



Derby City Council

# Little Chester and Strutt's Park Conservation Areas

An essential  
guide for  
owners and  
occupiers



Produced in association with  
Little Chester and Strutt's Parks Residents' Associations  
and Darley Neighbourhood Board

Please note that this leaflet provides general advice only. Before starting alterations to any part of a property that faces the road or highway, buying materials or getting quotations, we advise you to contact the **Development Control** Team by email to and advise you on the appropriate materials and techniques.

**Little Chester** and **Strutt's Park** are areas of considerable historic and architectural interest with streets and buildings spanning many centuries. In 1991, the Council awarded them the status of '**conservation area**'. This status aims to conserve the important parts of our built heritage and historic spaces and it means that the Council must, by law, give special protection to these areas to make sure their historical character is preserved and enhanced. So, owners and occupiers of properties in Little Chester and Strutt's Park need to remember that there are restrictions in place on how they alter their property. It's also worth remembering that inappropriate alterations to architectural features on houses, such as windows and doors, can have a negative effect and devalue the visually-pleasing historic character of a property.

*The Strutt's Park Residents' Association (SPRA) and Little Chester Residents' Association (LCRA) were set up to allow local residents to take an active, collective part in the development and enhancement of the conservation area in which they live. SPRA and LCRA recommend this guide to all local residents who are thinking of carrying out changes or having building work done at their home, so that designs will be in keeping with other properties in the area and in line with the restrictions set by Derby City Council on residents of conservation areas.*



Edward Street,  
Strutt's Park Conservation Area

Chester Green Road,  
Little Chester Conservation Area



Contact Strutt's Park Residents'  
Association at [www.strutts.org](http://www.strutts.org)

Contact Little Chester Residents' Association  
at [www.littlechester.org.uk](http://www.littlechester.org.uk)

# When do I need planning permission?

In conservation areas, the Council makes an 'Article 4 Direction' which means that, by law, you'll need planning permission to carry out certain types of alterations to any part of your property that faces any road or highway.

(Note: Some pedestrianised areas in Little Chester and Strutt's Park Conservation Areas are still considered highways - please contact the Council's Development Control Team)

In Little Chester and Strutt's Park, you may need planning permission to change or replace:

- windows
- doors, and
- roof materials.

Hard surfacing to front of property may also require permission. See pages 4/5, 6/7, 12/13 for details.

You will need planning permission to:

- paint or render stonework or brickwork that hasn't already been painted or rendered
- install a flue, chimney or soil and vent pipe on the part that faces a road/highway
- (for Strutt's Park only) alter or erect any type of boundary treatment, such as walls, fences or gates that faces a road/highway.

## Other restrictions

For most works to trees in conservation areas, including pruning or felling, you need to give six weeks' notice to the Council. Some works are 'exempt' and don't require this notice, but it's best to contact the Council's Development Control Team for advice – see page 14.

You also need to be aware of the restrictions on the number, size and siting of aerials/antennas (including satellite dishes) – see page 12.

## Contact the Environment Team for advice

If you don't know whether or not you need planning permission, or have any questions, please contact the Council's Development Control Team by email [developmentcontrol@derby.gov.uk](mailto:developmentcontrol@derby.gov.uk). You can also visit or write to the Team at Council House, Corporation Street, Derby DE1 2FS.



Windows are important architectural features, and their style usually reflected that of the building as a whole. Replacing original windows with a type that is completely different can have a damaging effect on the appearance of a building. This is especially true in the case of terrace housing where unsympathetic alterations to one house can have a harmful impact on the terrace as a whole.

## What if I have original sash or casement windows that are draughty, stuck or starting to rot?

It might be possible to repair rather than replace them. Windows can be draught proofed; sashes can be eased to run freely; and sections that are rotten can be repaired or replaced - all at a fraction of the cost of replacing the windows. See **Windows – the facts and myths** on the next page for more information.

## What if I have original sash or casement windows on the part of the building that faces a road/highway and want to replace them?

You wouldn't normally need planning permission to replace original windows with ones of the same design, if the replacement windows are single glazed. You may need planning permission to replace original, single-glazed windows with double-glazed windows of the same design. The Council's Environment Team has a leaflet on acceptable replacement double-glazed sash windows, but you should also read **Windows – the facts and myths** on the next page.

## What if I don't have original sash or casement windows and I want to replace the ones I have with new windows?

You would need planning permission if:

- you wanted to replace the windows with new ones that are reinstatements of the original sash or casement windows
- you wanted to replace the windows with new modern ones that look different and/or are made of a different material. The Council would have to consider whether the proposed replacements either preserve or enhance the character of the conservation area.

It's a good idea to call the Environment Team for advice on 01332 640809 before you apply for planning permission. We want to encourage householders to reinstate the original window types and will advise you on the most appropriate type.

*“I contacted the Environment Team when I was thinking about getting rid of my rotting 1970s windows and putting in sash windows. They gave me some really good advice and confirmed that I would need planning permission to do this. The whole process was pretty fast. I now have beautiful, timber sash windows that are in keeping with the age of the house.”*

**Strutt's Park resident**



## What are sash windows?

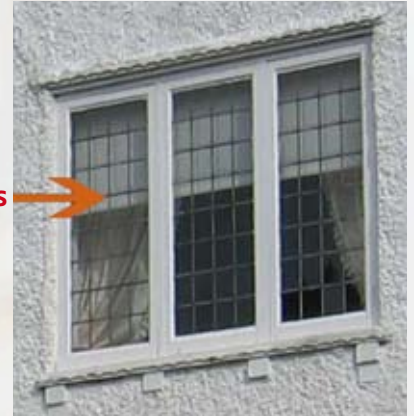
These are constructed of two sections, which slide vertically and are balanced by a system of weights and pulleys. They were the most common type of window used from about 1680 to 1914. Originally, they tended to have a large number of small panes, due to the cost of glass. However, from 1838, when cheap mass-produced glass became available, panes became larger until sashes consisted of single panes. Towards the end of the nineteenth century, the popularity of the 'Arts and Crafts' and 'Queen Anne' styles, both reinventing historic architectural features, meant that windows with a large number of panes re-appeared. These types of sash window are seen most frequently in Strutt's Park and Little Chester.



## What are casement windows?

These are hinged on one side and pushed out, and were often used as a substitute to sash windows in poorer cottages throughout the 18th century. They were revived in Arts and Crafts houses in the late 19th century. They are frequently seen with leaded lights, consisting of small panes of glass in a network of lead 'comes'. Fake leaded lights with comes glued onto glass should be avoided.

Lead comes



## Windows – the facts and myths

Many homeowners believe that replacing Victorian timber windows with plastic (PVCu) replacement windows is the best option when the windows fall into disrepair. However, there are many factors to think about when weighing up the benefits of repair against replacing, and when deciding on the type of replacement windows to go for.

### Appearance

For all of our conservation areas, the Council has a duty to consider whether proposals to alter features on a house will either preserve or enhance the character of the conservation area. Sash windows give a sense of proportion and unity to terraces of Victorian properties, and replacing them with modern window types can often destroy this pleasing visual appearance. Sash windows were made using slow-growing timber of superior quality while plastic is a modern material that can't recreate the detailing of a traditionally-constructed timber window.

### Thermal efficiency

It's a myth that replacing single-glazed windows with double-glazed windows is the easiest way to improve the energy efficiency of an older building. In fact, it's the most expensive way with the longest payback period. Test studies have been carried out to prove that other measures, such as overhauling the windows to get rid of gaps, replacing beading, using draft-proofing sealant and strips, and putting up heavy, lined curtains, can make a dramatic difference in energy efficiency. Many joiners and companies are experienced in this work. What's more, adding secondary glazing, which is more effective than double glazing for noise insulation, can result in a better energy efficiency performance than double glazing.

### Timber windows can perform better than plastic

A recent study on the Isle of Wight showed that timber windows perform better than plastic in terms of air permeability, wind and letting in water, because the plastic windows distorted and didn't return to the original profile, unlike the timber windows (*Thermal Performance of Historic Windows*, Chris Wood, *Building Conservation Directory* 2008). It's also worth noting that making plastic is energy intensive, and it's very difficult to recycle.

# Doors

Doors, like windows, are important architectural features. Often, they are the centrepiece and the point to which the eye is led.

Replacing a damaged door with an 'off the peg' replacement door that isn't appropriate to the age and architectural style of the house can have a damaging effect on your own house and even on the whole street. In many cases, an older door can be easily repaired for far less than the cost of replacing the door.

## What if I have an original timber door that is beyond repair?

You wouldn't normally need planning permission to replace it with one of the same design. The most common style of front door in Little Chester and Strutt's Park is the panelled door.

## What if I have a modern timber or glazed door that is beyond repair?

As with replacing modern windows, you don't need to apply for planning permission to replace the modern door with a new one that looks the same and is made of the same material. However, changing the door with a new one that looks different and/or is made of a different material would require planning permission. It's a good idea to contact the Environment Team for advice on 01332 640809 before putting in an application.

## What if I only have a glazed 'vestibule' door and want to add an external door?

The Article 4 Direction applies only to alterations to existing features, so if you wanted to have a new door at the front of the existing door, you wouldn't need planning permission. However, please contact the Environment Team on 01332 640809 to find out the most appropriate styles of door (see the next page) to enhance the appearance of your house.

# Boundary walls, fences and gates

Traditional ways of providing a boundary to property, whether a sandstone wall, a brick wall with pieces of stone on top called 'copings', or cast-iron railings, make an important contribution to the street scene and must be kept.

Where the street is characterised by walls or railings, you need to avoid more recent styles, such as 'timber ranch' fencing. Concrete block walls are rarely acceptable.



A plinth wall



A wall with coping stones



Cast-iron railings



## Four, five and six-panel doors

These consist of square or rectangular panels, separated by 'muntins' (the vertical timbers) and 'rails' (the horizontal timbers), with strips of timber that are shaped, called 'mouldings', for decoration. By the 1840s, the six-panel door common throughout the Georgian and Regency periods was being replaced by the simpler four-panel door. This consisted of two large panels over two smaller panels below. From the 1880s, there was a revival in interest in five- and six-panel doors, leading to many varying styles in both Little Chester and Strutt's Park. The Arts and Crafts movement revived the plainer boarded door with vertical planks of wood by the end of the century, although only a few houses in the Strutt's Park area have this type of door.

Door furniture, such as knockers and letter boxes, were either brass or cast iron painted black.



## What if my property doesn't have a boundary and I want to install railings and a gate?

The age and style of the property will provide a starting point in deciding what the most appropriate boundary would be. Please contact the Development Control Team for advice. You can also contact the Victorian Society for guidance notes on cast iron - visit [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk) or call 020 8994 1019.

Gates, whether in cast/wrought iron or steel, should match existing railings. Remember that, in the Strutt's Park conservation area, you will need planning permission to alter or erect any type of boundary that faces a road or highway.

*“It's down to us all to look after and enhance our environment without compromising the area's integrity - from the brick and stone walls, raised front gardens, roofs, chimneys to the rain gulleys in pavements and the many structural qualities that characterise the area. It's a privilege to be a 'keeper' for future generations to enjoy.”*

**Strutt's Park resident**

# Little Chester

Little Chester was made a conservation area in September 1991 because of its historic and architectural character. The area was incorporated into the Borough of Derby in the 1550s but has an even older history.

The origins of Little Chester can be traced back to the period of the Roman occupation, when a settlement called Derventio was established as early as AD69-76. Considerable remains from this period have been found in the area. The remains of stone walls can be seen amongst the modern houses off Marcus Street: these mark the location of the commercial and administrative core, but the settlement itself extended well beyond this.

In the Middle Ages, Little Chester was held by the Collegiate Church of All Saints, with the seven farms in the area providing income for the Dean and six Canons. Two of these farms can still be seen on Old Chester Road - Derwent House and Stone House Prebend (School Farmhouse). Both are listed, although they have been altered over the centuries.

By the late eighteenth century, industry began to establish itself along the river bank. This was on a small scale until the Union Foundry was established by William Peach in the late 1840s on City Road. This was taken over and expanded by Alfred Haslam in 1865, who also built the Workers' Recreation Rooms on St Paul's Road.

The Great Northern Railway Line was built across the area in 1876-77 dividing the Roman Camp area from the southern development. The river was crossed by a bridge built by the well-known local firm Handyside and Company, and its structure is of such quality that it is now Grade II listed.

The remainder of the housing, to the north of Chester Green Road and the east of Mansfield Road, was built between 1886 and 1900. This created a pleasing, open space in the middle of Little Chester, which was laid out as a park by the Borough Council which acquired the site in 1886.

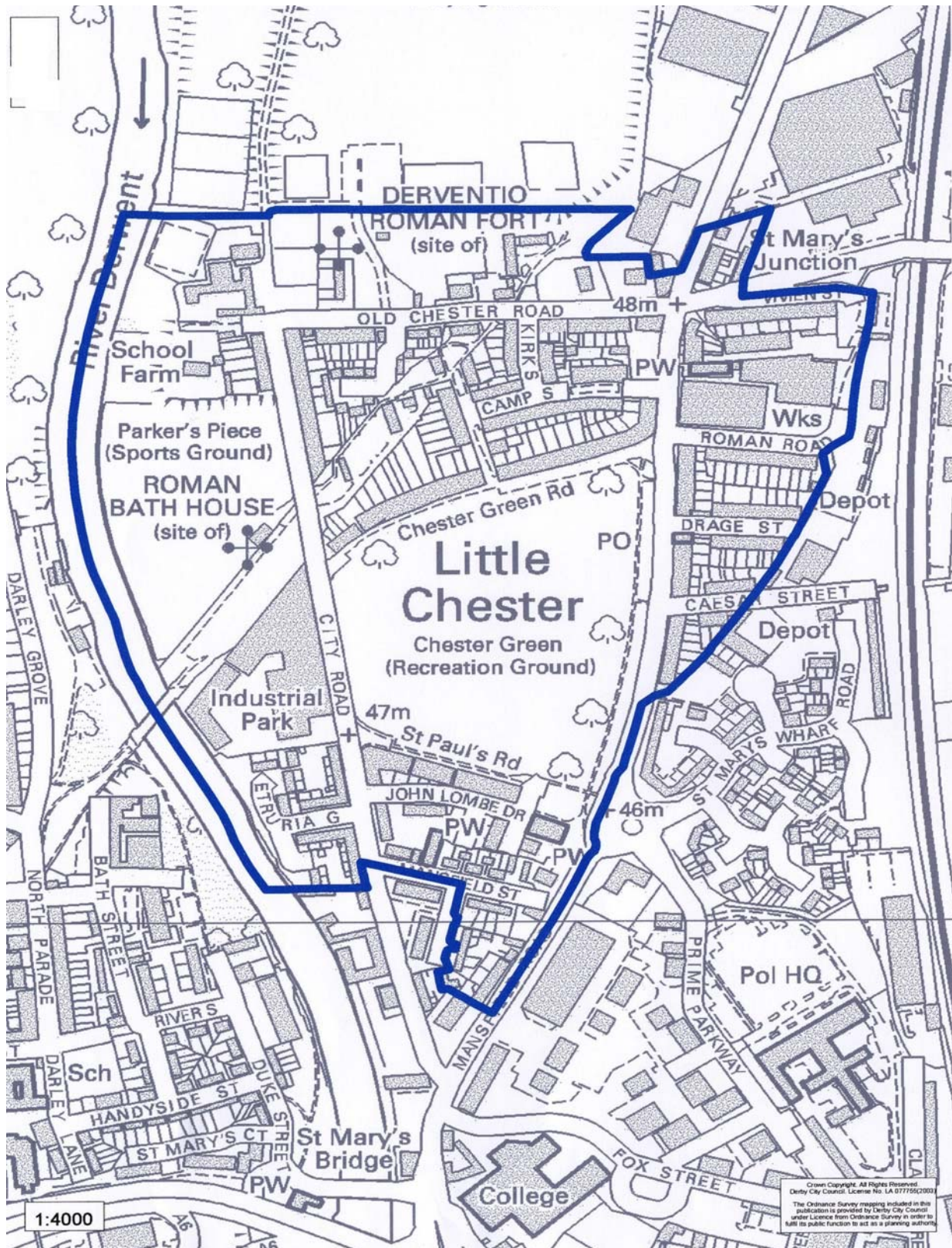
*“Conservation is extremely important to many residents in Chester Green. It's an area which has always been classed as 'a village within a city' and that's why we want to make sure we preserve this lovely part of Derby. There is so much history in this area going back to Roman times and it is so important that we preserve our historic buildings and make sure that all the houses remain looking as near as possible to the way in which they were first built rather than make unsympathetic alterations. Let's keep up the fight to preserve this lovely area.”*

**Little Chester resident**





## Boundary of Little Chester Conservation Area



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# Strutt's Park

Strutt's Park was made a conservation area in November 1991. The area was originally part of the Darley Hall estate until 1766, when the land to the north of Bridge Gate was bought by John Gisborne. It was the Gisbornes who built St Helen's House, to the design by Joseph Pickford. This (Grade I listed) building has a stone-faced Palladian (a style of architecture that revived ancient Roman styles) façade, and a giant portico detailed in the Ionic Order (reflecting classical Greek architecture).

The Strutt after whom the area was named was William Strutt FRS (1754-1830), who bought the land from Thomas Gisborne in 1803. The Strutts proceeded to sell much of it including, in 1826, some land off Darley Lane. It was on this land that 1-16 North Parade was built - a fine row of stone-faced houses with classical door cases that are Grade II listed.

Most of the development behind St Helen's House, known as the Derwent Park Estate, took place in the nineteenth century. Edward Street was built in the 1840s; North Street and Henry Street in the 1850s; Belper Road, Ruskin Road and Chevin Road were laid out in 1879 but not actually built until the 1890s.

Duffield Road was widened in 1881, and the resulting raised pavement on the east side was decorated with dressed masonry, chain links and cast-iron bollards: these are now Grade II listed. Building took place piecemeal along Duffield Road, and a number of villas were built in the 1890s and early 20th century in a number of styles: Renaissance, Gothic, Vernacular revival and one (145 Duffield Road) built in the 1930s International style.

Belper Road was built on in 1890, which gave rise to the Five Lamps island (so named when the five-bracketed lamp standard previously outside the Royal Hotel in the Cornmarket was moved there).

There are a number of buildings of note within the Strutt's Park Conservation Area. After St Helen's House, the most important is St Mary's Church on Bridge Gate. This was built in 1838 by Augustus Pugin (1812-1852). Pugin was an architect of international influence and the leading light of the Gothic revival, perhaps best remembered for his work on the Palace of Westminster.



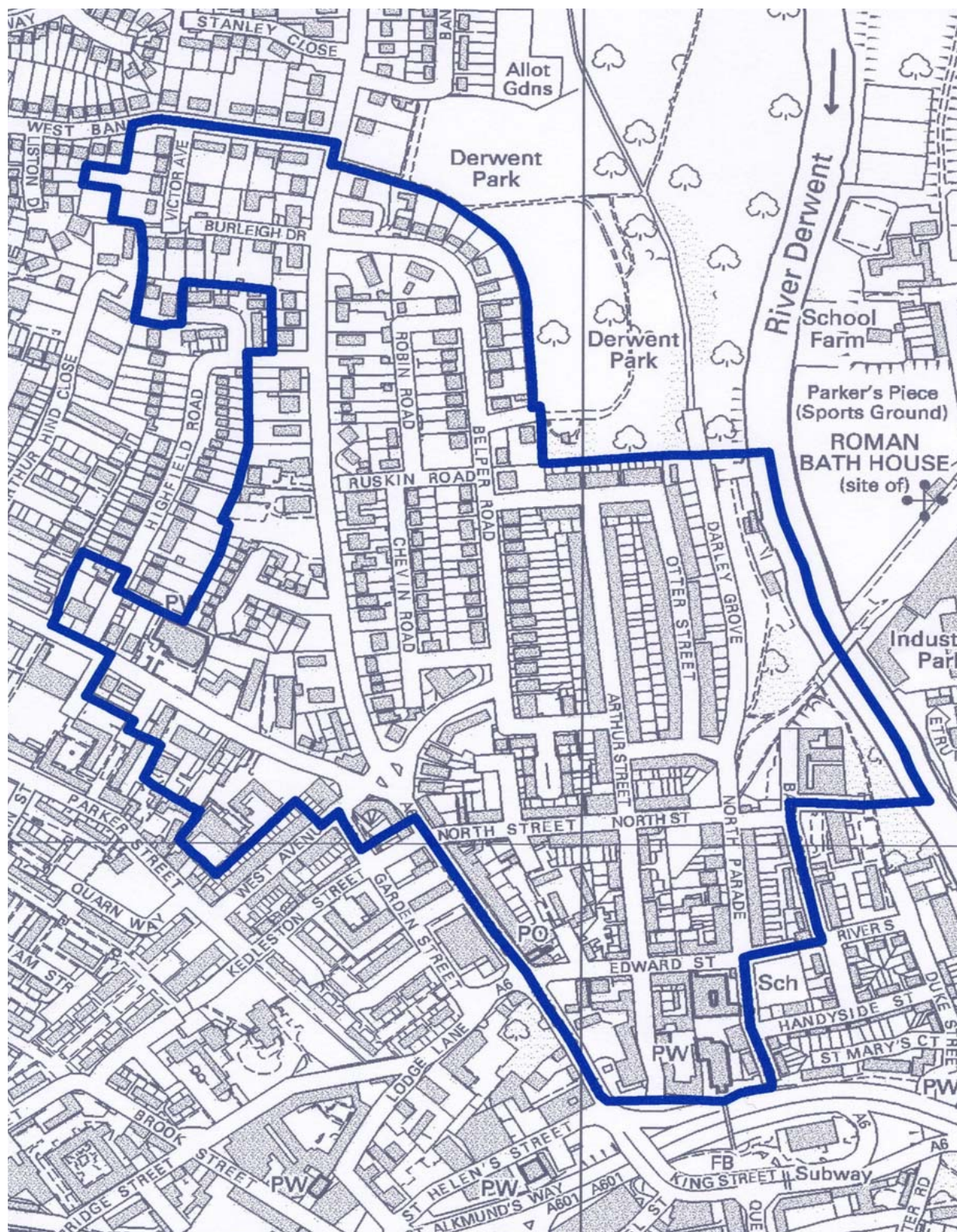
**A listed building,  
Strutt's Park Conservation Area**



**North Parade,  
Strutt's Park Conservation Area**



## Boundary of Strutt's Park Conservation Area



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# Roofs and chimneys

Up to the 1890s, blue-grey slate was the common roof material throughout the Strutt's Park and Little Chester areas.

## What if I have missing tiles from the part of the original roof that faces a road or highway?

You wouldn't need planning permission to carry out repairs using the same materials as the existing ones. So, you can replace the missing slates or clay tiles using new/reclaimed natural slate or new clay tiles.

## What if I want to replace the original roof that faces the road or highway?

Modern concrete tiles and artificial slates are not acceptable substitutes for blue slate or clay tiles. They tend to lose their colour and can be considerably heavier and bulkier than original slate or clay. Concrete tiles are far less durable than clay or slate and have many construction limitations.

You would need planning permission to replace the original slates or clay tiles with modern synthetic tiles, but you wouldn't need permission if you replace the original tiles with new slate or clay tiles.

Although dating from a similar period to slate or clay tiles, pantiles (tiles with a half-circular profile) should not be used.

## What if I want to replace the roof (not original) that faces a road or highway?

If you wanted to replace the modern roof covering, you would need planning permission. We would like to encourage people to consider reinstating the original roof covering as it's better for the structure of the roof and greatly enhances the appearance of a property. Please contact the Environment Team for more advice on 01332 640809.

## What if I want to replace the original roof or individual tiles from the part of the roof that doesn't face a road or highway?

You would only need planning permission for alterations to the parts of the roof that actually face a road/highway. You wouldn't need planning permission for other roof slopes. (Note: Some pedestrianised areas in Little Chester and Strutt's Park Conservation Areas are still considered highways - please contact the Council's Environment Team for advice on 01332 640809.)

# Aerials/antennas, including satellite dishes

For conservation areas, there are regulations that restrict the number and size of aerials/antennas allowed and where they should be placed.

You must **not** install an aerial/antenna on a chimney, wall or a roof slope that faces, and can be seen from, any road. It's best to check with the Environment Team on 01332 640809 if you're not sure about the status of the road.

You can get a guide to the regulations called 'A Householder's Planning Guide for the Installation of Antennas, including Satellite Dishes' from Communities and Local Government Publications, telephone 0870 1226 236 or visit: [www.communities.gov.uk](http://www.communities.gov.uk)



## Slate and clay roofs

Most of the blue-grey slate used in Strutt's Park and Little Chester houses came from north Wales and the Lake District. It was laid in uniform courses. Slate is a durable material, so durable that the nails which secure it usually fail before the slate itself.



Slate tiles with ridge tiles



Clay tiles

By 1880, the attractive green Westmoreland slates were also being introduced but these are quite rare in Little Chester and Strutt's Park.

After the 1890s, machine-made clay tiles were introduced - available in blue or red - and became a locally-produced alternative to slate. Two colours of tile were often used to display patterns, dates or initials on a roof, and shaped tiles (such as fish scale tiles) to give varying textures and patterns.

## Chimneys

Chimneys are important architectural features that should be repaired and kept. Chimney pots, which are found in a number of styles, can also contribute to the character of a building. They can be capped to prevent water getting in, but remember to allow for ventilation.

Clay ridge finials and decorative ridge tiles should also be kept, where possible. A number of manufacturers now make reproduction finials and chimney pots.



## Stone and terracotta details

Most of the houses in Little Chester and Strutt's Park Conservation Areas have interesting detailing that needs to be kept and, where necessary, repaired. Even the smaller houses have stone lintels and sills. Many also have central stone pillars between two windows called 'mullions'. The Council is keen to encourage householders to repair and reinstate mullions that have been removed to improve the appearance of their properties. Natural stone is the best material for mullions, but artificial stone, concrete or even timber can be used if painted.



# Trees

Some trees in conservation areas are covered by Tree Preservation Orders (TPOs). Even if they aren't covered by a TPO, you still normally need to give the Council six weeks' notice of your intention to do any work – whether pruning or felling – to a tree in a conservation area by filling in a Works to Trees application form.

This period of notice allows the Council to decide if the tree should be covered by a TPO. You must not do any work to the tree until the Council grants consent or until the end of the six-week period, whichever is the sooner. The Courts can impose large fines or even imprisonment for anyone doing work to a tree in a conservation area without consent.

For some works, there are exemptions and you wouldn't need to give us notice. In the Council's experience, these exemptions can be complicated and we recommend that you give us five days' notice before carrying out any work so that we can confirm if the works are exempt. Please contact the Development Control Team for advice, or visit our Tree preservation orders webpage at [www.derby.gov.uk/environment-and-planning/conservation/tree-preservation-orders/](http://www.derby.gov.uk/environment-and-planning/conservation/tree-preservation-orders/). You can get a guide to the procedures called 'Protected Trees: A Guide to Tree Preservation Procedures' from the Environment Team or direct from Communities and Local Government Publications, telephone 0870 1226 236 or visit: [www.communities.gov.uk](http://www.communities.gov.uk)



## What if I planted a tree myself and now want to remove it?

The best advice is to speak to the Council's Environment Team on 01332 640809 to find out whether or not exemptions apply and for advice on filling in a Works to Trees application form.

## Which trees are affected?

Generally speaking, all trees that have a stem diameter of more than 75mm (measured at 1.5 metres in height) are affected. This applies to conifers, fruit trees, formally planted trees and those trees that are 'self seeding'.

*“Conservation areas are special places where the architectural elegance of an earlier era can be enjoyed. It's a pleasure to see period features retained. I chose my house precisely because it still has its original sash windows and front door. It upsets me to see unsympathetic 'improvements' – they always jar and never look right. It's so much better to use traditional materials and keep to the original style, retaining the correct proportions. It's reassuring to know that the trees in a conservation area are protected, too, so that the area will stay green and leafy.”*

**Strutt's Park resident**



# Demolition

The Council also controls demolition in conservation areas. **Planning permission** would be needed to totally demolish any boundary feature or any building that is over 115 cubic metres in volume. Partial demolition **may** not require **permission**, but it's best to speak to the Environment Team for advice on 01332 640809 **before** you carry out any work.

## Listed buildings

A listed building is one that is included in a list compiled by the Secretary of State for the Environment. A copy of this can be found by visiting [www.derby.gov.uk](http://www.derby.gov.uk) and putting 'listed buildings' in the Search box.

When dealing with additions and alterations to listed buildings, it's best to get advice from the Environment Team on 01332 640809 **before** starting any work. Any unauthorised work to such a building may result in a prosecution.

The listed buildings in Little Chester and Strutt's Park Conservation Areas include:

- 21-24 Duffield Road
- 3-7 Edward Street
- 48 and 50 Kedleston Road
- 1-16 North Parade
- St Helen's House
- St Mary's Roman Catholic Church
- St Philomena's Convent
- Stone House Prebend
- Derwent House
- Handside Bridge
- St Paul's Church
- 114 Duffield Road



Derwent House



St Mary's Roman Catholic Church

*“I think it's important that we preserve our built heritage for present and future generations to enjoy. Conservation areas are a vital way of achieving this. This guidance will give householders a practical understanding of the best way to enhance their homes and where to go for further advice.”*

Little Chester resident

## More information and contact details

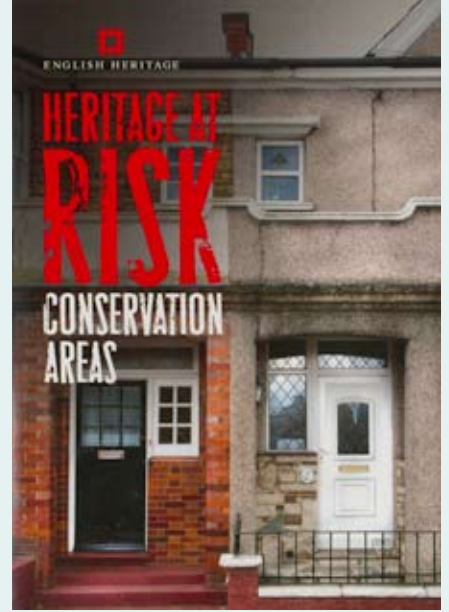
You can get more information about conservation areas and 'permitted development' - this means small works to your house that may not require planning permission - by visiting [www.derby.gov.uk](http://www.derby.gov.uk) and putting 'conservation area' in the Search box.

If you'd like to talk about alterations and/or get application forms for planning permission and conservation area consent (see page 15), please contact the Council's Environment Team: telephone 01332 640809, minicom 01332 640666, fax 01332 643299, email [built.heritage@derby.gov.uk](mailto:built.heritage@derby.gov.uk). You can also visit or write to the Team at The Council House, Corporation Street, Derby DE1 2FS.

## English Heritage conservation area campaign and climate change website

English Heritage is campaigning to save conservation areas across the country from irreversible decline. For a free campaign pack, go to [www.english-heritage.org.uk/conservationareas](http://www.english-heritage.org.uk/conservationareas) and look under the 'Heritage at Risk' section. You'll also find answers to frequently-asked questions by homeowners in conservation areas.

Its Climate Change and Your Home website is designed to help anyone who owns or manages a house built of traditional construction to find out about the potential impacts of climate change and ways to save energy. Visit: [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk)



*Keeping our conservation areas in a well-maintained condition is not just the job of the council's conservation officer. Everyone must work together - the council and the community as a whole.*

**Heritage at Risk - Conservation Areas booklet, English Heritage**

We can give you this information in any other way, style or language that will help you access it. Please contact us on 01332 640809, minicom 01332 640666.

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: 01332 640809 Tel. tekstowy: 01332 640666

01332 640809 یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم  
منی کام 01332 640666 پر ہم سے رابطہ کریں۔

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ,  
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01332 640809 ਸਿਨੀਕਮ 01332 640666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

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Take part in your Darley Neighbourhood Forum: for dates, times and venues,  
call 01332 641586, minicom 01332 640666 or visit [www.derby.gov.uk/neighbourhoods](http://www.derby.gov.uk/neighbourhoods)