star shape is created from rubbed bricks & was incorporated to emulate Tudor & Jacobean chimneys. Generally chimneys were plain red brick with a few oversailing courses of brick and clay pots. Right - unusual chimney in gault brick at 32-34 St. Peters Churchyard

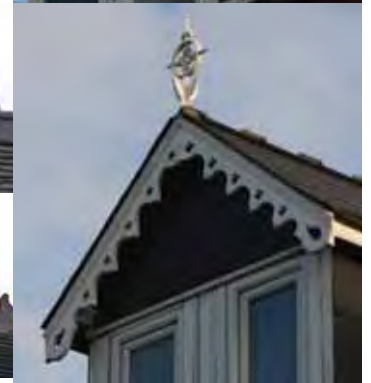


4. Roofs & Chimneys



Above - clusters of plain triangular and shaped gables with decorative finials finish the roof at 110-112 Green Lane

Right - dormer windows were introduced in the later nineteenth century, in combination with decorative bargeboards, drop finials, timber frame panels & metalwork



Above - terracotta creasing with blue clay fleur-de-lys creasing (top - Victoria Terrace) and red clay triangular creasing pierced with circles at 48 Green Lane (above)



Above - broad, coved stucco eaves in combination with segmental brick arched dormer windows. This combination is typical of the Queen Anne style of architecture popular at the turn of the twentieth century

Right - classical eaves detail with stone cornice and brick parapet. This formal detail, with elaborate pilasters and entablatures decorated with acanthus leaves was influenced by Italian architecture, and was reserved for the grander commercial buildings



5. Roof & Eaves details



Above - cornice with parapet & pierced balustrade at 46-52 St. Peters Street

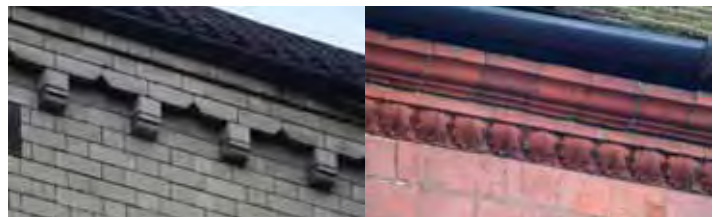
Left - wide, overhanging, timber eaves supported by cast iron or timber brackets were favoured for villas (12-13 Wilson Street, 122 Green Lane & 131 Green Lane)

Below - overhanging eaves supported by stone modillion brackets at the villa - 9 Wilson Street



Right - in the second half of the 19th century eaves were often highly decorative, built using moulded bricks or terracotta to create complicated corbelled details. The elements together mimic a classical cornice (32-34 St. Peters Churchyard, 52 & 91 Green Lane).

Below - stone cornice with carved dentilled moulding and terracotta rosettes above, an unusual combination at 10 Wilson Street



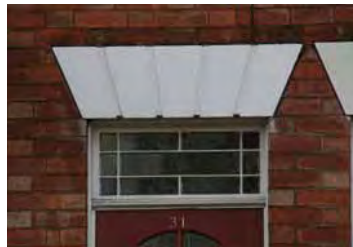
6. Eaves details



Above - door lintels of stone with carved details to the soffit (58-59 Wilson Street). The shape is based on a shouldered arch, a detail found in medieval buildings



Rubbed & gauged brick lintel (above left) at 32 Green Lane, a detail found in 18th century buildings. The joints were sandwiched together with lime putty. Additional incised lines were applied to simulate lime putty joints & create a regular, refined appearance



Stone wedge lintels (above right) were common in the first half of the 19th century - at 31 Macklin Street they were incised to look like individual blocks of ashlar

During the late 19th century stone lintels were more decorative & incorporate mouldings along the leading edge (below) - 12-13 Wilson St



Right - lintel with moulded terracotta pediment & swags, dating from c1890 at No. 54 St. Peters St



Right - lintel of moulded, rubbed bricks with triangular pediment dating from circa 1671 (the former Green Man Inn)



Cills - most of the cills within the area are stone & chamfered with a weathering (above). Many stone cills run into a stone band (right)



Right - late 19th century stone semi-circular arched lintels with decorative keystones at 58-62 St. Peters Street



7. Lintels & Cills



Sash windows

Left and right - Georgian sash windows at 46-52 St. Peters Street and 41 Macklin Street
The small-paned, six-over-six Georgian sashes are without horns. The sash boxes are hidden behind the brickwork



Sheet glass was introduced from 1832 and following the abolition of Window Tax in 1851, and the repeal of duty on glass in 1857, the old convention of six or more panes to a sash was abandoned for most of the Victorian period.

Right - sash windows with margin lights & coloured glass at 80 Green Lane

Below - larger panes of glass were generally separated by single vertical glazing bars. By the late 19th century sashes often had no glazing bars (see arched sash windows with horns, below at 58-62 St. Peters Street). "Horns" were added to increase the strength and rigidity of the sash frame



Below - metal casement windows at 110 Green Lane, adopted in conjunction with Jacobean style mullioned and transomed windows



Many of the landmark buildings have unusual windows

Right - **leaded-light** windows with coloured glass at Trinity Baptist Church.



8. Windows



Left & above - simple timber doorcases with panelled linings, fanlights, pilasters & cornice, all late Georgian, classically inspired elements

Right - 1 Forester Street; carved stone doorcase with mouldings of triglyphs & guttae



Right - stone classical doorcase with pilasters, entablature, egg-and-dart moulding & ornamental panelled door



Left - timber panelled doorcase with scrolled console brackets at 23 Crompton Street

Below - moulded architrave with eared surround & panelled door, ca. 1852 - 72 Wilson Street



Left - round-arched stone architraves with roll-mouldings & integral bootscrapers, semi-circular fanlights and four-panel doors, with bolection mouldings - 27-28 Crompton Street

Below - late Victorian paired stone doorcases with semi-circular arched lintels & ornate keystones



9. Doors



Handsome polished granite pilasters with red sandstone capital with acanthus leaf mouldings & triangular pediment (right - 12 St. Peters Churchyard)

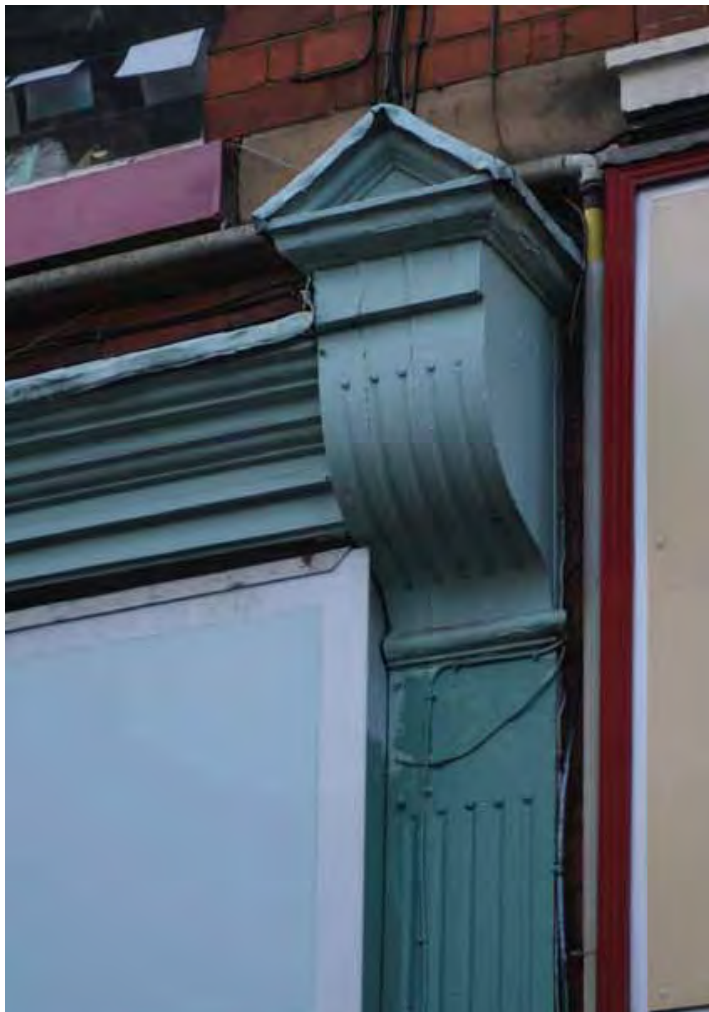
Pilaster & capital with nailhead moulding & Rococo style foliage (left - 62 Green Lane)



Above - stone capital carved with an ornate quatrefoil moulding. A decorative stone capital was often used in conjunction with simpler timber pilasters and timber shopfront (32-34 St. Peters Churchyard)



Above - timber segmental arched capital & pilaster. The mouldings on the cornice continue in the blind box (41-43 Green Lane)



Left - timber pilaster with moulded triangular pediment and simplified scored pattern to simulate reeding. The cornice above the fascia to the left of the pilaster is built up from a number of different mouldings (46 Green Lane)

10. Shopfronts



The old Thurman and Malin department store moved around the area of St. Peters. Signs appear at high level in glazed faience tiles at 12 St. Peters Churchyard (above) and in fragments of gold leaf at 42 St. Peters Street (top right)



Above - scrolled wrought ironwork forms a balustrade above the shopfront at 42 St. Peters Street



Above - cast iron boot scraper, set in stone, at Crompton Street, once a common detail outside domestic buildings



Above - carved stone head of a medieval figure forms a decorative corbel at 110 Green Lane. The decoration extends to the lead rainwater hopper, which is made with gothic style fleur-de-lys and rope edging



Above - carved, medieval gargoyle at St. Peter's Church



Right - finial with figure of a lion rampant, the golden Lion of England, with crown and shield. The lion is one of four made for the former County Court, St. Peters Churchyard using buff-coloured architectural terracotta



Appendix 2

Traditional & Historic Paved Surfaces

Description	Location	Image
Sawn Yorkstone paving flags, large rectangular gritstone setts laid in a stepped bond and a separate gulley laid in 3 rows of square granite setts (modern 21 st Century)	East Street	HP1
Staffordshire blue brick pavement laid in a stretcher bond with repairs in Staffordshire blue bricks with a diamond pattern imprint	Stretching approximately 3 metres along the back alley off St. Peter's Street in front of the Old Green Man Inn	HP2
Randomly laid Yorkstone paving flags	Footpath within churchyard, south approach to St. Peter's Church	HP3
Randomly laid Yorkstone paving flags and section of square granite setts	The northern apron in front of Sally Montague Beauty and Spa (formerly Old Grammar School)	HP4
Sandstone kerbstones	(1) St. Peter's Churchyard, near the southern junction of St. Peter's Churchyard and Green Lane for approximately 4 metres	HP5
	(2) In the alleyway between no. 36 and 44 Green Lane for approximately 3 metres	HP6
	(3) Degge Street (south side) for approximately 35 metres	HP7
Red granite kerbstones	Macklin Street, near the southern junction of Macklin Street and Green Lane for approximately 18 metres	HP8
Sandstone kerbstones, roughly squared granite setted gulley (5 rows), large rectangular gritstone setts & red granite quadrant kerbs	North and south side of Forester Street for approximately 100 metres	HP9
Red brick paving & Staffordshire blue brick paving with patch repairs in Staffordshire blue bricks with diamond pattern imprint, sandstone kerbs and granite setted gulley	(1) East side of Hill Brow for approximately 18 metres (2) West side of Hill Brow for approximately 11 metres	HP10

		
HP1	HP2	HP3
		
HP4	HP5	HP6
		
HP7	HP8	HP9
		
HP10		

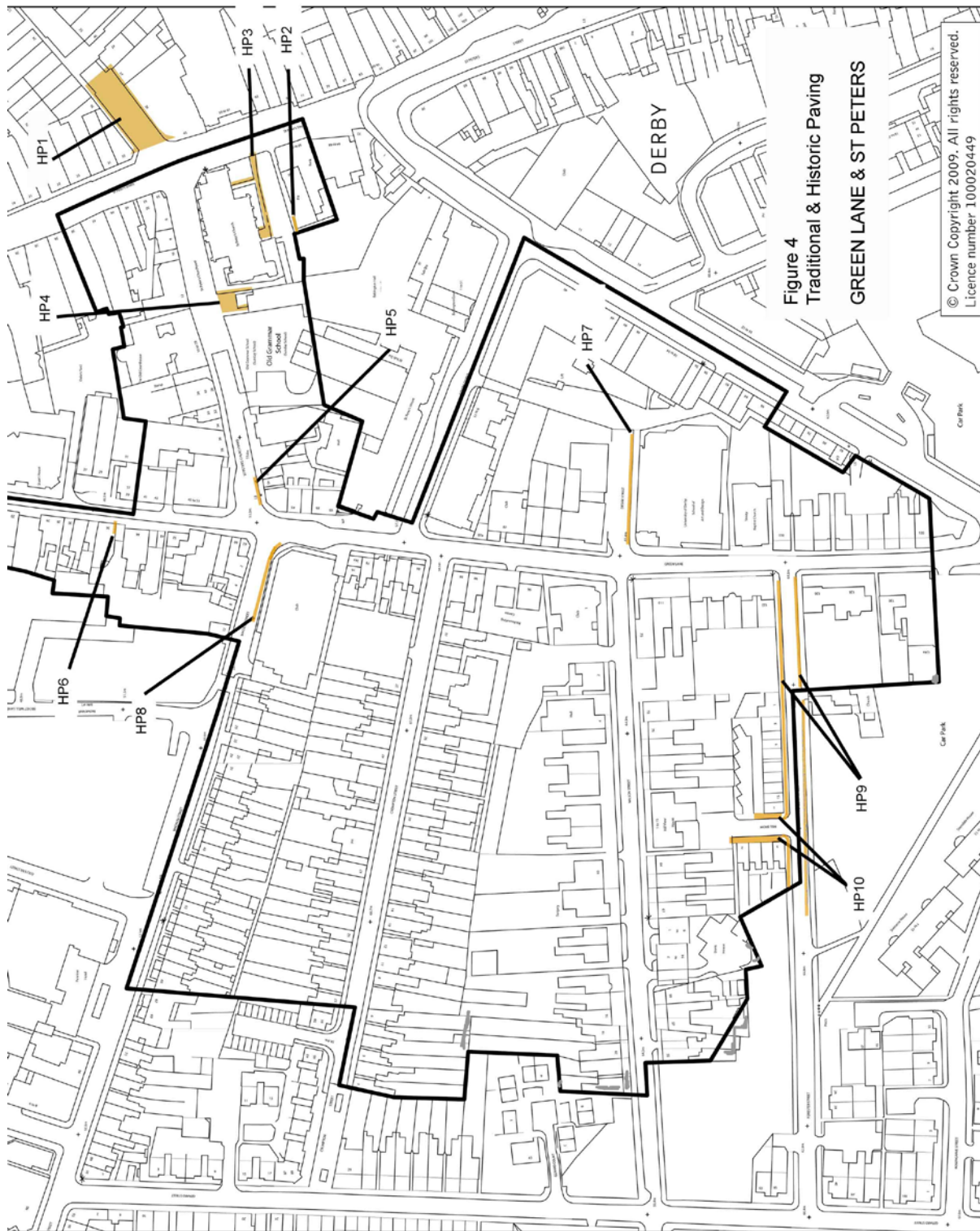













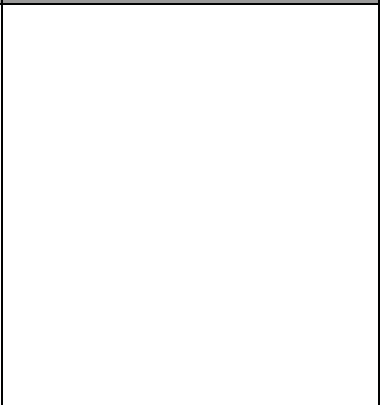
Figure 4
Traditional & Historic Paving

GREEN LANE & ST PETERS

Appendix 2

Street Furniture – Historic Types

Description	Location	Image
Street name plaques – cast iron name plaque with raised letters, raised band and cut out border (19 th century). 20 th century cast iron name plaques with sans serif typography to St Peter's Street (East), Crompton Street (south), Forester Street (north) and Macklin Street (north)	(1) East Street (2) St Peter's Street x 2 (3) St Peter's Churchyard (4) B5021 (5) Victoria Terrace x 2 (6) Macklin Street (7) Gower Street (8) Crompton Street x 2 (9) Forester Street x 2 (10) Hill Brow	SF1
Four sided copper lantern, painted black with decorative bracket (modern reproduction)	Sited on the St. Peter's Churchyard facade of the Old Grammar School	SF2
Railings & gates – 20 th century hand forged, wrought-iron railings with box piers and double gates. Round-section balusters with wrought iron spear-headed finials and decorative repeated roundel pattern to middle rails	South side of St. Peter's Churchyard, former entrance to the Old Grammar School, now current access to St. Peter's House	SF3
Two round-section, cast iron bollards, with ball finials and intermediate mouldings	To the west of No.12 Macklin Street, at former entrance to alley	SF4
Railings – Arts and Crafts style decorative wrought iron railings (circa 1896)	Leaded into the stone boundary wall of the former College of Art, Green Lane elevation	SF5
Cylindrical cast iron pillar box (ER)	On the southern junction of Green Lane and St Peter's Churchyard	SF6
Cast iron corner impact bollards	(1) Southern corner of the alley between no. 43 and 45 Green Lane (2) Southern corner of the alley between no. 36 and 44 Green Lane	SF7
Cast iron, bobbin-type milepost, with inscription "Burton 11 Miles"	To the south return of no 65 Green Lane	SF8
Original wrought iron brackets and copper pipe for gas lamps	To the north façade (facing Macklin Street) of the Hippodrome (x 2)	SF9
Original decorative cast iron brackets for gas lamps, converted to electric (modern shade, possibly replica)	To the front façade (facing Green Lane) of the Trinity Baptist Church (x 2)	SF10
Cast iron bracket and copper pipe fitting for missing gas lamp	To the front façade of 128 Green Lane	SF11

		
SF1	SF2	SF3
		
SF4	SF5	SF6
		
SF7	SF8	SF9
		
SF10	SF11	

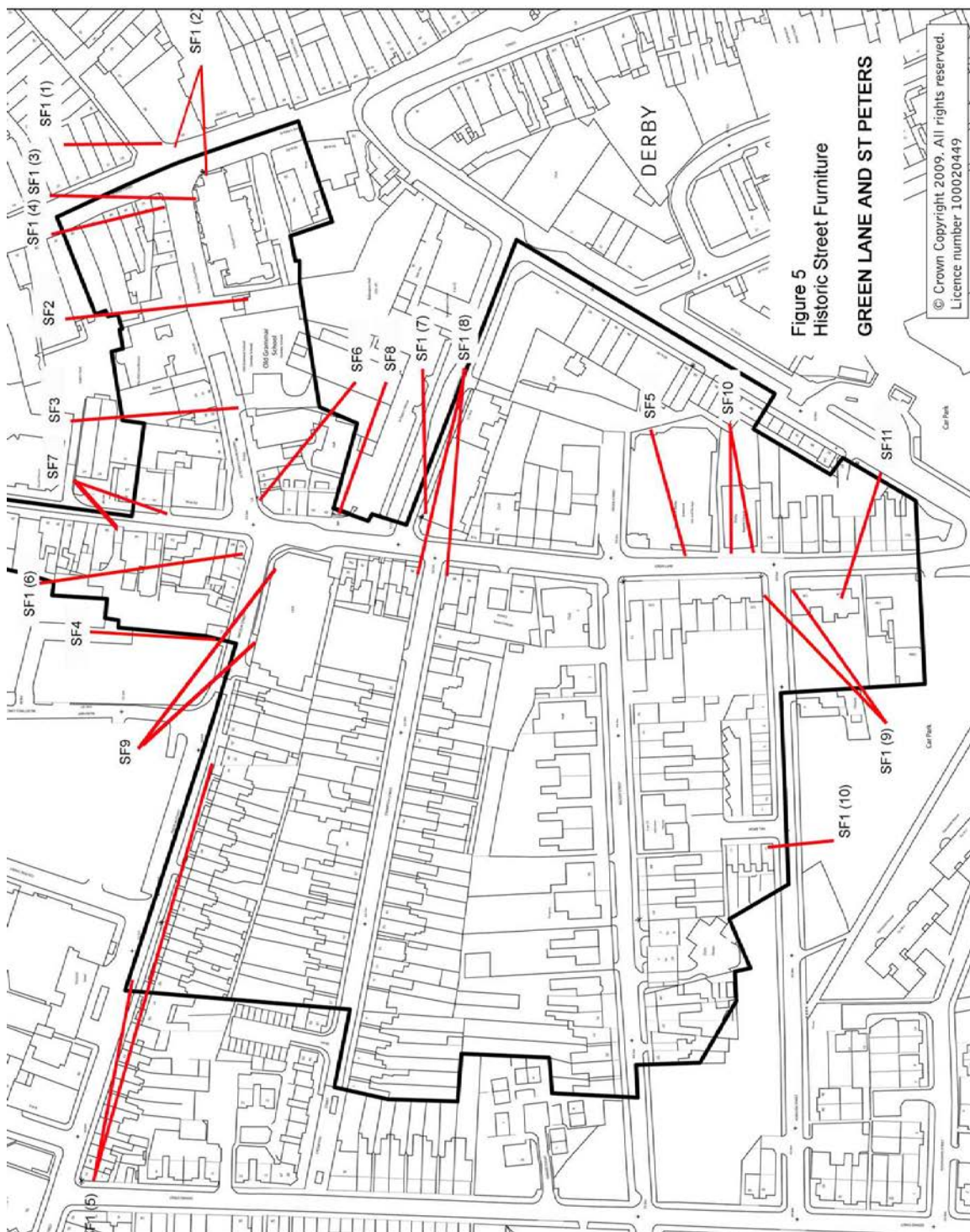


Figure 5
Historic Street Furniture

GREEN LANE AND ST PETERS

MANAGEMENT PLAN

7. INTRODUCTION

Local planning authorities are encouraged to produce management strategies when they review or designate conservation areas and draw up detailed appraisals.

The Green Lane & St. Peter's Conservation Area Appraisal and Management Strategy has been considered in the light of The Adopted City of Derby Local Plan Review (January 2006), the Derby Cityscape Masterplan 2005 and the integrated transport proposals "Connecting Derby".

Both the Local Plan and the Cityscape Masterplan are regularly reviewed as different priorities emerge and they are currently under review.

The aim of this Conservation Area Management Strategy is to provide a framework for day-to-day decisions about the management of the conservation area, and to identify opportunities for pro-active management & enhancement within the constraints of available resources.

With the designation of a new conservation area comes an additional commitment from the Local Planning Authority in the form of staff resources for the proactive management of the area, for monitoring and enforcement. Additional time is also taken to consider planning applications for new development, as there is a duty to give careful consideration to design to ensure that it preserves or enhances the conservation area. There is also administration time in processing Article 4 Directions and the administration of grant schemes. As part of its planning duties, the City Council will ensure that the recommendations and policies set out within this strategy are fulfilled.

8. CONTEXT

Legislation

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to designate any areas of special architectural or historic interest as Conservation Areas. The Act also requires Local Authorities to establish consistent standards for designating Conservation Areas and to periodically review the boundaries of existing ones.

Decisions about conservation areas are affected by both national guidelines and policies and by local policies.

The national legislation is set out within the Planning (Listed Buildings and Conservation Areas Act) 1990. In addition to the 1990 Act, there are published guidelines set out in a series of papers of which the main one is – PPS5 : Planning for the Historic Environment.

Local Policies

Local policies are set out in The Saved Policies of the Adopted City of Derby Local Plan Review (January 2006). This will eventually be superseded by the Local

Development Framework, which comprises a series of Local Development Documents (LDDs), Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The LDF, together with the East Midlands Regional Spatial Strategy (RSS), will provide the essential framework for planning in the City.

The main policies within the Saved Policies of the Local Plan (2006) which are relevant to the Green Lane & St. Peter's Conservation Area are Protection of the Environment (GD2), Design & The Urban Environment (GD4), Regeneration (R1), City Centre (CC1, CC4, CC7), Transport (CC16), The Historic Environment (E18, E19, E20 & E21).

The primary policy for conservation areas is Policy E18 Conservation Areas, reproduced below. The other policies are relevant to this part of the city and they are referenced within the text and reproduced in full in Appendix 4.

E18 Conservation Areas

The City Council is committed to the preservation and enhancement of areas of special architectural or historical interest and will continue to review the boundaries of existing Conservation Areas and designate new ones. The City Council will take into account the special architectural or historic interest of the area concerned, the character and appearance of which it is desirable to preserve or enhance. Assessments will include specific local factors and any unlisted buildings which contribute to the special interest of the area.

Within Conservation areas, development proposals, including changes of use and conversions, should meet the following objectives:

- a. Preserve or enhance the special character of the Conservation Area;
- b. Encourage the physical and economic revitalisation of the Conservation Area; and
- c. Ensure that the new buildings enhance the Conservation Area in terms of the siting and alignment of the buildings, the materials used and the mass, scale and design of buildings.

Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas, including views into and out of them. Proposals for development and applications for Conservation Area Consent will not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character and appearance of a Conservation Area.

Conservation Area Consent will be subject to conditions or a planning obligation to ensure that demolition does not take place until a contract for carrying out an approved detailed redevelopment scheme has been awarded. Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of building recording to take place prior to demolition."

9. SUMMARY OF ISSUES

There are a number of key issues that affect the environment of Green Lane & St. Peters. These are also summarised in the Appraisal. The main issues are;

- The area has a number of landmark buildings of high architectural quality but many of these have been affected by redundancy & alterations
- Uncertainty over the future of the Inner Ring Road has blighted certain parts of the recommended Conservation Area since the 1980s
- Lack of investment in property along the northern section of Green Lane and certain parts of Wilson Street & Crompton Street means that some properties are in poor condition
- Conversely, lack of investment in property has occasionally meant that architectural details survive to a large extent unaltered – many buildings incorporate high quality architectural details
- The area is arguably a priority case for economic regeneration
- Servicing of the area is dominated by high-rise and traditional offices, whilst there is a lack of local shops for servicing housing
- There has been a widespread change of use from residential, detached houses to office uses or houses in multiple occupation
- There are a relatively large number of vacant commercial / retail buildings
- Many upper floors to retail premises are vacant or in storage use
- Boundary walls and railings are important but there have been significant alterations to boundaries & localised loss of enclosure
- Modern buildings are either negative or neutral in impact – there are no positive modern buildings
- Hard surfaces have proliferated, at the expense of gardens, trees and shrubs
- The full benefit of the Inner Ring Road and its impact on the economy of the area is unknown
- Sites identified for redevelopment are at very early stages of planning & may impact on the character & setting of the proposed conservation area

10. REGENERATION

Derby Cityscape Limited is the Urban Regeneration Company for Derby. It was established in April 2003 and has recently been disbanded. Its remit covered the central city area, incorporating the whole of the recommended conservation area. The aims & priorities of Derby Cityscape Limited were set out within a Masterplan, which was launched in January 2005 & revised in May 2007. The Masterplan provides the current framework to guide regeneration of the city centre although this too is soon to be replaced with a Regeneration Framework for the City Centre. The climate within Derby is one of change, with the opening in 2007 of Westfield Derby. Over the last decade Derby's economy had grown at a faster rate than any other city in England (Knight Frank report 2005). The Derby Cityscape Masterplan priorities are currently under review. The Green Lane/ St. Peter's area has not been identified as a priority within the Masterplan.

Regeneration through conservation is an essential part of the City Council's vision for Derby. This requires a proactive process, the ability to develop a vision, plan change and lead the regeneration process.

The City Council has historically taken a lead on all conservation-based regeneration projects. There are currently two initiatives taking place in the City, which were introduced in 2008; The City Centre Conservation Area Building Repair Grant Scheme, which covers a large part of historic Derby, to the north of Victoria Street, and The City Centre Building Frontage Enhancement Scheme, which includes part of the proposed conservation area. These build on a number of previous schemes funded by the City Council, English Heritage, The Heritage Lottery Fund and other partners, including widespread private investment. These two schemes are now coming to the end of their lives.

There are no current major regeneration initiatives within the area proposed as a Conservation Area, although the redevelopment of the Becket Well area, which is approximately 3 acres in area, lying to the north of Macklin Street, is a priority identified in the Local Plan. This will affect the setting of the proposed conservation area and will have an affect on the economic character & future viability of the whole area for housing and retail uses.

Becket Well

(see policies R1 & CC4)

Redevelopment of the north side of the street should be of sympathetic scale so that it does not overshadow the housing on the south side of the street. Any redevelopment should not introduce uses which have a detrimental affect on the long-term viability of the residential use of Macklin Street. It is important that to avoid stagnation the north side of Macklin Street should incorporate active frontages. There is potential for re-alignment of the street frontage so that it relates to the historic building line, rather than the current alignment, which is set back.

Opportunities to encourage the physical & economic revitalisation of the area

Grant Schemes

There may be future opportunities to enhance the character of the area and provide investment through conservation-based grant schemes. These could include a

combination of local and central government funding, lottery funding and private investment.

Regeneration Initiatives

The northern side of Macklin Street (Becket Well) is a priority for regeneration. Opportunities are likely to be included in the emerging City Centre Regeneration Framework. Any future development of this site should be carried out hand-in-hand with a conservation-led regeneration scheme in order to ensure that this Management Strategy is fulfilled.

As time goes on, different grant schemes may well emerge with different funding partners and changes in emphasis. The need for any further, targeted scheme, such as “Living Over The Shop” or a tailor-made scheme, to address specifically opportunities for removing vacant shops and premises within this commercial area, should be evaluated. The Local Planning Authority should encourage the use of specialist “niche” shops through the refurbishment of traditional shopfronts and bringing upper floors into use (see policy CC7).

Business Improvement District

(see policy CC1)

A business improvement district (BID) is a public-private partnership in which businesses in a defined area elect to pay an additional tax in order to fund improvements to the area’s public realm and trading environment. To enact a BID, a simple majority (50 percent plus 1) of affected property owners holding at least 75 percent of the assessed property value of the area must vote in favour. Funds are then collected by the taxing authority and provided to a board of directors elected by the property owners. There is an existing Business Improvement District in the Cathedral Quarter. Consideration is being given to a similar scheme in this area.

11. CONTROLS

New Development (see policies GD4 & E18)

When assessing new development proposals the City Council should ensure that the location, mass, scale and design of new buildings and structures contribute positively to the character of the area.

Siting and Alignment

The location of historic buildings within the proposed conservation area follows very well defined and strong alignments. Buildings along Forester Street & Crompton Street line the back of the pavements, with few exceptions. Properties along Wilson Street have shallow private frontages. Buildings along Green Lane vary along the length of the street; from those at the northern end where the frontage has encroached into the street to create a close-knit enclosure, to a much more loose-knit character beyond the junction with Gower Street, with front gardens and shallow private frontages.

Many buildings are grouped into blocks of development or conjoined terraces, with a consistent alignment or building frontage. However, there are occasional exceptions

and several landmark buildings break this pattern.

This different alignments should be taken into account when considering applications for new buildings within the proposed conservation area or for new development immediately adjacent to the conservation area, which may affect its setting.

Mass and Scale

There are marked differences between the scale and mass of buildings within the proposed conservation area.

Along Green Lane large public buildings of monumental quality occasionally sit alongside small residential buildings. The street frontages are broken by the intersecting streets. This variety is the result of several hundred years of redevelopment, within a dynamic area of the city, and is one of the key characteristics of Green Lane.

Elsewhere, there are greater consistencies of mass & scale;

- the north side of St. Peter's Churchyard is dominated by tall buildings of three or three and a half storeys
- Crompton Street is dominated by long, low, two storey terraces in almost continuous blocks. The only exception is the public house, which is a local landmark
- Wilson Street has a mixture of tall three storey residential buildings, two storey villas and smaller two to three storey terraces
- Forester Street has short, low blocks of two storey development
- Gower Street is dominated by large blocks & a wide variety of architectural styles
- Macklin Street is dominated by the terraced rows of two and three storey development along its southern edge. Added height provided by the retaining wall and the elevation of Victoria Terrace on the bank mean that overall the structures have a larger mass than equivalent two storey terraces on Crompton Street

In general the scale and mass of new development should fit into the characteristic grain of development in each individual street, as defined in the Character Areas within the Appraisal.

New development with large mass or tall buildings should be only considered where they fit into the grain and pattern of development within each Character Area defined in the Appraisal.

Design

Within the environment of Green Lane and St. Peters the City Council should encourage good modern design using building methods and building materials that are as high in quality as those used in the existing historic buildings. The Local Planning Authority recognises that appropriate contemporary design can positively enhance the character and quality of conservation areas and is particularly important to the dynamic character of a vibrant modern city. The use of "pastiche" or "facadism" should be discouraged. The design of new buildings can be traditional or

modern in approach but all applications for new development should be accompanied by a strong design rationale and a demonstration of how the scheme relates to its context.

Planning applications for development within the conservation area, or development which affects its setting, should include detailed plans and a Design & Access Statement, which shows how it preserves or enhances the character of the conservation area.

The design of new buildings should preserve important views, landmarks and important spaces.

In general, a high quality red brick, laid in Flemish bond, would be appropriate for new development in the residential side streets but other materials may be used for landmark buildings or if there is sufficient design justification.

Traditional designs should adopt materials and details that are appropriate for the context and Character Area (see the Appraisal Sections 4.5.1 and 4.5.3).

Important Open Spaces

The appraisal identifies one significant open space – St. Peter's Churchyard. This includes the current churchyard, the historic churchyard which lies to the north of St. Peter's House, and the streets and alleys on either side of the church.

Planning permission should not be granted for any development within the important open space or that is detrimental to the setting of St. Peter's Church and churchyard.

Important Views

The Appraisal highlights a number of significant views within the proposed conservation area. Many of these are linear views, along streets, but several views take in much wider vistas and landmarks beyond the boundary of the conservation area. The significant views are marked on the Townscape map (Figure 2), as follows;

- Views of the Cathedral from Green Lane
- Views of Christ Church from Green Lane
- Views along Wilson Street, looking east and west
- Views along Forester Street looking east and west
- Views along Crompton Street looking east
- Views along St. Peter's Churchyard looking east

Planning permission should not be granted for any development which reduces the quality of these key views.

Urgent works to buildings at risk (see policies E19 and E20)

The Appraisal identifies the following buildings at risk;

- The Hippodrome (grade II listed building)
- Derby University College of Art and Design (grade II* listed building)
- Former Presbyterian Chapel, Green Lane

In each case the Local Planning Authority should encourage the re-use of these vacant historic buildings through seeking imaginative new uses that preserve their character. Residential uses would not be appropriate but the local authority should consider alternative uses. Each of the listed buildings that are at risk will need to be treated with different strategies that take account of their individual historic or architectural character to find the “optimum viable use”.

All three buildings occupy a large footprint and make a significant impact on the public perceptions and confidence in the area. Whilst a speedy resolution is desirable, it should not influence making the appropriate decision for each building.

Direct action

There are opportunities for the local planning authority to serve notice on the owners of both listed and unlisted buildings within a conservation area, to require works of repair or improvements to amenity.

There are statutory powers available to the Council to take action where listed buildings have deteriorated, known as Urgent Works Notices. Likewise the Council has powers under Section 215 of the Town and Country Planning Act 1990 to take steps to clear up land or buildings when its condition adversely affects the amenity of the area. There are also powers available under sections 76 & 79 of the Building Act for dangerous buildings and defective premises.

Action under these powers is usually undertaken as a last resort & the City Council prefers to work with owners on seeking solutions wherever possible.

Demolition Of Unlisted Buildings (see Policies E18 & E19)

Conservation Area designation introduces control over the demolition of buildings in conservation areas. PPS5 provides a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character of a conservation area. A large proportion of the buildings within the recommended conservation area make a positive contribution to its historic and architectural character. These are identified on Figure 1. Unlisted buildings which make a positive contribution to the area should be retained and proposals for complete or substantial demolition will normally be refused.

In any case where there is an application for demolition of a positive building in the conservation area, the following factors should be demonstrated as part of the application;

- i) the condition of the building, the cost of repairing and maintaining it in

- ii) relation to its importance and to value derived from its continued use
- ii) the adequacy of efforts made to retain the building in use. Real efforts should have been made without success to continue the present use or to find compatible alternative uses for the building. This could include the offer of the unrestricted freehold of the building on the open market at a realistic price
- iii) the merits of alternative proposals for the site (e.g. the quality of a replacement building)

Archaeology (see policy E21)

The appraisal has identified an area of high archaeological potential. This relates directly to the medieval expansion of Derby and its 16th century development. Within this area, anyone applying for planning permission for new development or redevelopment will be required to provide the results of an archaeological evaluation before the planning application is determined.

12. ENHANCEMENT

Public Spaces

A Public Realm Strategy was published in March 2007 by Derby Cityscape. Design parameters laid down in the strategy complement the historic character of the city centre & there are no conflicts identified between these and proposals contained within the Appraisal and Management Strategy.

The traditional materials identified within the appraisal should be retained and any repairs should be carried out in like-for-like materials. The Public Realm strategy advocates the use of red granite kerbs and setts, but there are exceptions where the traditional treatment was slightly different, such as vehicle crossovers of blue bricks or gritstone setts and kerbs of sandstone. These differences within the proposed conservation area should be preserved.

The City Centre has a number of public open spaces but the Green Lane/ St. Peter's area has only one public space, the churchyard of St. Peter's. This has changed over time to become a major street. However, in terms of the setting of the church, its current small churchyard does not reflect the historic status of the church and its local importance. The red brick, herringbone-pattern of the pedestrianised surfaces of St. Peter's Churchyard are alien and do not reflect the historic character of the space. There should be a much greater continuity in treatment between the church and its former churchyard. Yorkstone paving flags and gritstone stone setts would integrate the two, reinforcing the historic identity of the space & helping to separate St. Peter's Church and Churchyard from St. Peter's Street.

In any schemes that affect public spaces, the planning authority should ensure that pedestrian linkages between spaces are reinforced and well integrated. Overarching aims should be to improve the fluidity / legibility of the area by ensuring that people can relate to landmarks and major routes, by protecting key views and signposting connections and by limiting street clutter.

As there are no surviving historic street lighting columns, new street lighting columns could be introduced provided that they are of high quality design & materials which comply with the standards & approved designs laid down in the Public Realm Strategy.

Traditional Materials and Details

Traditional materials and architectural details form a significant part of the character of the conservation area. Many of the materials and details are local to this immediate area of Derby and help to define its local character and distinctiveness. The City Council should encourage the retention of these details and could pursue grant schemes which support the retention of these details.

Shopfronts

The Appraisal identifies a number of original shopfronts or elements of original shopfronts, such as the cornice or pilasters. Where these survive they should be retained. Permission should not be granted for inappropriate shopfronts that result in the loss of traditional proportions or the loss of historic shopfront components.

The Appraisal has identified as an issue the introduction of oversized fascia boards on shopfronts (see Section 4.5.4 - Negative Factors). Wherever possible, the City Council should encourage the replacement of box fascias, internally illuminated fascias and exceptionally large fascias with those of more sympathetic appearance.

The City Council should encourage the restoration of traditional shopfronts which are based on authentic details and carefully considered proportions. Wherever opportunities arise, the replacement of unattractive modern shopfronts should be encouraged by adopting high quality modern designs or traditional designs using the classic elements of cornice, fascia, stallriser and pilasters. Planning permission will not be granted for replacement shopfronts which do not preserve or enhance the character of the conservation area.

The recently completed, grant-aided works at 60/62 Green Lane are a remarkable example of how the above policy approach can bring about dramatic improvements in the appearance of shop premises and the street scene.

Shopfront And Advertisement Guide (see the City Council website – link:
[www.derby.gov.uk/Environment/Planning/builtheritage/
DraftShopfrontandAdvertisementGuide.htm](http://www.derby.gov.uk/Environment/Planning/builtheritage/DraftShopfrontandAdvertisementGuide.htm)

13. PROVISIONS FOR SPECIFIC DEVELOPMENT SITES

Negative Buildings

A number of buildings have been identified as “negative” as part of the appraisal. These are either out of scale with the surrounding grain of the city or out of place as a result of their materials and design, or a combination of both.

The negative buildings identified within the Appraisal are:

- St. Peter's House
- Pennine (Heritage) Hotel
- 36-38 St. Peter's Churchyard

These properties may have a long life ahead, but it is recommended that when the opportunity arises each site should be replaced with a more sympathetic building. In each case, the site is particularly prominent and will require the preparation of a **development brief** prior to any designs being considered. In the case of St. Peter's House & the Pennine (Heritage) Hotel, the need for a tall, landmark building as a replacement will need to be justified and this will depend upon a number of factors including its siting, relationship to transport infrastructure, effect on its historic context & relative size, impact on local environment & neighbouring properties, impact on views & the quality of its design. The existence of a tall building in a particular location will not of itself justify its replacement with a new tall building on the same site or in the same area. For further policy advice refer to CABE & English Heritage "Guidance on Tall Buildings, July 2007".

Vacant Sites

There is one cleared site within the conservation area which is a potential **development site**, as identified in the appraisal; Crompton Street Car Park. Any new development should be of two-storey terraced form and should be of an appropriate scale, height, siting and detailed design in order to preserve the high quality of terraced buildings encountered within Crompton Street and to maintain the continuity of the street frontage. A **development brief** is recommended for this site.

A number of sites on the periphery of the conservation area, and a few within, have been cleared and have been left to stagnate as vacant plots over many years. These have a detrimental effect on the physical environment and public perceptions of the area's prosperity. It is important, therefore, that in the future the demolition of any building within or adjacent to the proposed conservation area does not occur without a proposal for appropriate redevelopment in its place and a contract secured for redevelopment. This will be controlled through appropriate legal agreements or planning conditions.

14. MONITORING CHANGE

Review of Conservation Area Appraisal

The effectiveness of this Management Strategy will depend upon how its recommendations & policies are administered and applied, how regularly the area is monitored and a dedicated approach to enforcement. Monitoring and enforcement both imply additional commitment from City Council resources.

A recommended timescale for the review of the Conservation Area Appraisal is ten years. It will be appropriate to review the Conservation Management Strategy more regularly, on a five-year cycle.

Photographic Record

The street-by-street photographic survey undertaken as part of the Appraisal will require regular updating to make it an effective tool. The survey will need to be regularly consulted and widely distributed within the planning authority to ensure that alterations are effectively monitored. It is important that there is a regular cycle of monitoring unauthorised alterations.

For updating the survey, digital photographs should be a full elevational photograph, including the roof, if feasible, and taken as square as possible to the street frontage. The image will need to be shot at high resolution (typically 700kb), and use the same file naming system, giving a file name to match the existing with the date of the photograph. This will enable the image to be easily slotted into the existing survey. From this record, audits can be undertaken to monitor the effectiveness of future policies and the success of grant schemes or other initiatives.

In time, another full photographic record will be needed. Provided that there is a measure of continuity in maintaining the record, it is not anticipated that this will be needed for 15-20 years.

APPENDIX 3 – Saved Policies from the Adopted City of Derby Local Plan Review (January 2006) - policy extracts

GD2 Protection of the Environment

Development should protect, and where possible enhance, the City's environment, its natural resources and its built heritage. Full regard will be paid to the need to protect and enhance landscape character, local distinctiveness and community identity. Existing landscape features such as woodland areas, trees, hedgerows, ponds and buildings of interest should be retained where possible and incorporated into the overall design.

GD4 Design and the Urban Environment

The City Council will only permit development which makes a positive contribution to good urban design. Proposals should meet the following objectives:

- a. Preserve or enhance local distinctiveness and take account of any topographical or other features;
- b. The proposal should respect the urban grain of the surrounding area in terms of its scale, layout, density, height, massing, architectural style and building types, materials and landscaping;
- c. Provide a road network designed to reduce the speed of traffic, traffic congestion and encourage safe pedestrian and cycle movements both within the site and into and out of it;
- d. Facilitate journeys made by foot, cycle and public transport rather than by private car;
- e. Create an attractive environment, including open spaces which in larger schemes link together to create an area with a clear identity and structure.

Development proposals for significant or sensitive sites should be accompanied by a design statement.

R1 Regeneration Priorities

The City Council will give priority to the implementation of the following key regeneration opportunities:

City Centre (extract)

- Becket Well Policy Area (CC4)

The Council will also give weight to development proposals that offer regeneration opportunities within the Council's Neighbourhood Priority Areas, the Derwent Community Partnership Area (New Deal) and the City Centre.

CC1 City Centre Strategy

The City Council's strategy is to consolidate and enhance the role of the City Centre as a key sub-regional centre. New investment which strengthens and integrates its retail, employment, leisure, cultural and residential functions will be permitted to support sustainable development objectives.

New retail development will be permitted having regard to the following criteria:

- a. Maintaining the compactness, vitality and viability of the City Centre Shopping Area;
- b. Strengthening the retail function of the City Centre Shopping Area;
- c. Improving pedestrian flows to less well used pedestrian routes, especially where this will improve trading levels for existing shops.

In considering development proposals, the Council will seek to improve the City Centre's physical environment and access by means of transport other than the private car. The Council will also seek to strengthen the vitality and viability of the central and northern parts of the City Centre Shopping Area

CC4 Becket Well Policy Area

The Becket Well Policy Area is identified as a major mixed-use regeneration opportunity. Planning permission will only be granted for proposals that:

- Contribute to, and do not prejudice, the comprehensive redevelopment and improvement of the area;
- Support and contribute to the objectives of the City Centre Strategy (Policy CC1);
- Provide a mix of uses consistent with the nature and function of the City Centre;
- Exhibit a high quality of design and layout, and;
- Provide adequate car parking and servicing facilities.

Improvements to the fabric and environment of Green Lane will be undertaken and a pedestrian link will be achieved from Green Lane to St Peter's Street.

In the event of proposals involving the redevelopment of the Central United Reformed Church, the City Council will seek to enter into a Section 106 Obligation to secure its replacement on an appropriate site in the City Centre.

CC7 Residential Uses within the Central Area

The City Council's policy is to encourage more people to live within the Central Area. Planning permission will therefore be granted for new development, conversion of existing buildings and the use of underused upper floorspace for residential use (C3) provided that:

- a. A satisfactory living environment can be created;
- b. The vitality and viability of the City Centre Shopping Area is not undermined; and
- c. Existing business activity is not unduly inhibited.

Planning permission will not be granted for development in the Central Area which would result in the loss of residential accommodation (C3) unless there is an overriding need to support other aspects of the Council's City Centre Strategy.

E18 Conservation Areas

The City Council is committed to the preservation and enhancement of areas of special architectural or historical interest and will continue to review the boundaries of existing Conservation Areas and designate new ones. The City Council will take into account the special architectural or historic interest of the area concerned, the character and appearance of which it is desirable to preserve or enhance. Assessments will include specific local factors and any unlisted buildings which contribute to the special interest of the area.

Within Conservation areas, development proposals, including changes of use and conversions, should meet the following objectives:

- a. Preserve or enhance the special character of the Conservation Area;
- b. Encourage the physical and economic revitalisation of the Conservation Area; and
- c. Ensure that the new buildings enhance the Conservation Area in terms of the siting and alignment of the buildings, the materials used and the mass, scale and design of buildings.

Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas, including views into and out of them. Proposals for development and applications for Conservation Area Consent will not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character and appearance of a Conservation Area.

Conservation Area Consent will be subject to conditions or a planning obligation to ensure that demolition does not take place until a contract for carrying out an approved detailed redevelopment scheme has been awarded. Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of building recording to take place prior to demolition.

E19 Listed Buildings and Buildings of Local Importance

Proposals for development, and applications for Listed Building Consent, will not be approved where they would result in the demolition of statutory listed buildings. Proposals will also not be approved where they would have a detrimental effect on the special architectural or historic interest of a statutory listed building, its character or setting. Exceptions will only be made where there is a convincing case for demolition or alteration.

The City Council will also seek to ensure the conservation of locally important buildings and structures, including those on its Local List, by encouraging their retention, maintenance, appropriate use and restoration. The Council will therefore not normally approve development proposals that would have a detrimental effect on locally important buildings or structures as a result of:

- a. demolition or part demolition,
- b. inappropriate alteration or extension,
- c. impact on its setting or context.

In the case of buildings of local importance, applicants will be expected to demonstrate that all reasonable alternatives to demolition have been considered and found to be unrealistic.

Where proposals for alteration, extension or demolition would affect a listed building, or a locally important building or structure, and could involve a significant impact on the historic plan form or significant loss of historic fabric, applicants will be required to undertake an impact assessment before the application is determined. This should clarify the impact of the proposals on the building's historic fabric, character, appearance and setting as well as inform the design process.

Where development proposals are approved that would involve the demolition or alteration of a listed building, or locally important building or structure, which would result in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of building recording to take place prior to the commencement of works.

E20 Uses Within Buildings of Architectural or Historic Importance

Applicants for change of use of listed buildings, and locally important buildings and structures, will be expected to demonstrate that their proposals will contribute to its conservation in a manner which preserves or enhances its architectural or historic interest. In considering such applications, the City Council will seek to secure the retention, restoration, maintenance and continued use of the buildings or structures. In achieving this, the City Council will consider the original use as a first option for the building. If it is demonstrated that the original use is not viable or no longer appropriate, alternative uses that are compatible with the building will be considered.

E21 Archaeology

Planning permission will not be granted for development which is likely to adversely affect nationally important archaeological remains, whether scheduled or unscheduled, or their settings.

Where archaeological sites or monuments of more local importance, and their settings, are likely to be adversely affected by development, physical preservation in situ will be the preferred option and applications may be refused.

Within the Archaeological Alert Areas, or other areas of archaeological potential where the City Council considers that a proposed development will affect remains of archaeological significance, applicants will be required to provide the results of an archaeological evaluation before the planning application is determined in order to enable an informed and reasonable planning decision to be made.

The evaluation should comprise:

- a. an archaeological assessment of the archaeological impact of the proposed development, which may include a field evaluation of the site, undertaken in accordance with a written specification agreed with the city Council; and
- b. a written mitigation strategy prepared to the satisfaction of the City Council demonstrating how the impact of the proposed development on archaeological remains will be alleviated.

Where, following an archaeological assessment, the Council considers that the need for development outweighs the need for preservation in situ of the archaeological remains, conditions will be attached to planning permissions, or developers required to enter into legally binding agreements with the City Council, to secure an appropriate programme for the investigation and recording of archaeological remains prior to and during development, and for the subsequent analysis and publication of results.

Where appropriate, the City Council will seek to secure the enhanced management and preservation of archaeological sites and their settings.