



Derby City Council

# City Centre Conservation Area



## Appraisal and Management Plan



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## Derby City Centre Conservation Area Appraisal and Management Plan

### Document status

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on a local planning authority “from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.” The NPPF states that “local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest”

This document presents a Conservation Area Appraisal for the Derby City Centre Conservation Area. The approach to appraisal closely follows that recommended by English Heritage in ‘Guidance on Conservation Area Appraisals’ (February 2006). It has been prepared as part of the work towards the new Local Development Framework (LDF). Other actions relating to the Conservation Area and forming part of the management strategy and proposals for the Conservation Area will be taken forward separately, as resources allow.

This report was prepared by the City’s Conservation Officers based upon the draft report prepared by Conservation Studio

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**PART 1**

**DERBY CITY CENTRE CONSERVATION AREA APPRAISAL**

## PART 1 – CONSERVATION AREA APPRAISAL

### DERBY CITY CENTRE CONSERVATION AREA - SUMMARY

The special character and appearance of the Derby City Centre Conservation Area Conservation Area derives from the following features:

- Roman, Saxon and Viking precedents to the city's foundation in the 10<sup>th</sup> century;
- The city's historic street pattern of an ancient north-south spinal route along Queen St, Iron Gate, Market Place and Corn Market;
- Medieval side streets containing significant architecture from the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> centuries: St Mary's Gate, Sadler Gate and Wardwick;
- Notable 19<sup>th</sup> century development in Albert Street, Victoria Street, The Strand (Strand Arcade), St James Street and Iron Gate (east side);
- A prevalence of red brick Georgian town houses and Victorian civic and commercial buildings;
- An area containing many buildings of architectural and historic interest, a high proportion of which are listed buildings and many others which make a positive contribution to the area's historic character and appearance;
- Prevalent use of local red brick and stone with a few surviving examples of 16<sup>th</sup> and 17<sup>th</sup> century timber-framing;



*Stone and red brick are the prevalent building materials in the conservation area.*

- Derby Cathedral, substantially rebuilt to designs of James Gibbs in the early 18<sup>th</sup> century and, whose 212 feet high 16<sup>th</sup> century tower dominates the skyline;
- The Silk Mill, the first water-powered silk mill in England, now home to Derby's Industrial Museum and southern entrance to the Derwent Valley Mills World Heritage Site;
- The Guildhall with its tower of 1840 which holds a commanding position overlooking the Market Square;
- The Library and Museum, Wardwick built to designs of R.K.Freeman in 1879;
- Areas of historic stone floorscape e.g. Amen Alley, College Place and stone cobbled and paved side alleys;
- Towers and turrets of key landmark buildings ;
- Enclosed areas to the rear of thoroughfares, known as 'yards', accessed by narrow arched alleys ;
- Significant planned urban spaces and squares i.e. Market Place, Museum Square, Osnabruck Square;

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- Street trees and urban greenery particularly in Cathedral Green and along the riverside.



*All Saints Church provides a terminus to St Mary's Gate*

## 1. INTRODUCTION

A conservation area is an area of special architectural or historic interest which is desirable to preserve or enhance. These areas are designated by the Local Planning Authority. Conservation area appraisals are an assessment of the features which give an area its own special character. Identification of these special qualities, within an area, is essential so that the Local Planning Authority can preserve or enhance them and carry out their planning functions.

Designation of a conservation area draws peoples' attention to the area's architectural and historic interest and emphasises the need for any changes or new development, either within or adjoining the area, to be sympathetic to and respect its character.



*Ornate iron gates and railings add to the area's special interest*

Derby is a city of considerable historic interest and architectural merit with a range of streets and buildings spanning many centuries. The City Council has designated sixteen conservation areas. The City Centre, Friar Gate and Green Lane and St Peters Conservation Areas are at the heart of the City Centre. Although containing buildings from other periods, seven conservation areas are primarily based on aspects of Victorian Derby (Railway, Arboretum, Little Chester, Strutt's Park, Hartington Street, Highfield Cottages, and Nottingham Road) and one is based on an exceptional mid twentieth century charity housing estate (Leyland's Estate). The remaining five are focused on former village centres (Darley Abbey, Micklegate, Spondon, Allestree and Markeaton).

The City Centre Conservation Area was designated by the City Council in October 1987. The conservation area encompasses the city's historic core, west of the River Derwent. It includes historic properties to the east and west of the ancient north-south route through the town which follows the course of today's Queen Street, Iron Gate, Market Place and Corn Market. The street pattern and outline of today's conservation area roughly approximates to the layout illustrated in John Speed's map of Derby of 1610 and to the area promoted as the 'Cathedral Quarter' in 2007.

This assessment of the character and appearance of the Conservation Area is important. It follows the relevant guidance as set out by the English Heritage paper Guidance on Conservation Area Appraisals (February 2006). This document will help inform the LDF for Derby.

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This report was prepared by the City's Conservation Officers based upon the draft report prepared by Conservation Studio, a specialized planning and architectural practice ([www.theconservationstudio.co.uk](http://www.theconservationstudio.co.uk)). The area was first surveyed and photographed in the autumn of 2007 and revisited and updated in February 2011 and finalized in October 2012. To be concise and readable, the appraisal does not record all features of interest. The omission of a particular building, feature or space should not be taken to imply that it is of no interest.



*An almost continuous range of mullioned windows distinguishes this 17<sup>th</sup> century building in Wardwick.*

## 2. THE PLANNING POLICY CONTEXT

### National Policy

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

There are legal requirements and constraints which apply within conservation areas which do not apply elsewhere. These are set out in the above Act and subsequent circulars and guidance relating to it.

The Act and other pieces of relevant national Government guidance, such as the National Planning Policy Framework, are also reflected in local policy which is set out in the City of Derby Local Plan Review (Adopted January 2006).

The City Council must pay special attention to the "character" and "appearance" of these areas when undertaking its planning functions. The intention is that any development either preserves or enhances the area and does not have a detrimental effect. This continuing effort to control the nature and scale of change is seen by the Council as a very positive process, contributing to the sustainability of the City.

The principal 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 retain 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;
- 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

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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 other conservation areas in Derby to control such changes. In the City Centre Conservation Area, this has not been undertaken as the additional controls are mainly applicable to dwelling houses of which there are few, if any, in the conservation area.

Any internal or external alteration works to a listed building, including the works referred to in the paragraph above, are controlled and listed building consent is required prior to works being carried out.

To check whether any permissions are needed please contact the City Council's Development Control Section or the Conservation Team to check before any works are carried out.



*Renaissance style grade II listed building in Beckett Street.*

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### **Local Policy**

The City of Derby Local Plan Review sets out the policies that development proposals are assessed against and contains policies relating to the conservation of the historic environment.

Policies relating to conservation areas, listed buildings, scheduled monuments and world heritage sites are found in Chapter 9: Environment where there can also be found policies relating to uses within buildings of architectural or historic importance, buildings of local importance, unscheduled archaeological sites and historic parks and gardens. Of particular relevance to the Derby City Centre Conservation Area are E18 (Conservation Areas), E21 (Archaeology) and E29 (Protection of World Heritage Site).

Policies relating to Derby City Centre are contained in Chapter 5: City Centre wherein are policies that have a direct bearing on the City Centre Conservation Area as well as the wider context. The chapter reflects the Council's commitment to regeneration, a key theme of the Local Plan as identified in Chapter 4: Regeneration. The most pertinent of the policies contained with Chapters 4 and 5 are: CC1 (City Centre Strategy), CC3 Primary Frontages), CC7 (Residential Uses), CC9 (Northern Quarter Policy Area) and CC11 (Sadler Gate/Strand Arcade Special Shopping Area).

### **World Heritage Site**

The Silk Mill (Derby Industrial Museum), located in the north-eastern corner of the conservation area, is the southern entrance to the Derwent Valley Mills World Heritage Site which stretches up to Masson Mill at Matlock Bath in the north. The site as a whole has been designated due to its importance in the development of the Industrial Revolution. The designated site and its setting have been given protection by the definition of a buffer zone which, within the City Centre Conservation Area, has been drawn to include the Cathedral and the east side of Queen Street as well as Cathedral Green.

The World Heritage Convention provides for the identification, protection, conservation and preservation of cultural and natural sites of outstanding universal value. In the UK, World Heritage Sites (WHS) are protected primarily through designation and through the planning system. The National Planning Policy Framework, Circular 07/09 'Protection of World Heritage Sites in England' and the guidance accompanying both documents, set out the importance of World Heritage Sites, their settings and buffer zone if applicable and the key role of Local Planning Authorities in the protection of World Heritage Sites through the conservation and preservation of their Outstanding Universal Value.

The need to preserve and enhance the special character of the area will be given special consideration in determining planning applications in the area. Account will be taken of the benefits of proposals in terms of both the physical fabric of the area and its economic well-being. Within the buffer zone proposals will only be approved where they do not have an adverse effect on the designated site or its setting.

### 3. ASSESSMENT OF SPECIAL INTEREST

#### Location and setting

##### Location and context

The Derby City Centre Conservation Area is located at the centre of Derby. Derby is a city of nearly 246,885 people which lies on the River Derwent towards the southern end of Derbyshire. To the south there is the Trent Valley and to the north the Derbyshire Uplands and the Peak District. Together with Leicester and Nottingham, Derby forms part of the “Three Cities” sub region of the East Midlands. As the third largest City in the East Midlands, it is a regionally important centre. About 20.59% of the population is from ethnic minority backgrounds, mainly living in the central and southern parts of the City.

The City is surrounded by a rural area containing villages which have strong links with Derby for jobs, shopping and entertainment. Its northern and eastern boundaries are defined by green belt which separates Derby and Nottingham.



*The conservation area has an urban location close to the River Derwent. The Silk Mill (left) and Derby Library (right) stand out in the city's relatively flat topography.*

Derby has excellent rail connections to the Midland Main Line and good access by road to the M1, A52, A50 and the A38 including to East Midlands Airport. It has a strong manufacturing base, with internationally known companies such as Rolls Royce within the City and the Toyota site just outside it, but also a growing service sector. There are significant concentrations of social and economic deprivation in parts of the City.

The conservation area has a wholly urban location surrounded by built development on all sides although the River Derwent softens the urban environment to the east as does the riverside green wedge comprising Cathedral Green, Riverside Gardens and Bass's Recreation Ground. To the north of the City Centre Conservation Area lies Strutt's Park Conservation Area separated from the City Centre by the Inner Ring Road. To the west lies the Friar Gate Conservation Area with a contiguous boundary along Curzon Street and Cheapside. To the south is the Green Lane and St Peters Conservation area.

### Landscape Setting

Derby is located to the south and east of the Derbyshire uplands, where the last foothills of the Peak and Pennines level out into the plain of the River Trent. The city is bisected by the River Derwent. It enters Derby from the north, flows through the city centre and then south eastwards to the Trent.

The topography of Derby is characterised by low hills surrounding the city centre with the exception of the south east, which is generally flat.

The city has assumed a generally circular form, although this form is shaped by 'green wedges' of open land that penetrate the urban area from the surrounding countryside. The City Centre Conservation Area is set firmly within this urban context.

The City Centre Conservation Area is set on a rise to the west of the River Derwent on which stands the Cathedral of All Saints. From here the land falls to the west and south and eastwards down to the river. The land then begins to rise at the southern end of the Corn Market where there is a marked rise that continues gently rising along St Peter's Street.



*The Silk Mill and beyond All Saints sitting on a rise on the west bank of the Derwent*

**General character and plan form**

The conservation area is based around the core of the historic market town and the plan form reflects its medieval origins with churches and a market place set beside an ancient spinal road.

The city's historic spinal road (King Street, Queen Street, Iron Gate, Corn Market and St Peters St) survives but much of the northern end of the original grid pattern of streets of the earliest development has been obliterated by 20<sup>th</sup> century development (works which included the demolition of St Alkmunds Church, a church of Saxon origin, and other historic buildings). The boundary of the conservation area has been drawn to omit this area of modern development, hence the ragged edge along the northern boundary of the conservation area.



*Sadler Gate shows the dense medieval plan form of the city.*

The plan form of the conservation area is characterised by rows of buildings that follow a strong building line and open directly onto the pavement alongside a network of streets that are primarily medieval in origin except for 19<sup>th</sup> century development in the south of the area which was built along the course of the culverted Markeaton and Bramble brooks (Strand, Victoria Street and Albert Street). This work included the insertion of Becket St to the Wardwick. Notably in St Mary's Gate, there is greater variety in the relationship between building frontage and the line of the street.

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The principal feature of the street pattern is the spinal road that links some of the area's most significant open spaces i.e. the Cathedral 'piazza', Market Place and Corn Market (south). The spine is of varying width and almost imperceptibly curves and, except for the opening out at the Market Place, is lined with historic buildings. Along this route and behind the streets to the west, especially Sadler Gate, are good examples of surviving medieval burgage plots with archways leading to former yards, now mostly re-developed although Blacksmith's Yard (Sadler Gate) gives a good indication of a yard's form and George Yard retains a historic floorscape. The long narrow burgage plots are generally of a standard width and date from the medieval laying out of the city. Where they remain, they are of great importance and make a positive contribution to the character of the conservation area as they highlight the medieval town planning and help understand the development of the medieval city. Formerly buildings were often placed gable end on to the street because of the narrowness of the plots (see Speed's map of 1610) however with the amalgamation of plots and rebuilding or refronting in the 17<sup>th</sup>/ 18<sup>th</sup> and 19<sup>th</sup> century there is now a well defined eaves line with pitched roofs running parallel to the road.

There are two significant exceptions to the prevalent dense urban form: the Cathedral Green which is a modern park open to the river and a new pedestrian crossing over the Derwent with a number of public art features and the southern length of Full Street. This formally comprised of near continuous development of buildings on a strong back-of-pavement line but has been replaced by massive 20<sup>th</sup> century developments well set back from the thoroughfare as part of comprehensive redevelopment during the 20<sup>th</sup> century

*Summary - (to be taken forward in Management Strategy)*

- *The conservation area has an urban setting on a low promontory beside the River Derwent; it has a generally dense, tightly-knit urban fabric based on a medieval street pattern;*
- *The plan form has a prevalent historic north-south 'spine' along King Street, Queen Street, Iron Gate and Corn Market; buildings generally stand on a strong back-of-pavement line although this is not so pronounced in St Mary's Gate;*
- *The burgage plots and back yards form part of the city centre's distinctive urban grain;*
- *The Cathedral Green provides an important green space within the city and opens up views of the Derwent.*

## **Historical development of the Derby City Centre Conservation Area**

### **Early history**

Derby is situated at the lowest place where the River Derwent could be crossed without a bridge. The old ford at the Causey, now replaced by the Causey Bridge, provided an important crossing-point in pre-historic times that linked upland and lowland Britain.

The earliest evidence of permanent settlement in Derby was a Roman fort built on high ground in the Belper Road area overlooking and guarding the Derwent Crossing. This fort on the west side of the river was abandoned in 80 AD when a new fort was built on the east bank of the river which the Romans called "Derventio". The fort not only protected the river crossing, but it also stood at the junction of five roads, of which the most important was Rykniel Street, connecting the garrisons of the north with the settlements of the south.

The Romans remained at Derventio until c. 350 AD, after which the military buildings and civilian settlement fell into decline.

Records are unclear during the early Saxon period but settlements at Northworthy (site of St Alkmunds church), Wardwick (St Werburgh's church) and possibly Litchurch (St Peters church) came together to form a 'burh'. The area was over-run by Vikings at the end of the 9<sup>th</sup> century as it became part of the Danelaw. They renamed the settlement "Deoraby". The name Derby may be derived from the Danish words "djur", meaning "deer", and the suffix "by", meaning "town", or "village". An alternative explanation is that the name may have evolved as a contraction of the Roman place-name Derventio, suffixed with "by". Their main defensive settlement appears to have been on the site of Derventio. Some time around 921 AD, the present settlement of Derby was recaptured from the Danes by the Saxon Queen Ethelfleda, It became an administrative and market centre defended by the River Derwent, Markeaton Brook, and a town ditch. Over the next century it swapped between Saxon and Viking rule.

In the late Saxon period, Derby was a town of some importance as part of the kingdom of the 5/7 boroughs, with minster churches and its own mint All Saints' Church was founded at the south end of the new "burh", on the site of the present Cathedral about 943 AD by Edmund, King of the West Saxons. Nothing of that first Saxon church remains, nor of the college next door, though the name 'College Place' is a reminder.

### **Medieval**

By the time of the Domesday Book, Derby was a reasonably large town with about 2000 people. By the start of the 13<sup>th</sup> Century, the market place had come into being (it is first mentioned in the charter of 1210) and the town had grown considerably.

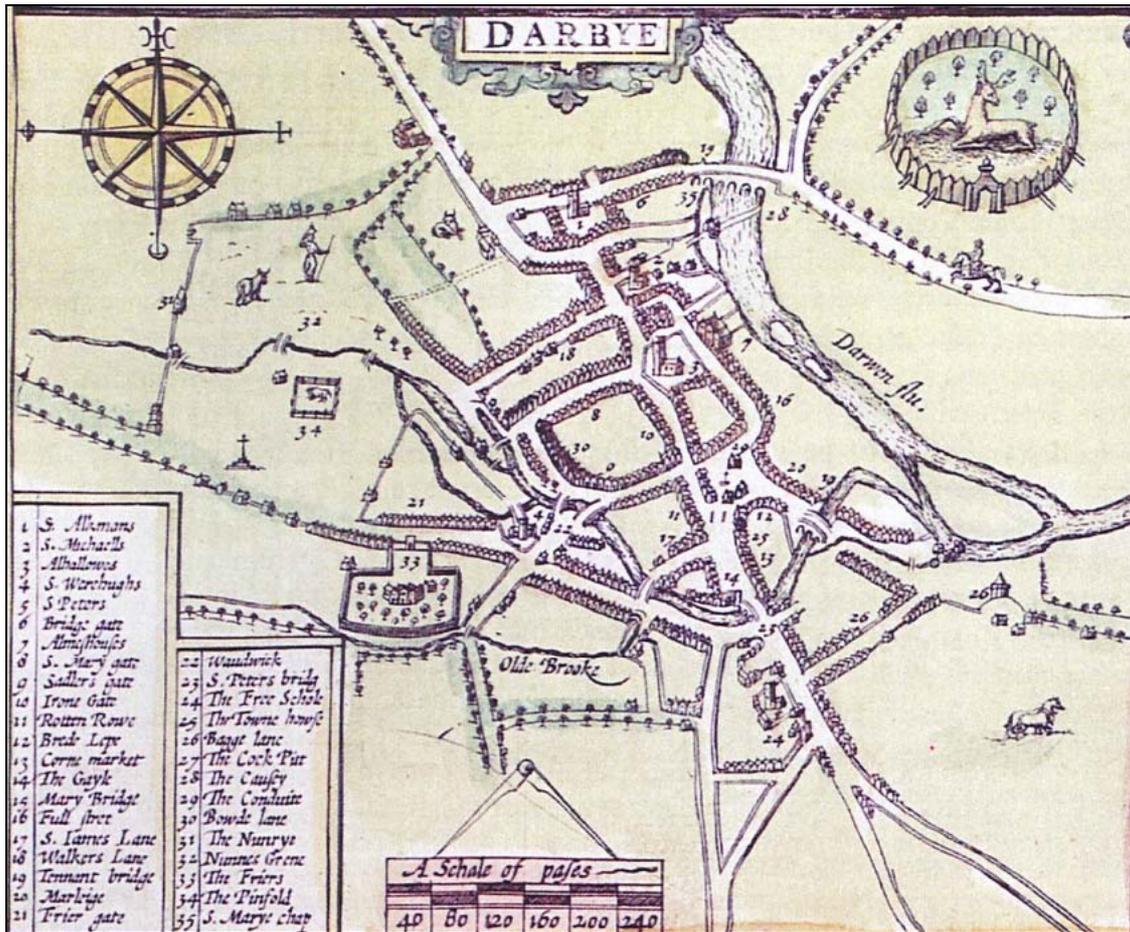
A small priory, dedicated to St. James, was established in 1140 AD on a site in the north-west angle of the junction of Cornmarket and St. James' Street. By 1229 a hospital had been added, where the monks provided accommodation for travelers, cared for the poor and unwell. A leper hospital dedicated to St. Leonard was founded at about the same time. A Dominican friary was founded c. 1230 in what is now known as Friar Gate. The priory, leper hospital, and friary were closed during the reign of Henry VIII, during the Dissolution of the Monasteries.

The first bridge across the Derwent was built c. 1250. A chapel dedicated to St. Mary was added soon after, which still survives today, a grade I listed building and one of only six bridge chapels in England. By the start of the 14<sup>th</sup> century, several trades and crafts were carried on in Derby, as indicated by early street names: Iron Gate (smiths), Sadler Gate (saddlery), Leather Lane (leatherworking), Bold Lane (bolt, or arrow-making) and Walker Lane (fulling).

The church of All Saints was built in the 16<sup>th</sup> century on the site of an earlier pre-Conquest church. Now demolished (except for the tower), it was probably much the same size as the present Cathedral. The ornate and tall Perpendicular style tower, erected between 1510 and 1530 is a testament to the prosperity of the town during this period. In 1549, in the reign of the Protestant Edward VI, the college was dissolved and All Saints became a parish church.



*15<sup>th</sup> Century town house originally adjacent to market place (and a storey higher) now in Blacksmiths Yard. It is typical of the high status framing style of the period.*



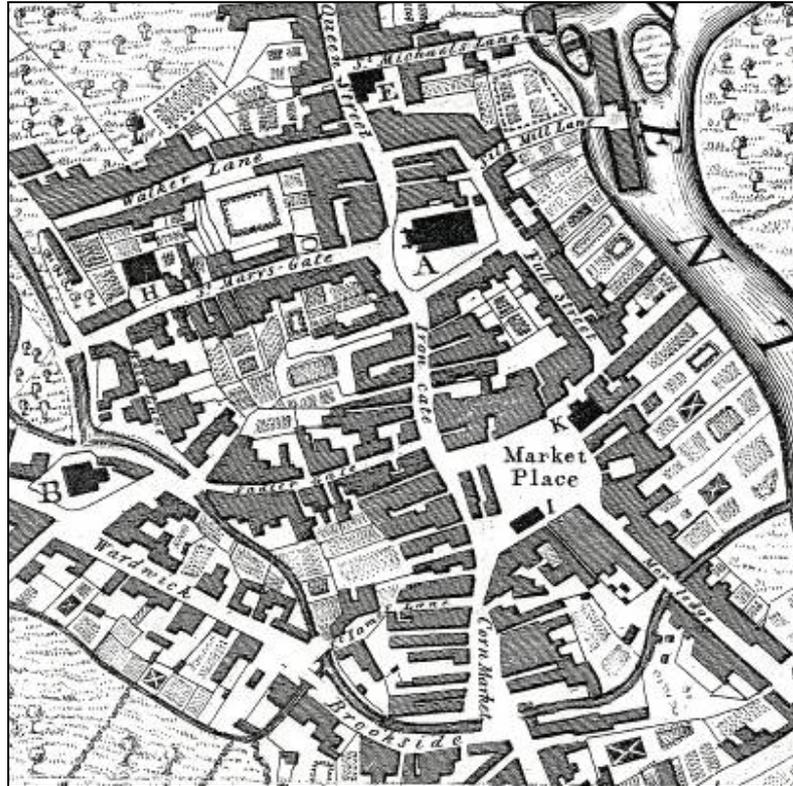
Extract from John Speed's Map of Derby, 1611

### Post-medieval

John Speed's map of "Darbye" (c.1611) illustrates the early 17<sup>th</sup> century street pattern of Derby. Much of the street pattern and many of the street names have survived intact today especially to the west of the old north-south route along Irongate and Cornmarket. The town's first mayor, Henry Mellor, was appointed in 1637, and during the Civil War Derby was occupied by Parliamentarians under the command of Sir John Gell.

Derby continued to grow throughout the 17<sup>th</sup> century, its economy based on cloth-making and brewing. The town was described by Celia Fiennes in 1698 thus: "Derby town lies down in a bottom built all of brick or for the most part, there are five churches built of stone...the River Derwent runs by the town and turns many mills and the water engine which turns the water into the pipes that serves the town". She also described a "fine stone Cunduite" in the market place. The conduit was constructed in 1692 by George Sorocold. He devised a system whereby water was raised from the River Derwent by a screw to a holding tank and then transported by a network of wooden pipes to channels situated in the market place and Babington Lane. This was the first town centre water supply in England.

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*Extract from Moneypenny's Map of Derby 1791*

In 1702, Thomas Cotchett asked Sorocold to help construct a mill on the banks of the Derwent, where he and John Lombe were attempting to set up a silk mill to compete with the Italians, who were then market leaders in the production of fine silk. The production of silk had since medieval days been an important cottage industry in Derby.

Lombe, after initial failures, went to Italy and secretly made drawings of the machines used to produce the Italians' fine silk and smuggled the information back to England. With financial support from his stepbrother Thomas, machines were erected in Derby and John Lombe arranged for Sorocold to build and engineer a silk mill. The mill took three years to complete and was powered by a water wheel and the River Derwent. It was the first factory to be developed in England where all the processes took place under the same roof and it heralded the industrialisation of Derby. John Lombe died shortly afterwards, perhaps poisoned by an Italian agent in revenge for stealing their secrets.

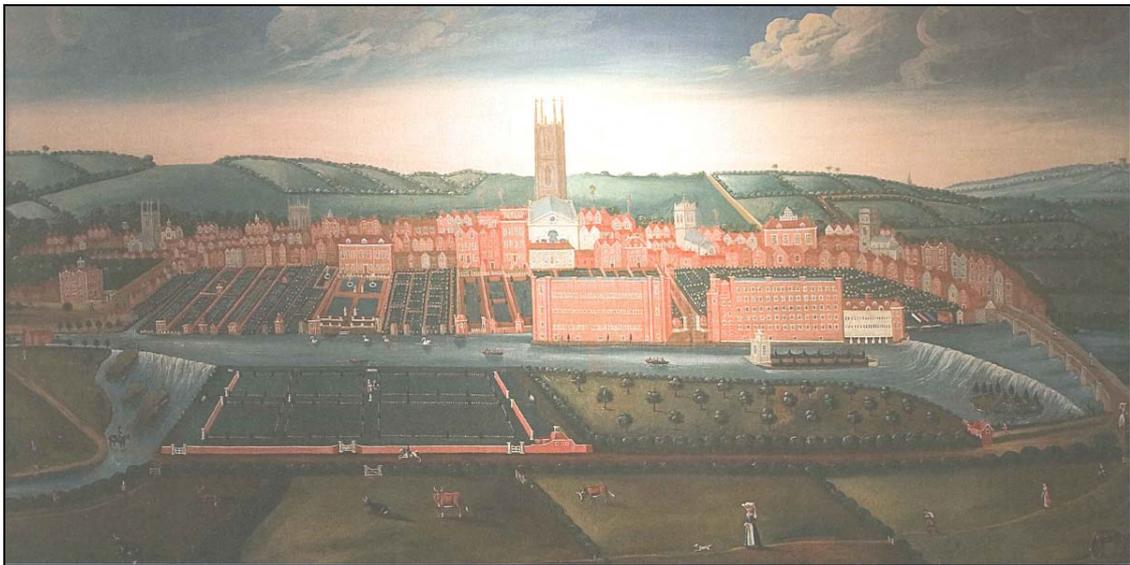
Unfortunately, all that remains of the pioneer factory of 1717-21 is the stone foundation arches of the main mill and the repositioned wrought iron entrance gates by Robert Bakewell of 1725. The present mill dates largely from 1910 when it was rebuilt after a major fire. It was converted into the Derby Industrial Museum in 1974.

The other main industry which developed alongside the Silk Mill in the 18<sup>th</sup> century was the production of fine porcelain. The earliest Derby China works were set up in Nottingham Road (outside the Conservation Area) in the 1750s. In 1773 King George III allowed a picture of a crown to appear on the china, hence Derby Crown China, and Queen Victoria later agreed it could be called Royal Crown Derby.

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By the beginning of the 18th century, All Saints Church was in a state of disrepair. In February 1723 the vicar began its demolition (except the tower) overnight. For the design of a new church James Gibbs, who had designed St Martin in the Fields in London, was chosen. A local ironsmith, Robert Bakewell, was commissioned to make the now famous screen, which was put in place in 1730.

In 1745, Bonnie Prince Charlie and his troops occupied Derby, perhaps because of its strategic location in the centre of England. However, having secured Swarkestone Bridge, a vital crossing of the River Trent, the Prince turned back to Scotland. His short stay in the town is commemorated by a statue in Cathedral Green.



*A Prospect of Derby circa 1725 the view is dominated by All Saints tower and new Silk Mills on the river bank.*

The early 18<sup>th</sup> century saw improvements in transport. By 1791, eight turnpike roads converged on Derby, and new road services cut the coach journey time to London considerably. In 1793, work started on a canal to join Derby with the Trent and Mersey. The canal was completed in 1796. Although Derby was becoming more industrialised in the 18<sup>th</sup> century, it was still a market town with its base in agriculture rather than industry. Its population in 1801 was c. 13,000, but this had more than doubled to 27,000 in 1831.

From 1821 the town's streets were lit by gas. In 1829, Samuel Glover described Derby as "rapidly increasing in population and improvement. The principle streets have recently been improved upon McAdam's plan, and the footpaths are paved with stones or bricks. The houses are mostly built with red bricks which are made in the vicinity of the town." In 1831 there were Reform Bill riots in Derby. The first co-operative society was formed in Derby in 1850.

The railway reached Derby in 1839. It was initially operated by three railway companies: the North Midland (which was controlled by George and Robert Stephenson), the Birmingham and Derby Company and the Midland Counties Company. These three were

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amalgamated to form the Midland Railway Company in 1844 which soon after became one of the town's main employers.

Significant improvements were made in health and education during the 19<sup>th</sup> century and commerce continued to grow aided greatly by the arrival of the railway and other improvements in transport and communication. New facilities for the rapidly increasing population were built throughout the 19<sup>th</sup> century, some with the aid of local Victorian benefactors: The Derbyshire Royal Infirmary opened in 1810 and a new County Gaol was opened in Vernon Street in 1821. In 1842 a new Town Hall was built. In 1866 the Market Hall was opened. Derby School of Art opened in 1878. In 1879 Derby free library and museum opened in Wardwick.

Early 18<sup>th</sup> century buildings in the market place known as Rotten Row and The Piazzas, a covered promenade for shops with storage and warehouses above, were demolished between 1871 and 1877 thereby increasing its size. The modern water feature stands roughly on the site of Rotten Row.

Markeaton Brook was culverted from St James's Bridge to Tenant Street in the 1830s thereby enabling the construction of Victoria Street and Albert Street. Covering another part of the course of Markeaton Brook in 1877-78 similarly created The Strand. A further significant alteration to the street pattern was the widening of Iron Gate in 1866-9 during which the east side was completely re-developed.

Queen Victoria paid a state visit to the town in 1891, the same year in which electric lighting was turned on in the market place and Cornmarket. The whole of the central area had electric street lamps in 1909. An electric tram system, replacing an earlier horse-drawn system, was established in 1904, and ran until 1933.

In 1907, Rolls Royce moved to Derby, giving a great boost to the town's economy which was further enhanced by the arrival of British Celanese.

During the 1930s, the outer ring-road and new Exeter Bridge were completed. The growth in the population of the Midlands led to the formation of the new Diocese of Derby in 1927 and All Saints became the Cathedral of the Diocese.

In the post-war period, the Council published a proposal to build an inner ring-road that would encircle the town to relieve traffic congestion. The initial phases of the plan took over ten years to implement, and resulted in the demolition of many 18<sup>th</sup> century houses and St. Alkmund's Church, where Saxon foundations were brought to light during demolition.

In 1975, the Eagle Centre, a pedestrianised retail centre with an underground car park, was opened. New Assembly Rooms by Sir Hugh Casson were built in 1972-77 to replace those destroyed by fire in 1962. Their construction involved the demolition of the entire north side of the market place whilst the façade of the 18<sup>th</sup> century Assembly Rooms have been moved to Crich Tramway Museum.

## Derby City Centre Conservation Area Appraisal and Management Plan



*Extract from Ordnance Survey Map, 1913*

The population in 1971 was c. 200,000. In 1977 Derby became a city. The University of Derby was founded in 1992. Much of the town centre was pedestrianised and the market place re-landscaped in 1994.

A recent development, outside the conservation area was the opening in October 2007 of Westfield Derby, a shopping mall containing over 100 stores on the fringe of the city centre.

## Archaeology

Archaeological remains, whether above-ground structures or buried deposits, contribute to the conservation area's sense of place, help reveal an understanding of the past and are an important part of Derby's heritage. Details of known remains can be found in the Derby City Sites and Monuments Record (SMR), a record of all known archaeological and historic sites. There are no Scheduled Ancient Monuments within the conservation area but many unscheduled remains are also of national or local significance and should be protected from loss or damage wherever possible. There are 17 entries in the SMR. These include St Michael's Churchyard, a printing works at 42-43 Iron Gate, Saxon foundations of All Saints' Cathedral and College Place, a Victorian paved street.

The whole of the conservation area lies within an area identified in the City of Derby Local Plan Review as an 'archaeological alert area'. Archaeological alert areas are defined as "those areas which current research suggests are of high archaeological potential".

*Summary - (to be taken forward in Management Strategy)*

- *The conservation area contains 17 entries in the Sites and Monuments Record;*
- *The area contains buildings and structures dating primarily from the post-medieval period with a prevalence of building stock from the 18<sup>th</sup> and 19<sup>th</sup> centuries*
- *The whole of the conservation area lies within an area of high archaeological potential;*
- *The Silk Mill and environs lie within the Derwent Valley Mills World Heritage Site.*

## Spatial Analysis

### The character and inter-relationship of spaces within the area

The conservation area has a dense, tightly knit urban form with the obvious exceptions of its major open spaces e.g. Market Place, Museum Square and Cathedral Green which are appraised later in this document.

The medieval streets within the conservation area such as Sadler Gate, St Mary's Gate and the early north south spinal route vary in width and building height and gently curve rather than follow a strict rectilinear pattern. In contrast, the late 19<sup>th</sup> century planned development of Victoria Street, Albert Street, St James Street and The Strand have a marked uniformity of width and building height and a cohesive architectural style.

Proceeding southwards from the junction of King Street and Queen St the spinal route sinuously curves towards the cathedral before narrowing south of the Cathedral into Iron Gate widening out at the market place it again narrows slightly before once more widening at Corn Market. The building heights increase south of the Cathedral and as the street narrows this creates a strong sense of enclosure and contrasts strongly with the light and open spaces to the north and south. These curves can be seen on the earliest of maps such as John Speed's map of 1610 although at that time there was a row of houses ('Rotten Row') on the site of today's waterfall feature and with the narrower streets appear more pronounced. This is partly explained by the widening of Iron Gate in the 19<sup>th</sup> century and Queen St in the 20<sup>th</sup> century.



*The Spinal route curves towards All Saints and Iron Gate beyond.*

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To the west of the spinal road two streets, St Mary's Gate and Sadler Gate slope gently downwards to the west. St Mary's Gate contains many fine Georgian and Victorian town houses and civic buildings. This is mainly due to being the location of the law fraternity owing to the close proximity of the courts. A consistent building line is generally maintained to the south but to the north the building line more varied containing set backs so that the grand powerful expensive architecture of the civic buildings can be fully appreciated. Unfortunately St Mary's Gate House was demolished in the 1930's and so this rhythm and understanding have been disrupted at the eastern end as the replacement is set neither far enough back nor on the building line.

Sadler Gate retains an intimate and enclosed atmosphere inherited from its medieval origin. The feeling of enclosure starts with a pinch point at the east end and is maintained by the few gaps in the terraced form of the street but this sense of enclosure is lost at its west end where four roads meet at a junction at Sadler Gate Bridge. The variation in heights and building styles showing clear evidence of rebuilding and refronting along the lines of the medieval burgage plots. This variation and curve revealing views gives a strong sense of the medieval character of the core of Derby with a strong vertical emphasis and patchwork of unplanned styles.

The Victorian and Edwardian rebuilding of Derby can best be appreciated in the area defined by St James Street, Victoria Street, The Strand and western side of the Corn Market. St James Street follows the course of a medieval street but, having been rebuilt in the second half of the 19<sup>th</sup> century has a much more planned and symmetrical classical form which continues into the Strand and the Eastern portion of the Wardwick and Victoria Street. It highlights the wealth and ambition of the city to creating a civic core mainly in stone as fine as the Georgian predecessors of Grainger town in Newcastle and the New Town in Edinburgh. This reached its height with the 1881 development of this is the Strand Arcade which connects the Strand and Sadler gate and a particularly well designed set piece of neoclassical architecture with ornate stone pilasters and delicate proportions. It is a good example of the second phase of arcade building whose highlights can be found in the major industrial cities of Leeds and Cardiff which took place between 1870-1910 following on from the fine regency developments of Arcades of London, Bath, Bristol and Glasgow. To the Corn Market the former Derbyshire bank, HSBC (1 St Peter St) and The 1839 Royal hotel shows the civic pride and wealth with substantial stone neoclassical buildings using various orders creating an imposing junction with St Peter St. To the south Edwardian Queen Anne style buildings survive to Victoria Street in brick with stone detailing with a wide spacious street which feels in proportion due to the higher building heights of at least 4 storeys.



*Fine Victorian Stone Buildings in Victoria St, the Strand and Wardwick.*

Wardwick, one of the oldest streets in the city, is a broad highway enhanced by trees outside the Museum and in Museum Square. It contains a fine collection of 17<sup>th</sup> and 18<sup>th</sup> century buildings to the south side on a common building line. To the north the museum and library are set back creating a small public square. Some enclosure is formed by the 19<sup>th</sup> century buildings to Cheapside. The church of St Werburgh forms a strong visual landmark although the tall trees outside now interrupt views and the missing railings mean that there is a loss of enclosure to the churchyard. It does provide a green urban space although it is located within the Friar Gate Conservation Area. Cheapside links these two spaces to Sadler Gate Bridge an area which has suffered much through demolition and the creation of gap sites. However the tall well designed brick buildings of the 19<sup>th</sup> and 20<sup>th</sup> centuries define spaces and scales. To the west the Victorian Becket street cuts into the medieval street pattern of the Wardwick disrupting the sense of enclosure with its planed and proportioned width, and height. Some grand buildings can be seen at the junction with Bramble Street. Unfortunately Burdett House has not been a successful addition and is at odds with the scale, rhythm height and character of the street and appears dominant and over developed for the plot. The sense of enclosure is diluted in Becket St and Bramble St due to gap sites and hap hazard development. However a sense of enclosure is created in Curzon St due to the relatively narrow street with 3 storey Victorian and 20<sup>th</sup> Century development.

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To the east of the spinal road the streets drop down sharply towards the river. Unfortunately behind the frontage most of the buildings have been demolished and the area is dominated by car parks. Some infilling occurs at the Cathedral/ Cathedral Green but then, travelling southwards, the street has lost much of its historic interest and is a rather characterless route without a sense of place, mainly due to the presence of a bland multi-storey car park and derelict police station. At the entrance to the Market Place a sense of enclosure is created with the brutalist (1972-77) Assembly Rooms and the contemporary Quad building. Opposite over a wide road and ornamental roundabout the 1930s civic area redevelopment frame a vista to Exeter Bridge. These buildings help to define key views and in using classical proportions to echo the civic pride and status shown in the Victorian and Edwardian rebuilding to the west. Corporation Street, the southward continuation of Full Street beyond Derwent Street contains 20<sup>th</sup> century developments.

### The Morledge

The development pattern of the Morledge follows that of the core with tightly packed buildings being particularly evident to the west side of Morledge its self. These vary in height and design and materials. Of particular note is the Corn Exchange of three storeys and in stucco with prominent tower. Divided from this area by a narrow cobbled lane the south and west are generally substantial stone neo- baroque buildings related to the Co-Op. The imposing scale and fine detail make an important contribution to the areas character and planned height and design contrast with the unplanned adjacent development.

#### *Summary – (to be taken forward in Management Strategy)*

- *Historic street pattern and plot layouts are most intact to the west of the Spinal route in the conservation area;*
- *The oldest buildings in the conservation area are generally to be found in Wardwick, Sadler Gate, Iron Gate and St Mary's Gate;*
- *Victoria Street, Albert Street, Strand, St James Street and Corn Market were redeveloped in the second half of the 19<sup>th</sup> century, as was the east side of Iron Gate;*
- *There is a need for new development to retain the strong vertical emphasis in any new development;*
- *New development needs to retain strong original building lines at the back of the pedestrian footpath;*
- *New development should retain and reinstate tight close knit development where appropriate;*
- *Buildings in the area are predominantly between two and four storeys in height depending on their location and create a feeling of enclosure within certain streets.*
- *Stone and brick are the predominant materials with pitched slate and tile roofs generally to the street.*

### **Key views and vistas**

#### **Focal points or areas**

The city centre has an urban townscape enhanced by a number of focal areas or features which attract attention, created by the intersecting medieval and 19<sup>th</sup> century streets and the slightly undulating topography. The focal points are:

- The square in front of the Cathedral of All Saints at the intersection of Iron Gate, St Mary's Gate and Queen Street;
- The paved area in front of The Guildhall containing the War Memorial and the curved waterfall feature;
- The wide space at the junction of five roads at the southern end of the Strand.
- The junction of Corn Market, Victoria Street and St Peters Street.
- The junction of the Wardwick and Friar Gate.
- The Cathedral Green at the statue of Charles Stuart.

#### **Focal buildings**

There are a number of focal buildings in the conservation area, all marked on the Townscape Appraisal map. Some of these are the result of deliberate architectural design and are embellished with a feature such as cupola, spirelet or dome which give the building landmark status. Views to these landmark buildings add to the local distinctiveness of the conservation area and provide a sense of place. These are:

- All Saints' Cathedral;
- The Silk Mill;
- Derby Museum and Library;
- The Guildhall;
- The Market Hall;
- The Silk Mill (Public house)
- HSBC Bank St Peters St
- Old Post Office Victoria St
- Corn Exchange Albert St

The tower of All Saints' Cathedral and the campanile of the Guildhall are notable landmarks from outside the conservation. Conversely, St Werburgh's Church, St Mary's Church, the Council House and Magistrate's Court in Corporation Street and the Royal Standard on Derwent Street stand outside the conservation area but provide a focus for views from within.

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*The towers of the Guild Hall and library are prominent throughout the Conservation Area.*

A significant element in the area's townscape are buildings that take advantage of a corner site and have been designed to turn the corner in a sweeping curve. Examples include the former Royal Hotel at the junction of Corn Market and Victoria Street, the former Derby Building Society building at the north-western corner of the Market Place (Iron Gate), buildings at the west end of The Strand and the building at the junction of Curzon Street and Wardwick.

### **Views and vistas**

The most significant views throughout the conservation area are marked on the Townscape Appraisal map. Foremost amongst these is the view of the tower of the Cathedral as one looks north along Iron Gate including, as one progresses up the street, a view of St Michael's Church and the terminus of St Mary's Church in the distance. The second iconic view within the centre of Derby is that of The Guildhall seen across the Market Place. Of similar stature is the view of the Silk Mill from the Derwent Street bridge (since 2010 a modern multi-storey hotel intrudes upon this view).

With the exception of a number of notable open spaces, the conservation area is comprised of dense development, as might be expected of a city laid out along a medieval street pattern. Views are constricted by the tightly-knit streets but there are good views obtainable along streets to the focal points and focal buildings noted above. In addition, there are individual buildings which provide an end-stop in views along streets. Of particular note is the view up St Mary's Gate to the west front and tower of the Cathedral of All Saints, the view northwards along Queen Street to St Mary's Church, the view east along St James Street to the façade of nos. 37 and 38 Corn Market, a grade II listed building, and the northward view along Beckett Street to the Museum and Library, also listed grade II. A view on Victoria St at the junction of Green Lane of HSBC bank and the Corn Exchange and views on Full St towards the Old Silk Mill Pub.

The high proportion of listed buildings and unlisted buildings of merit means that there are many oblique views of continuous groups of historic buildings particularly in Iron Gate, Wardwick and St Mary's Gate. The curve in Sadler Gate, Strand and, on a larger scale, along the city's north-south spine creates changing and unfolding views which make an important contribution to the city's varied townscape.

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*Open view to the Old Silk Mill Pub due to 20<sup>th</sup> century redevelopment contrasts with the curved vistas along the Strand.*



The City Centre is surrounded by urban development which, except from the riverside, does not enable long views out of the city to the wider environment. The River Derwent bounds the conservation area for a short length just south of the Silk Mill Industrial Museum and from here there are pleasant views of water and riverside greenery up and down the river.

*Summary – (to be taken forward in Management Strategy)*

- *Views and vistas make a positive contribution to the character and appearance of the conservation area;*
- *Important views into and out of the conservation area, key vistas, landmark buildings and unfolding views have been identified and illustrated on the accompanying townscape appraisal map and should be retained;*
- *Unfolding views and oblique views along curving streets are a characteristic of the area.*

## **CHARACTER ANALYSIS**

### **Definition of character areas**

The City Centre Conservation Area can be divided into six character areas, connected by a similarity of history, use or architectural character. The character areas are defined broadly and may overlap.

The six character areas are:

- 1 The 'spine' of the city centre
  - 1a King Street, Queen Street and Iron Gate
  - 1b Market Place
  - 1c Corn Market and Market Hall
- 2 Western streets of medieval origin
  - 2a St Mary's Gate
  - 2b Sadler Gate
- 3 Late nineteenth century development
  - 3a Strand and Strand Arcade
  - 3b St James Street, Victoria Street and Albert Street
- 4 Wardwick, Beckett Street and Curzon Street
- 5 Full Street and Corporation Street including the Silk Mill and Cathedral Green
- 6 The Morledge

### **1 Spine of the City Centre**

#### **1a King Street, Queen St and Iron Gate**

On King Street the route takes a sharp turn to avoid the Saxon St Akmund's church and square. (Demolished for 1960's ring road). However the surviving 3 storey brick buildings are of a good quality with stone and terracotta detailings highlighting their former city centre status. Moving onto Queen St evidence of an earlier improvement scheme can be seen to the west. The buildings have been rebuilt or re-fronted as part of the 1930's road widening scheme. However behind them important structures and the burgage plot layouts remain as can be seen at the Clockworks site. These buildings are 2 storey and in a stripped 1930's classical style. To the east St Michael's Church 19<sup>th</sup>C and St Michael's House remain but feel isolated and disconnected due to the street widening and demolition behind. This area with Cathedral Road and Full Street appears too open and lacks the density and mixture of a city centre location. There is generally a leaking of space and the area could accommodate appropriately designed new buildings to enhance its setting.

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Beyond this crossroads the character remains similar however with the car parking and planting of trees more enclosure is achieved. To the east side is a pleasant run of 3 storey buildings and the landmark of Ye Olde Dolphin Inn a prominent timber framed building. Despite some unfortunate re-fronting this terrace helps off set the cathedral and enhances its immediate setting. Adjacent to the cathedral a fine square/ close can be appreciated with open space created by the churchyard. Southwards the road narrows to that similar to its early dimensions and is flanked by tightly packed 3 storey buildings of differing architectural styles or periods all notable with their quality of detailing. While mainly brick a rendered timber framed shop adds to the diversity. Descending down into Iron Gate the narrowness of the street and tall 4 storey buildings blocks views but the variation in styles adds to the visual interest and makes the route particularly special.

### **1 b Market Place**

The Norman Market place is much altered. To the north it is dominated by the Modernist concrete Assembly rooms and opposite the fine nineteenth century stone Guildhall. The eastern end has been removed to give views to the Council House and Magistrates Court and beyond the Derwent. To the south and west there is a mixture of buildings from various periods all vertical in emphasis and narrow in width due to the burgage plots. These are mainly constructed in brick; The space is generally open containing only the War Memorial and a waterfall sculpture with associated planters. This still provides the premier public space within the city and focus for many outdoor events.



*The open Norman Market Place with its wide variety of building styles*

### **1 c Corn Market and Market Hall**

The Corn Market continues the spinal route southwards. It is wider than Iron Gate and opens out towards Victoria St where a square has been created flanked by the imposing 4 storey stone buildings of the Royal Hotel and HSBC Bank. The Corn Market is lined by

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many fine eighteenth and in particular nineteenth century buildings. In particular to the west of three and four storeys. The heights vary and continue to highlight the burgage plot morphology of the original centre layout. At the southern end of Cornmarket and the northern of St Peters St there are a collection of stone buildings. These highlight the wealth of the city at the time of the nineteenth century rebuilding. To the east there is a mixture of three storey brick and rendered buildings and the surviving element of Devonshire House a fine four storey Palladian Mansion unfortunately severely mutilated by the brutalist Primark building which detracts from the streetscape. Under 37 Cornmarket one can access the covered Victorian market through a pleasant alley and square. The market itself is a fine example of a covered Victorian market with sweeping arches reminiscent of the train sheds such as St Pancras. Throughout this area there is a strong vertical emphasis and many roofs are hidden behind parapets of the classical style buildings.



*The Corn Market looking towards Iron Gate note the fine stone buildings and All Saints Tower in the distance.*

### **2 Western Streets of Medieval Origin**

#### **2a St Marys Gate**

This is a narrow enclosed straight street rising from west to east of brick built Georgian four storeys town houses. These follow the street line creating a sense of enclosure interrupted centrally with the imposing nineteenth century civic buildings which are slightly set back from the street frontage. These are red brick with stone dressings in a renaissance style. At the west end of the street set within a courtyard is the County Hall

(court) a most impressive two storey mid seventeenth century stone building. Unfortunately at the northern end St Marys Gate House which dated from the mid eighteenth century has been demolished and replaced in part with an office block which doesn't follow a particular alignment. Although offset with the terminus provided by the cathedral tower this has resulted in the bleeding of space and lack of enclosure to the north of one of Derby's most important historic streets. Due to office use and domination by transport surprisingly this street lacks the vitality of Sadler gate despite having similar characteristics and grander properties.

The southern sweep from St Mary's Gate round to Bold Lane lacks enclosure round to Sadler Gate Bridge/ Sadler Gate due to the amount of demolition that has taken place and the creation opposite of a multi storey car park set back from the building line. Partially this is also to do with the culverting of the brook which has created a wide expanse of road but infill between the surviving three storey nineteenth and twentieth century properties on the east side is necessary to enhance this space.



*View west along St Marys Gate and of the Magistrates Court set back from the frontage*

## **2b Sadler Gate**

This street curves gently from Sadler Gate Bridge towards Iron Gate. It contains a mix of two-four storey buildings which vary in height and roof pitch (unusually for the city centre with many gables to the street) combine with the narrowness of the street to give a strong sense of enclosure. There is a much greater mixture of materials, designs and styles of buildings over a wide period of history created by the burgage plot layout which has resulted in a distinctive character with a high number of café, pubs and independent businesses. Many of the shopfronts have recently been enhanced and coupled with the pedestrianisation the overall impact is a street of a similar quality to those found in our important medieval cities such as York.

There are a number of alleys leading off Sadler gate the two most prominent being Georges Yard and Blacksmiths Yard. These lanes and private spaces create distinct quieter spaces adding to the variety and feel of age and evolution. Georges Yard allows important views over the roofscapes of Sadler Gate and its cobbled surface adds to its charm. However it lacks enclosure and has a derelict feel. Blacksmiths Yard whilst having undergone regeneration and having a restored timber framed building from the Market Place is unfortunately not particularly well occupied at present.



*View west in Sadler gate showing variety of architectural styles and entrance of to Blacksmiths Yard.*

### **3 Late Nineteenth Century Development**

#### **3a Strand and Strand Arcade**

This street was created through the culverting of the Markeaton brook in the nineteenth century giving it a unique character as a large single period city centre development. It is a fine nineteenth century street lined with grand stone classical buildings. Given its classical style, ashler stonework and repetition of features gives an architecturally unified terrace to the eastern side. The highest of the buildings and the curve give a strong sense of enclosure and the recent restoration of many of the shopfronts has greatly uplifted the street giving a plain matching style and palette. To the west there is more of a mixture of heights and some brick elevations in particular to the library/ museum. One structure which completely contrasts is the gothic style lodge building to the library which is at odds with the formality, form and mass of the rest of the street. The Strand Arcade is a covered walkway through to Sadler Gate. It has recently been restored and is a fine example of a late nineteenth century arcade in stone, iron and glass with highly detailed individual carved features to the columns and other elements. The collective style, uniformity, proportions and detailing make the continuity of the built form the most important aspect of this area.

#### **3b St James St, Victoria St and Albert St**

The stone buildings at the junction of St James St and the Strand continue the nineteenth century "new town" appearance. The landmark Old Post Office frames the entrance to St James St and both sides are constructed in stone for the western half of the street before being replaced with brick buildings of a similar height and style. This uniformity is spoilt by disappointing shopfronts in the majority of the street which make little reference to the classical proportions and materials used in the buildings. Victoria Street follows the line of the culvert and to the northern side contains fine high Victorian buildings in a variety of styles in both brick and stone. Of particular interest is the Edwardian tram office. To the south there is more of a mixture but it is dominated by the modernist department store and church which follow the form and proportions of the buildings but differ in materials. At this corner a visual landmark is created by the HSBC bank on St Peters St. Beyond Green Lane and over the fine square created at St Peters St into Albert St there is a mixture of reasonable nineteenth century and twentieth century buildings of lesser quality particularly to Albert Street. A pleasant terminus is provided by the circular tower of the Corn Exchange. Work is needed throughout this

area to enhance some shopfronts and first floors as many of which have been lost and replaced with inappropriate detailing.



*Classical Architecture at the junction of Victoria St, Strand, St James St and Wardwick*

#### **4 Wardwick, Becket Street and Curzon Street**

The Wardwick begins with the fine stone buildings at the junction with Victoria St before opening out in front of the library into museum square and then linking through to Friar Gate the city's finest Georgian suburb. Although one of the oldest streets in the city and possibly the site of an early Saxon settlement situated upon St Werburghs the buildings are grand and larger in scale than those found in Sadler Gate highlighting its higher status following the Elizabethan period. To the west side there is a collection of notable and imposing three storey town houses dating from the seventeenth century and eighteenth centuries of high quality. These are all in brick with stone detailing and a particularly impressive example is the Jacobean House with projecting bays. Near St Werburghs Church there are some nineteenth century Queen Anne revival in a matching brick with stone mullions. This includes a finely detailed public house which turns the corner into Curzon St. The main group have recently been restored using appropriately detailed shopfronts uplifting the area and highlighting the quality of the fine architecture. A paving enhancement scheme has also had a major uplift on the area. While some work is to be done on the building frontages between the Jacobean house and Victoria Street the overall enhancement has been significant. Opposite this the Gothic library and museum square now create a most pleasant group although space still leaks somewhat in museum square and the entrance to the museum needs to be resolved. Of particular importance to the character are the stone mullions and sash windows, pitched roofs and expensive detailing.

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Unfortunately in the nineteenth Century the Victorians inserted Becket Street into the Wardwick demolishing a substantial part of the Jacobean house. It contains two very fine late nineteenth century renaissance style civic buildings at the corner of Bramble Street. Unfortunately to the south side the insertion of a large unsympathetic office block which uses inappropriate materials is completely out of scale and detracts from the adjacent listed buildings. Bramble Street does not link together particularly well and is interspersed with various two storey housing, infill and gap sites resulting in a bleeding of space. The return to Curzon Street has a two and three storey terrace and is dominated by the Temperance hall (now a church) which has a bold symmetrical façade in brick with ornate rendered detailing in a high Victorian style. . The modernist Journal House opposite has a somewhat dominant impact upon this street The verticality of the buildings and the quality of detailing are important within this area however it does suffer from gap sites both within and adjacent and some unfortunate shopfronts. The areas adjacent to the conservation area particularly to Becket Street suffer from similar problems.



*The Wardwick showing the fine 17<sup>th</sup> and 18<sup>th</sup> Century buildings and the Corner turned into Curzon St.*

### **5 Full Street and Corporation Street including the Silk Mill and Cathedral Green**

This area underwent large scale demolition in the twentieth century and therefore the majority of the site is now car parking. This is most unfortunate and has resulted in the loss of enclosure and the general bleeding of space from St Michael's Lane southwards. Whilst there are still some interesting buildings and the Cathedral and both the Silk Mill public house and the Silk Mill its self form landmarks these are exceptions. The switching station dominates the northern portion of the area and lacks architectural interest due to its massive scale, unsympathetic brick choice and lack of visual interest.

The Cathedral Green is a pleasant landscaped space leading down to a bridge over the Derwent. However the lack of buildings to the north means that it feels some what disconnected from the city centre. Another building of note is 3 College Place which hints at what the area was originally like being a Villa set out to have a garden which stretched down to the Derwent. (Although at that point its view would have been partially blocked by the silk mill and doubling shop). Its form and layout help identify how infill could proceed. Proceeding along Corporation St there is a substantial multi storey car park and old police headquarters both dating from the mid twentieth century in a modernist style. In particular the police headquarters detracts from the conservation area as it is

now unoccupied and due to be redeveloped. A pleasant 1930's civic redevelopment can be appreciated from the Market Place including the Magistrates Court, Exeter Bridge and the Council House with associated public spaces and landscaping. These form a pleasant backdrop to the southern part of the area.



*View west across Cathedral Green and looking north on Full St*

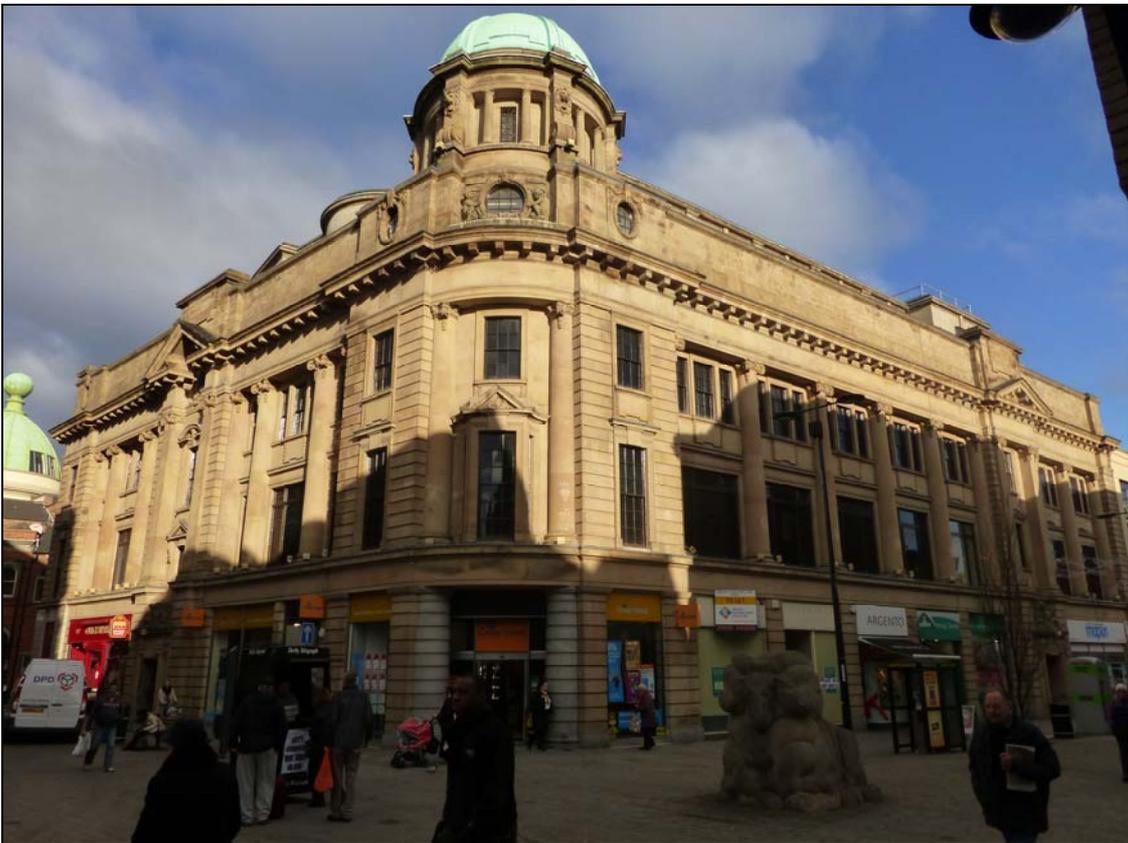
## **6 The Morledge**

The character of this area falls into two separate parts. There is a particularly fine and imposing stucco Corn Exchange with a prominent landmark tower and cupola. Adjacent to this is the Neo-Baroque four storey buildings Co-Op buildings to Exchange St and East Street in ashlar and finely appointed. It is finely detailed with intricate stone carving this is one of the best buildings of the period within the city and makes a most important contribution to the character of the area. Opposite is the interesting streamline Co-Op store. To East St it has a two storey columned façade sitting on a ground floor plinth. Unfortunately due to the narrowness of the street it is difficult to fully appreciate the quality and scale of this fine building which would have perhaps been better suited to a landmark site such as the marketplace. At the corner of East St and the Morledge a most disruptive brutalist building significantly detracts from the fine architecture of the surrounding buildings. Beyond the cobbled alley (Thorntree Lane) is an interesting mixture of eighteenth, nineteenth and twentieth century buildings on the late medieval street plan. The fine stripped classical early 1920's three storey White Horse pub (also detrimentally effected by the modernist building to East St) successfully turns the corner adjacent to the false timbered Noah's Arc. This area is relatively unique in this part of the city in that the pitched slate roofs of the three storey brick terrace are steep and quite visible. They contribute a strong vertical emphasis although the shop fronts to the ground floor are somewhat out of scale. The street is turned by a low two storey flat roofed building more in keeping with the 1930s redevelopment adjacent before rising up to three storeys again to link with the rendered Corn Market.

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*The Imposing Edwardian Co-Op Building contrasts with the earlier plan layout of the and differing styles of the buildings to the Morledge*



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*Summary – (to be taken forward in Management Strategy)*

*This appraisal identifies six distinct character areas within the conservation area:*

- *1. The 'spine' of the city centre*
  - *1a Iron Gate, Queen Street including Cathedral Church of All Saints*
  - *1b Market Place*
  - *1c Corn Market and Market Hall*
- *2. Western streets of medieval origin*
  - *2a St Mary's Gate*
  - *2b Sadler Gate*
- *3. Late nineteenth century development*
  - *3a Strand and Strand Arcade*
  - *3b St James Street, Victoria Street*
  - *3c Albert Street*
- *4. Wardwick, Beckett Street and Curzon Street*
- *5 Full Street and Corporation Street, Silk Mill and Cathedral Green*
- *6 Morledge*

**Activity, prevailing and former uses within the area**

The continuing presence of a market place in Derby since the 1210 charter is testament to this area's role as the economic focus of the City, although the market place is now a community meeting place rather than a place of business. Historically, the conservation area has accommodated the religious, administrative, commercial, cultural and business core of the City and some of the area's key historic buildings performed these functions, for example the Cathedral, Guildhall, Market Hall, Library and Museum and Crown Court.

Today, the City Centre Conservation Area lies in the centre of Derby which, as a sub-regional centre, continues to be the main focus for civic and commercial uses, business and shopping within the City (and beyond). However, with the opening in the 21<sup>st</sup> century of Westfield Derby, a large indoor shopping mall, the focus of commerce has shifted southwards and during the last century several premises have undergone a significant change of use and former business buildings are now no longer in the use for which they were originally intended (e.g. banks, St Michael's Church, Council Offices in St Mary's Gate).



*Corn Market (left) is a primary shopping area; St. Mary's Gate (right) is host to many legal and judicial activities.*

The southern part of the conservation area occupies about half of what is today defined in the City of Derby Local Plan review as the 'City centre shopping area', the other part of which lies outside of this conservation area but within the Green Lane and St Peter's Conservation Area on either side of St Peter's Street and within the afore mentioned Westfield Derby. This southern part of the conservation area contains streets with primary shopping frontages (i.e. Sadler Gate, Strand Arcade and part of the Strand, Corn Market, Victoria Street and Albert Street) In the north-eastern sector of the conservation area lies the Cathedral and, beside the River Derwent, the Silk Mill now Derby's Museum of Industry and History.

Residential uses within the area are minor although recent and proposed inner city residential developments, some in converted historic buildings, are beginning to increase the proportion of residential use.

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Similarly, changes in people's shopping and leisure patterns have led to a wider range of uses within the centre, including the growth of food and drink outlets, the evening economy and more leisure and residential economy.

The extent of the City Centre Conservation Area is broadly in accord with the extent of what is today promoted as the 'Cathedral Quarter' where there is "a unique quality shopping experience".

*Summary – (to be taken forward in Management Strategy)*

- *Predominant uses within the conservation area are religious, administrative, commercial, cultural and business;*
- *The area contains the northern part of the city's central shopping area including some streets with primary shopping frontages;*
- *Many historic buildings are no longer in the use for which they were designed;*
- *Residential use is comparatively low but increasing as new development and conversions of older developments take place and is to be encouraged*
- *The City Centre Conservation Area is at the core of the Cathedral Quarter.*

### **Listed buildings**

There are 89 listed buildings within the conservation area, of which two are listed grade I and four are listed grade II\* and 84 are Grade II listed. Map 1 shows the statutorily listed buildings within the conservation area boundary.

The grade I listed buildings are All Saints Cathedral and the County Hall in St Mary's Gate.

- **Cathedral Church of All Saints**  
The tower of All Saints was built in the early 16<sup>th</sup> century. It has three, highly decorated storeys, and is a fine exemplar of Perpendicular church architecture. By the beginning of the 18th century, the main body of the church, established in the 10<sup>th</sup> century, was in a state of disrepair. In February 1723 the vicar, Michael Hutchinson, arbitrarily began its demolition (except the tower) overnight. For the new church he chose as architect James Gibbs, who had designed St Martin in the Fields in London and wrote of his design, "the plainness of the building makes it less expensive and renders it more suitable to the old steeple".
- **County Hall, St Mary's Gate**  
The County Hall was built in 1660 is an outstanding building standing back from St Mary's Gate in a three sided courtyard flanked by late Georgian buildings, one formerly being the King's Arms Hotel. It was built to designs by George Eaton in 1659-60 and has a fine stone façade with two imposing doorways giving ceremonial access to a single room which once accommodated two courts. It was converted into the city's Magistrates Court in 2003.

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*Grade I County Hall above and II\* Wardwick Tavern below*



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The grade II\* listed buildings are:

- No. 48 Sadler Gate  
A late 17<sup>th</sup> century red brick building with stone dressings. The second storey windows have stone mullions and transoms. A good contemporary doorway leads to a passage on the right hand side and has a heavy 17<sup>th</sup> century stone surround having round arched pilasters, cornice and segmental pediment with date 1675 in tympanum.
- Nos. 35-36 St Mary's Gate  
An early/mid 18<sup>th</sup> century three storey red brick building. The centre has rusticated quoins and a good moulded cornice breaking forward over the keyblocks of each window. The building apparently has a good interior with period staircase, doorway cornices and paneling.
- Wardwick Public House, Wardwick  
The Wardwick Tavern Public House is a well preserved early 18<sup>th</sup> century red brick three storey building with sash windows with flat brick arches and fluted stone keystones. There is a coach entrance on the right hand side. The list description notes a 'good paneled ceiling' in an upper room.
- No. 33 Wardwick  
Known as the Jacobean House and now used as a bar/restaurant, this four storey 17<sup>th</sup> century building (dated 1611) is a fine example of early 17<sup>th</sup> century architecture with an almost continuous range of mullioned windows, a balustraded parapet and two distinctive gables. It originally had five gables but the building was reduced by the architect John Price in 1855 to make way for Beckett Street.

### **Unlisted buildings/structures of merit**



*Former Derbyshire Building Society building overlooking the Market Place (left) and The Old Silk Mill Public House are two of many unlisted buildings of merit.*

There are a number of buildings and structures within the conservation area that, although they are not statutorily listed, nevertheless contribute to the character or

## Derby City Centre Conservation Area Appraisal and Management Plan

appearance of the conservation area. This can be in terms of a building's individual historic or architectural value or as part of its contribution to the townscape.

Buildings have been assessed as unlisted buildings of merit if the building contributes to the character or appearance of the conservation area and if any of the following criteria are met:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park, or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

These criteria are based on guidance within 'Guidance on Conservation Area Appraisals' (English Heritage, 2006). In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Unlisted buildings of merit are marked on the accompanying townscape appraisal map. In such a complex urban area it has not been possible to identify every building and the omission of a particular building should not necessarily be taken to imply that it is of no interest.

Unlisted buildings of merit that contribute to the area historically or architecturally should be retained in the light of any development proposals. The townscape appraisal map shows that a large proportion of the unlisted buildings within the conservation area are considered to have met one or more of the above criteria. Unlisted buildings of merit can be found throughout the area but are most prominent in Sadler Gate, St James Street and Wardwick. Examples include The Old Silk Mill Public House, Full Street and Royal Oak House in the Market Place.

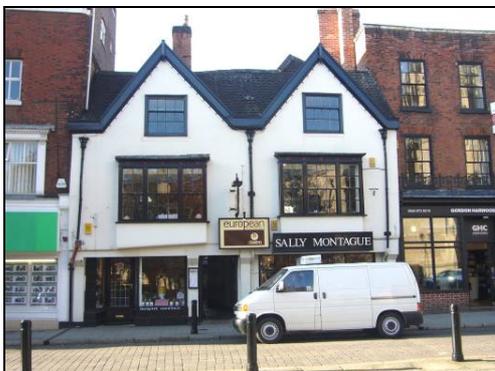
*Summary – (to be taken forward in Management Strategy)*

- *There are 89 listed building entries within the City Centre Conservation Area including two grade I and four grade II\*;*
- *The appraisal identifies that there are a number of unlisted buildings of merit that are of historic or architectural interest. This is due to their special local interest and the positive contribution that they make to the character or appearance of the conservation area. Those identified should be protected and the local planning authority will generally resist demolition and redevelopment proposals which would have a detrimental effect on the appearance or setting of an identified building of merit.*
- *Unlisted buildings of merit have been identified with regard to criteria in English Heritage's 'Guidance on Conservation Area Appraisals' (2006). If buildings meet one of the above criteria they are therefore protected and there is a presumption to retain them.*

**The architectural and historic qualities of the buildings**

The conservation area contains a variety of building types and styles but, taking a lead from an analysis of the area's listed buildings, the city centre's building stock mostly dates from two particular periods with contrasting styles; 18<sup>th</sup> century Georgian and 19<sup>th</sup> century Victorian.

A small proportion of listed buildings date from the 16<sup>th</sup> and 17<sup>th</sup> centuries and some of these are now enveloped by later structures. The comparatively low number of pre-1800 buildings is partly explained by the relatively small size of the town before that date and partly by the fact that Derby, like other urban areas that became industrialized in the 18<sup>th</sup> and 19<sup>th</sup> centuries and was then subject to traffic 'improvements' in the late 20<sup>th</sup> century, has undergone continual redevelopment and renewal with a resulting demolition of earlier fabric. The most characteristic feature of the city's earliest buildings is exposed timber framing and gables end-on to the street.



22 Iron Gate (left) has the characteristic twin gables and jetty of a 16<sup>th</sup> timber framed house; The Dolphin's timber frame (right) is still exposed (though much restored).

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Derby's building stock from the 18<sup>th</sup> century is comprised mainly of town houses that reflect the city's status as a market town during that period. A third of the conservation area's listed buildings have their origins in the 18<sup>th</sup> century and many former prestigious town houses are now converted to non-residential uses, possibly with a shopfront inserted on the ground floor. With variations in scale and detail, the Georgian style is characterized by formal, symmetrical building facades enhanced by well proportioned timber sliding sash windows with many panes of glass. Entrances are emphasized by Classical doorcases. A prime example is no. 43 Iron Gate, a three storey, five bay former house with windows with flat brick arches and keyblocks.



*Late 19<sup>th</sup> and early 20<sup>th</sup> century buildings display a wealth of architectural detail: No. 5 Iron Gate (left), the former tram office, Victoria Street (right).*

The largest proportion (approximately half) of the area's listed buildings date from the mid/late 19<sup>th</sup> century, a time when Derby was expanding and its stock of civic and commercial buildings was growing. The fact that many of these buildings are statutorily listed is testament to the quality of the new developments of that period, especially The Strand, St James Street and Iron Gate (east side). Many of these 19<sup>th</sup> century buildings were purpose commercial buildings (e.g. the Standing Order, a former banking house in Iron Gate, and nos. 20 and 21 Corn Market whose stone frieze is inscribed 'Derby and Derbyshire Banking Co Ltd) or civic buildings such as The Guildhall or Post Office in Victoria Street. They are characterised by impressive stone or stone and brick, facades often with Classical proportions and high quality detailing and features sitting on a solid plinth feature to symbolising their role and permanence.

In addition to the six grade I and II\* listed buildings noted above, the following are good examples grade II listed buildings of particular building types that are characteristic of a market town that expanded in the 19<sup>th</sup> century. They are some of the most architecturally interesting buildings in the conservation area.

The Guildhall overlooking the Market Place is one of four built on or near the present site, the earliest on record being 1530-1730. The present day building was designed by Matthew Habershon in a Greek revival style in 1828 but was extensively remodeled in 1842 by Henry Duesbury after a fire in 1841. The 103 ft high stone campanile is a landmark feature in the Market Place and beyond.

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Derby Market Hall, a covered market for the sale of foodstuffs to the rear of The Guildhall, was built in 1864 to replace a former open market. The designer was Robert Thoburn, modified by Edwin Thompson. The ironwork was made locally at J. & G. Haywood's Phoenix Factory.

The former Royal Hotel on the junction of Corn Market and Victoria Street was originally part of an ensemble which included a Post Office and the Athenaeum Club. The building, which is part stone faced and part stuccoed, was designed by Robert Wallace in 1837-39 just as Markeaton Brook was being culverted.



*Victoria Street: an ashlar stone façade contrasts markedly with a stucco-fronted property nearby.*

The Strand was created following the culverting of the brook in 1878. Nos. 2-40 is a continuous curved stone neo-classical style range of 1881. There is an arcade which runs through to Sadler Gate. The Strand was a commercial venture by Sir Abraham Woodwiss (mayor of Derby 1880-82) and was designed by J.S. Storey; it is thought to be based on London's Burlington Arcade.

The Old Silk Mill was largely rebuilt after a fire in 1910 destroyed most of John and Thomas Lombe's mill of 1718-21, England's first modern factory and a major landmark in the Industrial revolution. In 1974 the silk mill re-opened as Derby's Industrial Museum. Close by stand a pair of iron gates by Robert Bakewell.

Derby Library and Museum was a gift from M. T. Bass, a brewer and philanthropist who was M.P. for Derby 1848-83. It was built in 1879 following a competition won by R.K. Freeman. The building has a faintly Gothic style in red brick with stone dressings. A central projecting bay has a clock tower with a gabled lantern and tall spirelet.

### *Summary – (to be taken forward in Management Strategy)*

- *Few buildings survive from before c. 1750;*
- *The conservation area is notable for Georgian town houses and Victorian civic and commercial developments;*
- *The conservation area contains many good examples of purpose-built building types.*

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### Prevalent and traditional building materials

With the exception of Derby's Churches, it is likely that the vast majority of medieval buildings in the conservation area were timber-framed constructions. Although most have been demolished and replaced, there are several significant survivors. The Old Dolphin Public House in Queen Street is Derby's most well-known timber-framed building. The vertical timbers on the first storey are highly visible (although these date from a 20<sup>th</sup> century remodeling). Several other timber-framed buildings remain, although their original facades have been obscured with later facades of brick or render. No. 22 Iron Gate has a painted cement render over an earlier timber frame which is said to date from c. 1540. No. 25 Sadler Gate has a similar cement render over a timber frame. Other prominent buildings with timber facades which have been planted on in the 19<sup>th</sup> and 20<sup>th</sup> centuries are the Old Bell Hotel in Sadler Gate and the Royal Oak on the Market Place.



*A lively roofscape of brick, tiles and ironwork and stone (Wardwick, left) and stone flags (College Place, right) add to the conservation area's variety and interest.*

Until the arrival of canals and railways significantly eased the transport of heavy goods, local stone was an expensive building material used for prestigious buildings, mainly religious or judicial. Two notable pre-18<sup>th</sup> century buildings are built with stone. The stone tower of Derby Cathedral was finished in 1532. The former County Hall in St Mary's Gate has a fine stone façade built to designs of George Eaton in 1659-60.

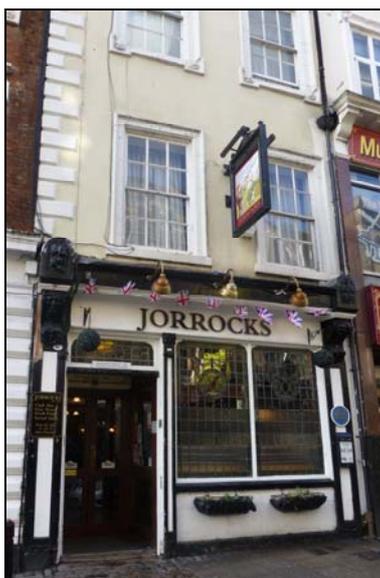
Brick was the predominant building material of the 18<sup>th</sup> century but stone became more prominent in the street scene during the Victorian era, being deemed a suitably grand and impressive material for the frontage of banks and administrative buildings. Stone buildings built before improvements in transport (e.g. All Saints' Cathedral and the former County Hall in St. Mary's Gate) were built with locally available, and easily accessible, sandstone. Some post-railway stone buildings such as the former Post Office in Victoria Street are built with stone from further afield.

Being an administrative centre, Derby city centre contains many impressive stone buildings. The most prominent example of a mid 19<sup>th</sup> century stone-fronted building is the Guildhall in the Market Place dating from 1842. The majority of stone buildings are concentrated in the south west of the conservation area. The former General Post Office in Victoria Street (1869) stonework is a seven bay, three storey Classical style building with a rusticated ground floor; the former Derby Education Department Offices in Beckett

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Street (1893) is another public building with an impressive stone frontage. The Strand, a late 19<sup>th</sup> century development is notable for its tall stone frontage as is St James St. At the junction of Corn Market and St Peters St can be found a number of imposing stone buildings. Nos 20 and 21 Corn Market, the former premises of the Derby and Derbyshire Banking Company, is a good example of a stone-built Victorian bank. From the start of the 20<sup>th</sup> century, No. 7 Market Place (currently occupied by Nat West Bank) is a three stone ashlar building in a Renaissance style dating from 1910. All these stone buildings, and others in the conservation area, are fronted with ashlar stonework, i.e. the practice of laying stone in smooth cut or dressed blocks in regular courses, separated by only the thinnest of joints - an important element of classical architecture.

Stone was often used in combination with brick, often employed solely at ground floor level. Early 18<sup>th</sup> century brick buildings such as No. 2 Amen Alley have a stone plinth but, more commonly, stone is used in the 19<sup>th</sup> century in combination with brick as dressings to window and door opening, string courses, plinths and cills or other architectural features, for example the former Derby Education Department Annexe in Beckett Street which has stone quoins and moulded stone architraves and the bank on the corner of St James Street and Corn Market (currently Barclays) which has a modillion stone cornice and stone pilasters.



*Stucco in Iron Gate*

Stucco, a form of render popular in the early 19<sup>th</sup> century and a characteristic of Regency architecture, is not common in the city centre. The most notable stucco (and stone) building is Nos. 3 - 8 Victoria Street (former Royal Hotel) built to designs of Robert Wallace in 1837-9.

Brick is the most prevalent building material in the conservation area, testimony to the high proportion of 18<sup>th</sup> century buildings, especially in St Mary's Gate and Wardwick. The Wardwick Tavern, nos 25 to 31 (odd) Wardwick and no. 33 Wardwick (Jacobean House) are all good examples of fine 18<sup>th</sup> century brickwork laid in Flemish bond. Nos.

35 and 36 St Mary's Gate is a grade II\* listed red brick early 18<sup>th</sup> century building and the street also contains examples of 19<sup>th</sup> century buildings in red brick.

Red brick is most common until the mid 19<sup>th</sup> century, after which imported bricks could be easily transported by rail. The east side of Iron Gate (rebuilt in the late 19<sup>th</sup> century) has buildings in red brick (no.10) russet brick with stone dressings (nos. 3 and 4), and yellow brick with stone and red and blue brick dressings (no. 9).

### **Architectural details**

Roofs are mostly covered with clay tile and slate and there are some exceptional copper roofs. Parapets and the tall height of city centre buildings means that roofs do not play a great part in the streetscene although, as noted, there are a number of significant rooftop features (e.g. the Guildhall's campanile, the Museum's gabled lantern and spirelet) and a variety of gables and chimney stacks that bring interest to the city's varied roofscape.

Window and door joinery in the area's historic buildings was invariably timber although this has occasionally been replaced with uPVC or aluminium to the detriment of historic character and appearance. Before the introduction of sliding sash windows in the end of the 17<sup>th</sup> century, stone mullion and transom windows were common – a few remain in the conservation area notably in the Jacobean House (Wardwick) and no. 48 Sadler Gate. No. 22 Iron Gate has unusual first floor oriel windows. Timber sliding sash windows came to prominence from c. 1680 onwards and, as a large proportion of the conservation area's building stock dates from the 18<sup>th</sup> century and later, this is the characteristic type of window, of varying size and pattern of glazing but generally recessed in the brick or stonework and with a strong vertical emphasis. At the end of the 19<sup>th</sup> century, a period of growth and renewed building within the City, various 'revival' styles became popular and there was greater use of casements and leaded lights which can be seen at the Royal Oak on the Market Place.

*Summary – (to be taken forward in Management Strategy)*

- *The appraisal identifies that the prevalent building materials are red brick and stone with a few instances of timber framing and stucco render;*
- *Common roofing materials are slate and clay tile;*
- *There is a wealth of existing traditional building materials found in the area and these high quality building materials should be retained;*
- *The use of high quality traditional materials should be encouraged in new developments.*
- *There is a huge variety in building type and style within the area. Some characteristic architectural details are as follows:*
  - Pitched roofs, often with parapets;*
  - Flemish bond brickwork;*
  - Multi-paned vertical sliding sash windows;*
  - Stone door and window surrounds with classical motifs;*
  - Timber joinery;*
  - Cast-iron rainwater goods;*
  - Brick chimneys*



*Chimney stacks and pots add to a lively roofscape; restored shopfront in Sadler Gate.*

### **Local details – features that contribute to local distinctiveness**

In addition to the numerous architectural details and embellishments found on the area's historic buildings, there are a number of local features which add to the area's distinct identity and help to create a sense of place. These include the small cast iron parish boundary plaque on wall of No. 51 Sadler Gate; cast iron plate attached to No. 2 Sadler Gate at first floor height reading "Sadler Gate Bridge"; plaque attached to the Wardwick Tavern showing "Height of the flood 1842"; College Place, a paved street with sandstone and granite setts; Amen Alley, a Victorian street paved with granite sets.

**Shopfronts:** There are many historic shopfronts that make a positive contribution to the townscape and enhance the building in which they are located. Of particular note are the shopfronts of no 41 and 34 Iron Gate, currently 'Jorrocks' and 'Boxhall, Brown and Jones' respectively. Elsewhere, there are vestiges of historic shopfront design, mainly in the form of pilasters and cornices that have survived after the main shopfront has been replaced with a modern fully glazed substitute, nos. 3 and 4 Iron Gate for example. Many have now been restored using guidance found in the Shopfront and Advertisement design guide.

There are also good examples of historic first floor shopfronts where an upper display window has been added above the ground floor shopfront either as part of the original design or a later addition. No. 5 Iron Gate has a modern ground floor shopfront beneath a timber first floor shopfront and, of greater interest, nos. 9 and no. 15 Cheapside display well preserved examples of two storey shopfronts complete with first floor capitals, cornice and fascia.

**Historic street furniture:** In addition to historic paving, there are a number of surviving items of historic street furniture, most notably iron bollards, two of which are listed. The listed bollards stand at the west end of College Place and are listed grade II as early 19<sup>th</sup> century tapered cylindrical cast iron shafts with narrow bands and knob-shaped caps.

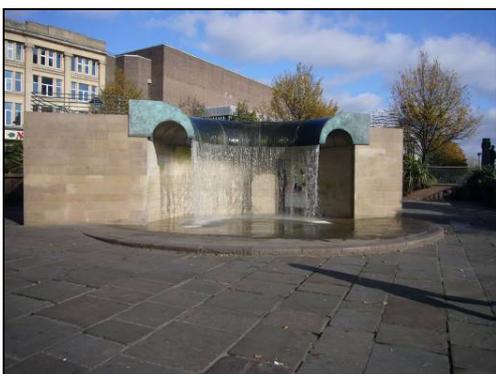
The Bakewell Gates outside the Silk Mill are listed grade II. The wrought iron gates were built in 1775 by Robert Bakewell who also produced the wrought iron screens for the Cathedral. Other gates and iron railings within the conservation area of note including

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the iron gates and railings beside the Library in Wardwick, ornate gates to a former carriage entrance at no. 11 Iron Gate, The gates at the Cathedral and railings in Becket Street.

Sadler Gate contains old wall-mounted light fittings that contribute to the historic appearance of the street. Close to the Silk Mill stands a solitary lighting column that is the only surviving example of the columns used in Derby's first public electric lighting scheme of 1893.

Cast iron street name signs are small items that nevertheless add to local distinctiveness.



*Public art is one of the features of the conservation area: The Waterfall (1995) in Market Place. Cast iron street signs add to the local distinctiveness.*

Public art: Public art makes a major contribution to the visual quality and character of Derby. The most significant works in the City Centre are linked with a 'Heritage in Public Art Circular Walk' which includes items ranging from a bronze standing statue of M.T. Bass, a local benefactor and M.P. for Derby 1848-83, erected in 1885 in Wardwick through to The Waterfall in Market Place (by William Pye, erected 1995). Other public works of art include Joseph Wright's birthplace memorial and memorial orrery in Iron Gate, a statue of Bonnie Prince Charlie in Cathedral Gardens and the 'Lock Out Mural' on the gable end of the Old Silk Mill Public House in Full Street.

The War Memorial in Market Place was originally erected to commemorate those men from Derby who died during the First World War. Additional plaques have been added over the years to honour victims of the Second World War and more recent conflicts. The memorial is made up of bronze figures on a stone plinth with a stone background cross. It was designed by C A Thompson and sculptured by A G Walker ARA, both of whom were local men. The memorial was unveiled on 11 November 1924 by Alderman Oswald Ling.

### **The public realm - modern**

The 1990s saw the pedestrianisation of many streets including Iron Gate, Corn Market and Sadler Gate. In Sadler Gate the street surface has been covered in wall-to-wall clay paviors, sometimes laid in contrasting colours and rectilinear patterns.

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More recently Connecting Derby and works carried out under a Townscape Heritage Initiative (THI) have improved and modernised the environment, particularly in terms of new areas of stone paving. This work has provided the benchmark for a Public Realm Strategy which sets out a strategy for the design and delivery of a high quality co-ordinated City Centre public realm.

The public realm strategy includes a palette of high quality materials for the city centre. This includes a very simple palette of paving, predominantly York stone with thick granite kerbs and a smart range of street furniture. Good examples of recent stone paving can be seen in Victoria Street and Wardwick.

A number of important cast iron street signs can be seen throughout the area and these need to be retained. Other street furniture is modern and is fairly neutral in its impact on the historic environment and creates an attractive environment for shoppers and other users of the city centre.

### **The public realm - historic street surfaces**

Despite pedestrianisation and modern street enhancements there are still areas of historic paving within the conservation area displaying a variety of techniques and materials. These include areas of stone setts in St James Yard, Thorntree Lane and Amen Alley, stone kerbs in St Mary's Gate and blue brick paviors in George Yard. Stone paving slabs in College Place are Victorian. The entrance to the Guildhall is paved with timber blocks.



*Areas of historic stone setts help to create a sense of place and should be preserved.*

*Summary – (to be taken forward in Management Strategy)*

- *The appraisal notes that the area contains numerous local features that add to the area's distinct identity and help to create a sense of place. The most notable categories are historic street furniture, works of public art and historic shopfronts;*
- *It is highly desirable that these features which form part of the special interest of the area are retained;*
- *The public realm (modern) is currently subject to an adopted Public Realm Strategy;*
- *Traditional surfacing such as granite setts, granite and stone kerbs are found in the area and should be retained.*

**Open spaces, green areas and trees**

The principal open spaces within the conservation area are identified on the accompanying Townscape Appraisal Map.

Market Place, Museum Square, Cathedral Square and Osnabruck Square are planned formal public open spaces that form part of the city's public realm. The open space at the junction of St Peters Street and Cornmarket as well as at the junction of the Strand and Wardwick provides a spacious setting for the imposing Victorian and Edwardian architecture.



*An avenue of young trees soften the urban landscape of the Market Place (left); trees perform a similar function in the green in front of the cathedral (right).*

Being an urban area at the centre of a city, this conservation area is not noted for its green spaces. The most significant green space which makes a positive contribution to the character of the area is Cathedral Green. Cathedral Green has recently been enhanced by the introduction of new stone paving, terracing, seating, lighting and planting. The landscape works have created an attractive riverside open space which improves the setting of Silk Mill and Cathedral and open up views of the River Derwent which, whilst not actually included within the conservation area, has well tree'd green banks which are a welcome presence in such an urban location.

The second significant area of greenery in the conservation area is situated beside All Saints' Cathedral where, to the south, there is an area of grass and trees that, in

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summer, gives Amen Alley a pleasant leafy atmosphere. In addition, there is a small public garden, the Sir Peter Hilton Memorial Garden, south east of the Market Place.

Outside of the above mentioned green areas, trees are not common within the conservation area but this gives the relatively small number of trees added importance. The most significant groups of trees are those in the Market Place, Osnabruck Square, Museum Square, Cathedral Green and to the north of the Cathedral. These trees complement the public open spaces to which they are attached and form an essential part of the public realm.

The only street trees are those in Wardwick, outside the Library and Museum, and a disparate few in Queen Street and St Mary's Gate – in both locations they serve to soften the surrounding urban townscape. A few other trees are located on private land notably off College Place and Sowter Road and in less publicly visible sites within the rear 'gardens' of properties in St Mary's Gate and Sadler Gate.

### *Summary – (to be taken forward in Management Strategy)*

- *Public open spaces complement the dense urban form.*

*The appraisal notes the importance of the area's private and public open spaces which should be protected from development. They are:*

- *Market Place;*
- *Cathedral Square;*
- *Museum Square*
- *Osnabruck Square;*
- *Strand/Wardwick junction;*
- *Corn Market St Peters Street junction*
- *Forecourt of Derby Magistrates Court (private)*
- *Sir Peter Hilton Memorial Garden;*

*The appraisal also highlights and identifies green space/areas that provide some relief within the highly built-up area. These should be protected:*

- *Cathedral Green;*
- *Sir Peter Hilton Memorial Garden;*
- *Banks of the River Derwent.*

*Visually important specimen trees and tree groups are located in the Market Place, Osnabruck Square, Cathedral Green and beside the Cathedral. Street trees are notable in Wardwick, St Mary's Gate and Queen Street.*

**The extent of loss, intrusion or damage (negative factors)**

This section identifies what might be called the 'negative' factors within the conservation area i.e. those sites, structures or ongoing activity that detracts from the area's special historic interest:

- Opportunity sites

Opportunity sites are those sites which offer potential for beneficial change. The Derby Cityscape Masterplan provides a framework to guide the regeneration of Derby City Centre and, at the time of writing (February 2011), many sites have been identified and have already received planning permission for redevelopment or are the subject of planning proposals.

The most significant sites are: Sadler Gate Bridge (east side of Bold Lane); St James' Yard; Land South of St Michael's Lane the east side of Full Street adjacent to Cathedral Green (on the edge of the conservation area); south side of Cathedral Road. These sites have planning permissions which have not been implemented. The car parks adjacent to Amen Alley also create a substantial open area adjacent to the core of the city centre which would benefit from being infilled and help define the space adjacent to the cathedral.



*Examples of negative buildings: brick wall surrounding electricity facility in Sowter Road (left); rear loading area in Albert Street (right).*

- Negative buildings

The design of some 20<sup>th</sup> century developments fails to preserve the predominantly 18<sup>th</sup> and 19<sup>th</sup> century appearance of the conservation area. An obvious example is the electricity sub-station adjacent to the Silk Mill which presents a vast area of brickwork to the street; although it might be argued that this is more attractive than the electrical equipment which it conceals. Multi-storey car-parks rarely fit in well within historic locations and this is true of the car-parks in Full Street and Bold Lane (outside the conservation area). Other negative buildings include Burdett House on Becket Street, 4-5 Albert St/ 28 Cornmarket has a particularly detrimental impact upon the street and the remains of Devonshire House and 1-4 East St.

## Derby City Centre Conservation Area Appraisal and Management Plan

It is debatable whether or not late 20<sup>th</sup> century developments in Iron Gate, St James Street and Market Place preserve or enhance the character and appearance of the conservation area and these buildings, along with other late 20<sup>th</sup> century buildings have been deemed to have a neutral effect on the conservation area.

- Inappropriate shopfronts and signage

The conservation area contains a large number of shops. In some cases, poorly designed shopfronts with little regard for the host building and the streetscene spoil the historic character and appearance of a building or street. Examples of poor design include over-deep fascias that are out of scale and out of proportion with the shopfront, garish colours and lettering that detract from the appearance of a historic building and large areas of ground floor glazing that do not harmonise with upper floors. There is a particular issue in the St James St where the rhythm of the architectural composition is spoiled by lack of unity in the treatment of shopfronts. The visual appearance of the conservation area suffers from some garish advertisements including unauthorized banners and A-boards.

- Loss of architectural detail

Many of the unlisted and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details.

The appraisal identified that the following alterations pose a threat to the special character of the area:

- Loss of original timber windows and doors;
- Alterations to window/door openings;
- Removal of “redundant” chimney stacks;
- Painting of brickwork or application of render;
- Neglected appearance of back alleys and yards

The city centre’s back ‘yards’ are a characteristic of the conservation area but some areas St George’s Yard and St James Yard are neglected and unwelcoming partly due to these areas not being fully in the public realm and partly due to their role as refuse storage areas. However, on the positive side, neglect has resulted in their retaining a high proportion of historic floorscape of stone setts and kerbs.

- Vacant premises

There are a number of vacant ground floor premises within the area and evidence of unoccupied first and second floors. Lack of use can lead to neglect and disrepair.

- Lack of routine building maintenance and repair

There is evidence of the neglect of routine maintenance and repair of some buildings, especially above ground floor. Key pointers to poor maintenance are blocked gutters leading to an excess of water flowing down the face of brick-or stonework, plant growth behind parapets and gutters and peeling paintwork. Whilst not a major cause for concern, ongoing neglect can lead to serious disrepair.



*Eroding stonework in The Strand.*

### **General condition**

The general condition of the area is good. Over the past five years, the area has been the recipient of Townscape Heritage Initiative and the English Heritage PSiCA grant monies for the repair of historic buildings and enhancement of the public realm. However, there are a number of buildings and sites that are in a poor state of repair, although these are mostly to be found to the rear of the city centre's main streets within former back 'yards'. Of particular concern is:

- The facing stonework of properties in The Strand and St James Street is being to spall;
- Buildings in St James Yard are in poor condition;
- Former Derby Education Department Offices in Becket Street (grade II) (formerly 'Arouba') are vacant and at risk of deterioration.

#### *Summary – (to be taken forward in Management Strategy)*

- *The following factors have a negative impact on the special historic interest of the conservation area:*
  - *Development opportunity sites*
  - *Negative buildings*
  - *Inappropriate shopfronts and signage*
  - *Loss of architectural detail*
  - *Neglected appearance of back alleys and yards*
  - *Vacant premises*
  - *Lack of routine building maintenance and repair*
- *General building condition is good although buildings in Curzon Street, Wardwick and St James Yard give some cause for concern*

### **Problems, pressures and the capacity for change**

This section builds on the appraisal of these 'negatives' to look at the generic issues that underlie obvious problems. The table below identifies specific problems and pressures and capacity for change.

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Problem/pressure	Capacity for change
Effect of new development	Preparation of site specific design briefs
Continuing loss of historic features	Effective enforcement and monitoring. Reinstatement through future grant funding
Vacant premises	Liaison with owners to encourage upkeep and adaptive reuse.
Inappropriate signage and shopfronts	Formal adoption of guidance on appropriate signage and shopfront design.
Lack of routine maintenance	Promotion of 'a stitch in time' measures within the area
Tree management	Prepare a tree management strategy
Unauthorised works e.g. banners etc	Effective monitoring and enforcement



*The Guild Hall*

#### 4. LOCAL GENERIC GUIDANCE

The Management Strategy for the conservation area is being developed, and details of this will follow the appraisal. This policy guidance will reflect the need to preserve or enhance the special character of the conservation area when considering new development.

It would also be beneficial to the area to undertake the following guides. The Council has prepared guidance, in particular for the design of new shopfronts and advertisements:

- General guide for owners and occupiers located in conservation areas about the implications of conservation area status and owner/occupier responsibilities;
- General guide for owners and occupiers of listed buildings;
- Guidance and advice regarding building maintenance and repair;
- Specific guidance on care and repair of historic windows and doors;
- Generic design guidance on new shopfronts, security measures and advertisements for owners and occupiers.

*Summary – (to be taken forward in Management Strategy)*

*The conservation area would benefit from the following policy and design guidance documents:*

- *General guide for owners and occupiers located in conservation areas about the implications of conservation area status and owner/occupier responsibilities;*
- *General guide for owners and occupiers of listed buildings;*
- *Guidance and advice regarding building maintenance and repair;*
- *Specific guidance on care and repair of historic windows and doors;*
- *Generic design guidance on new shopfronts, security measures and advertisements for owners and occupiers.*

## 5. SUMMARY OF ISSUES

The following table highlights the main issues identified in this study.

<p><b>Landscape setting/general character and plan form</b></p> <ul style="list-style-type: none"> <li>• <i>The conservation area has an urban setting on a low promontory beside the River Derwent; it has a generally dense, tightly-knit urban fabric based on a medieval street pattern;</i></li> <li>• <i>The plan form has a prevalent historic north-south ‘backbone’ along King St, Queen Street, Iron Gate and Corn Market; buildings generally stand on a strong back-of-pavement line although this is not so pronounced in St Mary’s Gate;</i></li> <li>• <i>Theburgage plots and back yards form part of the city centre’s distinctive urban grain;</i></li> <li>• <i>The Cathedral Green provides an important green space within the city and opens up views of the Derwent</i></li> </ul>
<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>• <i>The conservation area contains 17 entries in the Sites and Monuments Record;</i></li> <li>• <i>The area contains buildings and structures dating primarily from the post-medieval period with a prevalence of building stock from the 18<sup>th</sup> and 19<sup>th</sup> centuries</i></li> <li>• <i>The whole of the conservation area lies within an area of high archaeological potential;</i></li> <li>• <i>The Silk Mill and environs lie within the Derwent Valley Mills World Heritage Site.</i></li> </ul>
<p><b>Character and inter-relationship of spaces within the area</b></p> <ul style="list-style-type: none"> <li>• <i>Historic street pattern is most intact to the west of the spinal road within the conservation area;</i></li> <li>• <i>The oldest buildings in the conservation area are generally to be found in Wardwick, Sadler Gate, Iron Gate and St Mary’s Gate;</i></li> <li>• <i>Victoria Street, Albert Street, Strand St James Street and Corn Market were redeveloped in the second half of the 19<sup>th</sup> century, as was the east side of Iron Gate;</i></li> <li>• <i>There is a need for new development to retain the strong vertical emphasis in any new development;</i></li> <li>• <i>New development needs to retain strong original building lines at the back of the pedestrian footpath;</i></li> <li>• <i>New development should retain and reinstate tight close knit development where appropriate;</i></li> <li>• <i>Buildings in the area are predominantly between two and four storeys in height depending on their location and create a feeling of enclosure within certain streets</i></li> <li>• <i>Brick and Stone are predominant materials with pitched slate and tile roofs generally to the street..</i></li> </ul>

**Key views and vistas**

- Views and vistas make a positive contribution to the character and appearance of the conservation area;
- Important views into and out of the conservation area, key vistas, landmark buildings and unfolding views have been identified and illustrated on the accompanying Townscape Appraisal map and should be retained;
- Unfolding views and oblique views along curving streets are a characteristic of the area.

**Definition of character areas**

This appraisal identifies six distinct character areas within the conservation area:

- 1. The 'spine' of the city centre
  - 1a Iron Gate, Queen Street including Cathedral Church of All Saints
  - 1b Market Place
  - 1c Corn Market and Market Hall
- 2. Western streets of medieval origin
  - 2a St Mary's Gate
  - 2b Sadler Gate
- 3. Late nineteenth century development
  - 3a Strand and Strand Arcade
  - 3b St James Street, Victoria Street
  - 3c Albert Street
- 4. Wardwick, Beckett Street and Curzon Street
- 5. Full Street and Corporation Street, Silk Mill and Cathedral Green
- 6. Morledge

**Activities and uses within the area**

- Predominant uses within the conservation area are religious, administrative, commercial, cultural and business;
- The area contains the northern part of the city's central shopping area including some streets with primary shopping frontages;
- Legal uses, now as formerly, are prominent in St Mary's Gate;
- Many historic buildings are no longer in the use for which they were designed;
- Residential use is comparatively low but increasing as new development and conversions of older developments take place and is to be encouraged;
- The City Centre Conservation Area is at the core of the Cathedral Quarter.

**Listed buildings and unlisted buildings of merit**

- There are 89 listed building entries within the City Centre Conservation Area including two grade I and four grade II\*;
- The appraisal identifies that there are a number of unlisted buildings of merit that are of historic or architectural interest. This is due to their special local interest and the positive contribution that they make to the character or appearance of the conservation area. Those identified should be protected and the local planning authority will generally resist demolition and redevelopment proposals which would have a detrimental effect on the appearance or setting of an identified building of merit.
- Unlisted buildings of merit have been identified with regard to criteria in English Heritage's 'Guidance on Conservation Area Appraisals' (2006). If buildings meet one of the above criteria they are therefore protected and there is a presumption to retain them.

**Architectural character**

- Few buildings survive from before c. 1750;
- The conservation area is notable for Georgian town houses and Victorian civic and commercial developments;
- The conservation area contains many good examples of purpose-built building types.

**Prevalent building materials and details**

- The appraisal identifies that the prevalent building materials are red brick and stone with a few instances of timber framing and stucco render;
- Common roofing materials are slate and clay tile;
- There is a wealth of existing traditional building materials found in the area and these high quality building materials should be retained;
- The use of high quality traditional materials should be encouraged in new developments.
- There is a huge variety in building type and style within the area. Some characteristic architectural details are as follows:
  - Pitched roofs, often with parapets;*
  - Flemish bond brickwork;*
  - Multi-paned vertical sliding sash windows;*
  - Stone door and window surrounds with classical motifs;*
  - Timber joinery;*
  - Cast-iron rainwater goods;*
  - Brick chimneys*

**Local details and local distinctiveness**

- *The appraisal notes that the area contains numerous local features that add to the area's distinct identity and help to create a sense of place. The most notable categories are historic street furniture, works of public art and historic shopfronts;*
- *It is highly desirable that these features which form part of the special interest of the area are retained;*
- *The public realm (modern) is currently subject to an adopted Public Realm Strategy;*
- *Traditional surfacing such as granite setts, granite and stone kerbs found in the area and should be retained.*

**Public open spaces, greenery and trees**

- *The appraisal notes the importance of the area's private and public open spaces which should be protected from development. They are:*
  - *Market Place;*
  - *Museum Square;*
  - *Cathedral Square;*
  - *Osnabruck Square;*
  - *Strand/Wardwick junction;*
  - *Corn Market St Peters St junction;*
  - *Forecourt of Derby Magistrates Court (private)*
  - *Sir Peter Hilton Memorial Garden;*
- *The appraisal also highlights and identifies green space/areas that provide some relief within the highly built-up area. These should be protected:*
  - *Cathedral Green;*
  - *Sir Peter Hilton Memorial Garden;*
  - *Banks of the River Derwent.*
- *Public open spaces complement the dense urban form.*
- *Visually important specimen trees and tree groups are located in the Market Place, Osnabruck Square, Museum Square, Cathedral Green and beside the Cathedral. Street trees are notable in Wardwick, St Mary's Gate and Queen Street.*

**The extent of loss, intrusion or damage**

- *The following factors have a negative impact on the special historic interest of the conservation area:*
  - *Development opportunity sites*
  - *Negative buildings*
  - *Inappropriate shopfronts and signage*
  - *Loss of architectural detail*
  - *Neglected appearance of back alleys and yards*
  - *Vacant premises*
  - *Lack of routine building maintenance and repair*
- *General building condition is good although buildings in Curzon Street, Wardwick and St James Yard give some cause for concern*

<b>Problem/pressure</b>	<b>Capacity for change</b>
Effect of new development	<i>Preparation of site specific design briefs</i>
Continuing loss of historic features	<i>Effective enforcement and monitoring. Reinstatement through future grant_funding</i>
Vacant premises	<i>Liaison with owners to encourage upkeep and adaptive reuse.</i>
Inappropriate signage and shopfronts	<i>Formal adoption of guidance on appropriate signage and shopfront design.</i>
Lack of routine maintenance	<i>Promotion of 'a stitch in time' measures within the area</i>
Tree management	<i>Prepare a tree management strategy</i>
Unauthorised works e.g. banners	<i>Effective monitoring and enforcement</i>

**Local generic guidance**

*The conservation area would benefit from the following policy and design guidance documents:*

- *General guide for owners and occupiers located in conservation areas about the implications of conservation area status and owner/occupier responsibilities;*
- *General guide for owners and occupiers of listed buildings;*
- *Guidance and advice regarding building maintenance and repair;*
- *Specific guidance on care and repair of historic windows and doors;*
- *Generic design guidance on new shopfronts, security measures and advertisements for owners and occupiers.*

**PART 2**

**DERBY CITY CENTRE CONSERVATION AREA MANAGEMENT  
STRATEGY**

## **6. MANAGEMENT STRATEGY AND PROPOSALS**

### **INTRODUCTION**

The Derby City Centre Conservation Area Appraisal and Management Strategy should be looked at within a context of the Derby City Local Plan Review and emerging Local Development Framework.

The aim of this strategy is to address issues about the management of the conservation area.

### **POLICIES**

The City of Derby Local Plan Review sets out the policies that development proposals are assessed against and contains policies relating to the conservation of the historic environment. All of the policies within it are on the themes of General Development, Regeneration, City Centre, Housing, Economic Prosperity, Shopping, Environment, Leisure and Community Services, Learning and Health and Transport.

The Planning Vision Statement within The City of Derby Local Plan Review (adopted January 2006) reflects wider corporate goals and the priorities of Derby City Partnership's 20:20 vision. The Vision is as follows:

"The City Council will seek to ensure that development promotes the economic, social and environmental well being of Derby and contributes to improving the quality of life for its citizens".

The policies found in Chapter 9 – Environment of the City of Derby Local Plan Review are based upon the statutory duties relating to conservation areas, listed buildings and scheduled ancient monuments. They also provide policies relating to uses within buildings of architectural or historic importance, buildings of local importance, unscheduled archaeological sites and historic parks and gardens.

The policies most relevant to the historic environment within the City Centre Conservation Area are E18: Conservation Areas, E21 Archaeology and E29: Protection of World Heritage Site. These policies outline the City Council's commitment to the historic environment and acknowledges their statutory duty.

Policies E 18 and E 29 are quoted in full below and the text that follows provides further detail on how these policies can be implemented in the light of the conservation area appraisal.

Policy E18 Conservation Areas:

The City Council is committed to the preservation and enhancement of areas of special architectural or historic 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.

## Derby City Centre Conservation Area Appraisal and Management Plan

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 sitting 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 a 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.

Policy E29 Protection of World Heritage Site and its surroundings:

Within the area designated as a World Heritage Site, proposals which would have an adverse effect on the special character of the area will not be allowed. Planning permission will only be granted for developments, including changes of use and conversions, which meet the following criteria:

- a. To preserve and enhance the special character of the area;
- b. To encourage the physical and economic revitalisation of the area; and
- c. To ensure that new buildings enhance the area in terms of sitting and alignment of new buildings, the materials used and the mass, scale and design of buildings.
- d. To ensure that new development does not harm and where possible conserves and enhances the biodiversity of the area.

Significant development proposals will require special scrutiny.

Proposals for development outside the World Heritage Site, but within the World Heritage Site buffer zone will only be approved if they do not have an adverse effect upon the World Heritage Site or its setting, including views into and out of the site

## **MANAGEMENT PLAN**

### **Extensions to the boundary of the conservation area**

A review of conservation area boundaries was undertaken as part of the survey work to prepare the conservation area appraisal contained in Part 1 of this document. The appraisal concludes that there is potential for discrete areas in the immediate vicinity of the established boundary to be included within the existing conservation area. The buildings form part of, or directly relate to, the city centre. Having reviewed the Consultants recommendations and contemplated the various options it is recommended that the following areas are considered for inclusion within the Derby City Centre Conservation Area:

- A - West side of Queen Street and King St;
- B - South side of Victoria Street and Albert Street and Morledge.

Photographs and a brief justification for inclusion can be found in Section 4 of the Derby City Centre Conservation Area Appraisal. The areas are identified on the accompanying townscape appraisal map.

### **Preserving or enhancing the special character of the Conservation Area.**

The conservation area appraisal has examined the area's special architectural and historic interest and identified specific landmark buildings, key views and vistas, important public open spaces and unlisted buildings of merit that contribute to the special interest of the area. These have been illustrated on the townscape appraisal map that accompanies the conservation area appraisal.

The special character/interest of the Conservation Area has been looked at in depth under the headings Location and Setting, Historic Development and Archaeology, Spatial Analysis and Character Analysis.

The appraisal, by defining the special interest of the conservation area, will help development control officers, developers, designers and the public at large assess whether a proposed development would, or would not, preserve or enhance the character or appearance of the area.

Development proposals which affect the Derby City Centre Conservation Area should be judged on their effect on the area's character and appearance as identified in the Derby City Centre Conservation Area Appraisal together with relevant policies and other materials considerations.

### **Opportunities to encourage the physical and economic revitalisation of the Conservation Area**

There are many opportunities within the area to encourage the physical and economic revitalisation of the area. These have been identified in the appraisal under the headings, 'the extent of loss, intrusion or damage' and 'problems, pressures and capacity for change'. This includes the following: developing opportunity sites, ameliorating the effects of 'negative' buildings, replacement of inappropriate shopfronts, restoring architectural detail, finding appropriate uses for vacant premises and

## Derby City Centre Conservation Area Appraisal and Management Plan

encouraging routine building maintenance and repair. It should however be noted that physical and economic revitalisation can be effected by positive enhancement as much as rectifying negative aspects.

The Derby Cityscape Masterplan and accompanying strategies such as the Public Realm Strategy, Connecting Derby and the Public Art Strategy have already begun to identify opportunities for the revitalisation of the city centre. It is essential that any works carried out under these strategies fully consider the special historic environment of the Conservation area as identified in the appraisal.

### **Specific sites**

1 Site to rear clockworks and corner King St / Queen St

2 Yards to Sadler Gate/ Iron Gate/ Sadler Gate Square.

Overall these yards need further development and opening up to create a network of integrated alleyways

3 Becket Street and Bramble Street

4 Car Parks South of St Michael's Lane and Amen Alley

5 Redevelopment of buildings identified as having a detrimental impact upon the conservation area.

Ensuring 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

In the conservation area, where the quality of the general environment is already acknowledged by designation, the Council should insist on good quality schemes which respond positively to their historic setting.

Development should conform to the criteria set out in the City of Derby Local Plan Review and other relevant national or regional guidance or policies.

The following guidance should apply to most schemes, including the creation of parking areas, extensions to existing properties and new houses or commercial buildings. It is based on central government advice, contained in PPS 1 and PPS 5.

All development should respond to its immediate environment, its "context", in terms of scale, density, form, materials and detailing. Applicants for planning permission must therefore provide a "Design and Access Statement", to justify the design decisions that have been made as the scheme was developed and to show how the building relates to its context.

The following are general principles which should be adopted for all development in all parts of the conservation area:

### **Urban grain**

The “urban grain” is the pattern of the arrangement and size of buildings and their plots. It is an important part of the character of the Conservation Area and should be protected. Proposals for new development should include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials, plot ratios and plot sizes.

### **Scale and density.**

Scale is the combination of a building’s height and bulk when related to its surroundings. The scale of any development should respect surrounding development. The applicant should provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.

Density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies. In practice, it is the combination of density with layout, landscaping and other factors which determines the quality and “feel” of new developments. Within the Conservation Area, a careful balance must be sought between the sensitivity of the environment and the requirements of the developer. In taking account of existing densities within the conservation area, care must be taken to ensure sites are not overdeveloped. Developments which have a detrimental effect on the character of the conservation area should be resisted. It is especially important to consider how the conservation area has developed over time and to recognise the differences in building form which can be attributed to different periods.

### **Height**

Generally, the height of new development should match adjoining buildings, allowing for the inevitable variations in height and bulk which are present. Building height in the City Centre range from two to four, exceptionally five, storeys. The City Centre Conservation Area Appraisal has noted that key landmark buildings with tall embellishments are a feature of the conservation area. New development should not exceed the height of these or block significant views.

The Council has prepared a tall buildings strategy for Derby City Centre that expands on CABI and English Heritage tall building guidance and identifies within Derby City Centre areas of ‘restraint’ and areas of ‘potential’ for tall buildings.

### **Massing**

Massing is the combination of the scale of the development, its layout and its site coverage. For larger schemes, poor massing and over-intensive development leads to the creation of over-shadowed areas, with poor quality spaces between the buildings. These create a threatening environment for pedestrians and reduce the opportunities for good quality landscaping.

### **Appearance, materials and detailing**

The emphasis in any new development or proposed alteration should always be on the need to provide a high quality of design. Consideration of scale, density, height and

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massing may be used to set out the basic form of the new building(s), including roof shape, roof pitch, height, depth of plan and, most importantly, the relationship of the new buildings to existing surrounding buildings and to the street.

Once this basic framework has been established and the general form and siting of the building agreed, the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details. However, in view of the special historic interest of the conservation area it should be noted that a traditional approach is more likely to be in harmony with its surroundings. In all cases, a design statement should be submitted.

Where a more traditional approach is appropriate, the Council should expect new buildings which are designed in a traditional form within the conservation area to be detailed in a manner appropriate to the historic setting. The inclusion of small decorative details can add interest and a sense of place but should be based on local precedent and used correctly. Windows should be timber, painted not stained. Their design should reflect traditional local styles, usually simple side-hung casements or vertically sliding sashes. If windows are to be double glazed, then these must be carefully designed. Avoidance of glazing bars can assist in achieving a satisfactory solution. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used.

### **Key design principles:**

All new development should seek to:

- Achieve continuity in street frontage building lines set on the back edge of the pavement;
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;
- Complement the human scale, height and massing of historic development in the immediate streetscape and the wider conservation area;
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
- Respect the historic hierarchy of development and detailing between principal and secondary street frontages and within plots between frontage and rear elevations;
- Conceal any parking or servicing areas behind built frontages of appropriate scale;
- Reinforce local identity by the use of the traditional materials used in the conservation area;

- Re-use traditional buildings which contribute to townscape quality.

### **Shopfronts and advertising**

The appraisal identifies that where there are original shopfront elements, such as the cornice, fascia and signage, pilasters or stallrisers that survive these should be retained. Permission should not be granted for alterations to shopfronts that would result in the loss of the traditional elements or proportions.

When considering the replacement of a shopfront, the Derby City Council Shopfronts and Advertisement Design Guide should be followed.

### **Prevailing traditional materials and design details**

In order to ensure that proposals should either preserve or enhance the special historic interest of the conservation area, proposals should be expected to reflect the prevailing local architectural details and materials.

The traditional materials and architectural detailing used within the area are an important component of the area's character and are appropriate to be used within new developments or extensions (depending on location within the conservation area and the building's immediate context). The use of such details and materials should be discussed in the accompanying Design and Access Statement to each planning application.

### **Demolition of unlisted buildings**

The appraisal has identified a number of unlisted buildings of merit which it is considered make a positive contribution to the character and appearance of the conservation area, and these are marked on the Townscape Appraisal map that accompanies the appraisal.

There should be a general presumption in favour of retaining all unlisted buildings of merit, The Council should also consider very carefully all applications to alter or extend such buildings.

For buildings identified as 'unlisted buildings of merit', any application for demolition should be accompanied by a reasoned justification (similar to that required for a listed building) stating why the building should be demolished. The Council will expect the applicant to demonstrate that:

- The building is beyond economic repair
- The building has been offered on the open market
- If vacant, alternative uses have been sought

It is important that demolition of a building does not occur without a proposal for appropriate redevelopment in its place. This is to avoid the occurrence of cleared or untidy sites that have a negative impact on the character and appearance of the conservation area.

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In the exceptional circumstances where Conservation Area Consent is granted for the demolition of structures of interest in the conservation area recording prior to demolition is important. Any recording should be undertaken, at an appropriate level, which is outlined in English Heritage guidance.

### **Enforcement and Monitoring**

An effective enforcement service is crucial to make sure that there is public confidence in the planning system and to make sure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.

To supplement this enforcement service it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed survey, including a dated photographic record. Ideally, this should be done on a three yearly basis so identifying any unauthorised work before enforcement action can no longer be taken (in the case of Planning Legislation). Any previously unreported unauthorised development or work identified by the detailed survey would then be reported to the Enforcement Team so that enforcement action can be undertaken where expedient. However, at this time, there are limited resources to proceed on this basis.

### **Buildings in disrepair needing some positive action**

The conservation area appraisal identifies buildings that are need of some positive action to ensure their repair and maintenance.

Regular monitoring of the condition of the buildings in the conservation area is desirable. Where a listed building is threatened by a lack of maintenance or repair, the Council does have powers to force the owner to take action. These powers include Urgent Works and Repairs Notices, allowing the Council to carry out the works themselves if necessary and to recover the costs from the owner.

The Council also has powers to secure the preservation of unlisted buildings in the Conservation Area by using Urgent Works Notices in a similar way to listed buildings, although in this case, the Secretary of State's permission is required. This applies where a building is important for maintaining the character and appearance of the area so all buildings which have been identified as 'unlisted buildings of merit' in the conservation area appraisal should be eligible. The Council may carry out such works as a necessary in default and recover the costs incurred from the owners.

It is also important to monitor the area to assess whether a Section 215 Notice is needed to be served for particularly untidy areas of land.

### **Review**

As recommended by English Heritage, this document should ideally be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.



*Tram Office Building to Victoria St*

## 7. APPENDIX

### Selected Bibliography – Key Sources of Information

Craven, M. Derby, an Illustrated History. Breedon Books, 1988.

Craven, M. Street by Street Derby. Breedon Books, 2005.

D'Arcy, J. A City within A City. November 2005.

Derbyshire Industrial Archaeology: A Gazetteer of Sites, Part VII – City of Derby. Ed. Fowkes, D. Derbyshire Archaeological Society, 2003

Derbyshire Historic Buildings Trust website: [www.derbyshirehistoricbuildings.org.uk](http://www.derbyshirehistoricbuildings.org.uk)

Reference is also made to the following legislation and national and local policy guidance:

- Planning (Listed Buildings and Conservation Areas) Act 1990

- National Planning Policy Framework 2012

- The City of Derby Local Plan Review, Adopted 2006

- English Heritage Guidance on conservation area appraisals (2006)

31.10.12