



# CHAPTER 6

# 6 HERITAGE, VIEWS AND SENSITIVITY

## 6.1 INTRODUCTION

This chapter presents the heritage assets in Derby and summarises their sensitivity to tall buildings. The full assessment of each heritage asset can be found in Appendix 1.

It further discusses Derby’s key views, which are identified in the Skyline Study (2019). The most sensitive aspects of the views are mapped as view cones. This provides a way of spatially determining where tall building proposals require particular scrutiny.

Figure 6.1 shows all the heritage assets in Derby. These are discussed in detail in the following section.

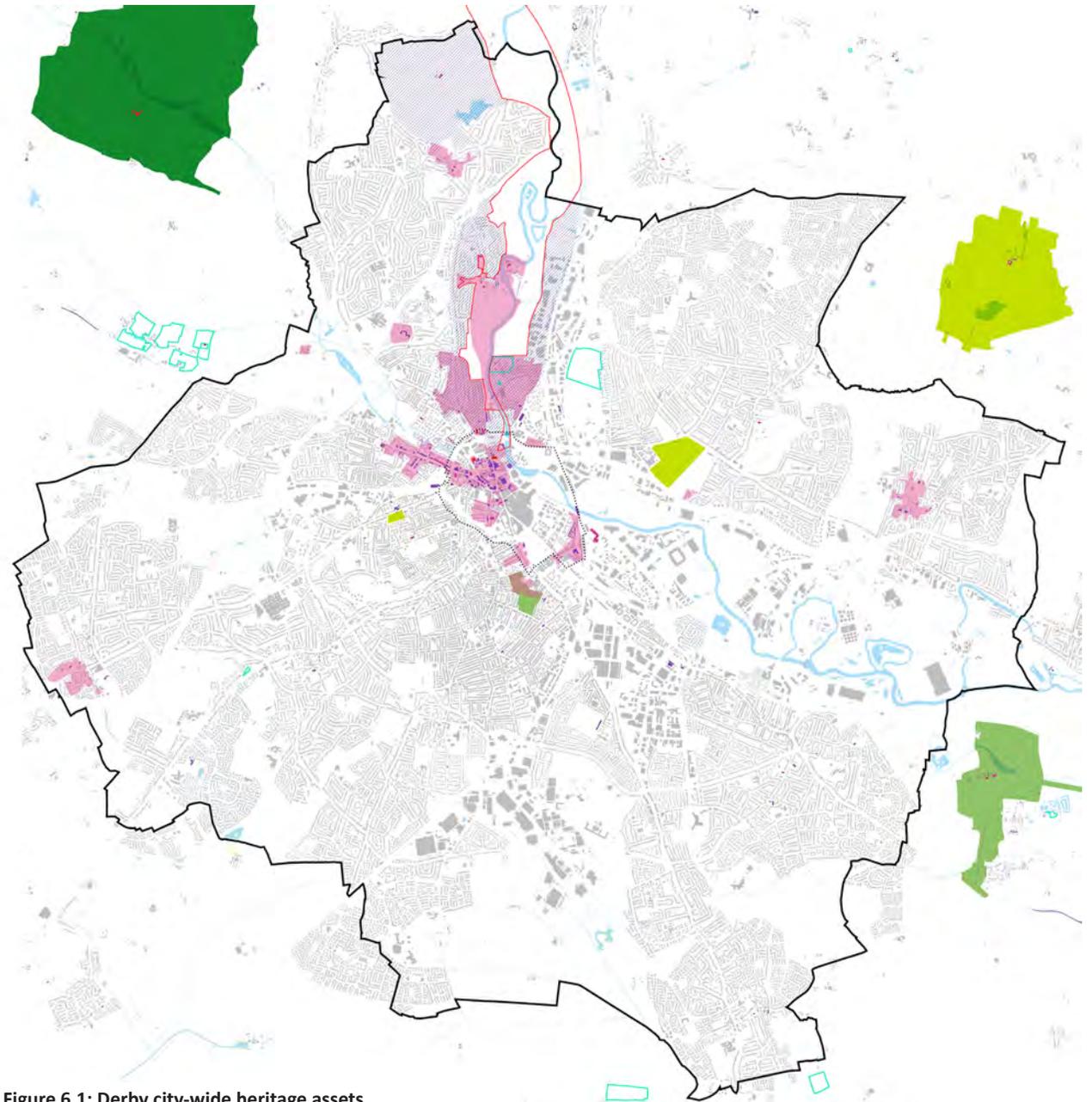
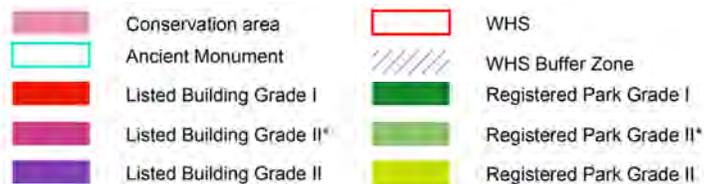
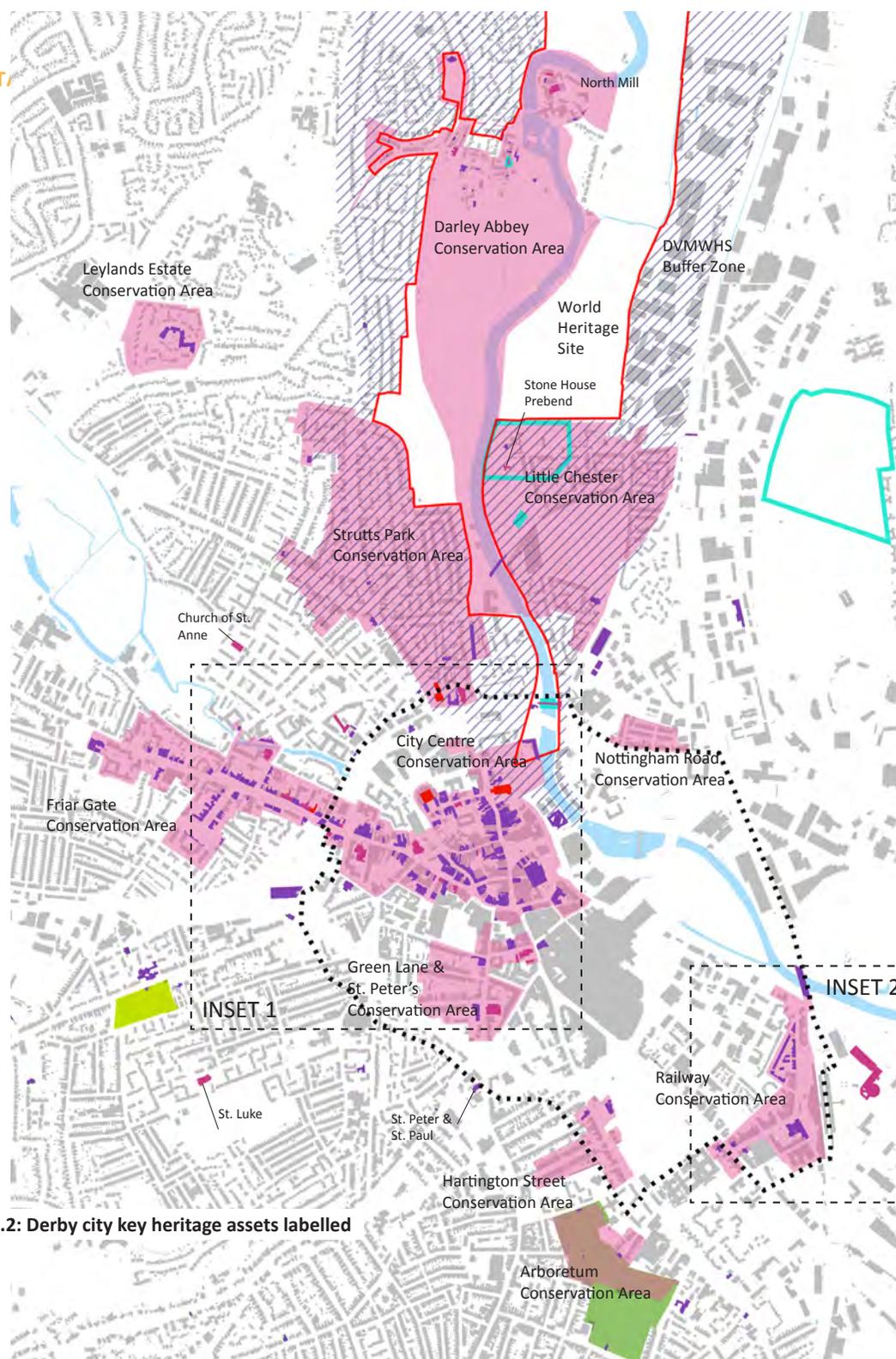


Figure 6.1: Derby city-wide heritage assets



## 6.2 HERITAGE ASSETS

### 6.2.1 INTRODUCTION

Figure 6.2 to Figure 6.4 provide a detailed view of the heritage assets in and around the CBD, with the most significant assets labelled. The following pages provide a discussion of the heritage of Derby and the various assets types.

Figure 6.2: Derby city key heritage assets labelled

- |   |                           |   |                           |
|---|---------------------------|---|---------------------------|
|  | Conservation area         |  | WHS                       |
|  | Ancient Monument          |  | WHS Buffer Zone           |
|  | Listed Building Grade I   |  | Registered Park Grade II* |
|  | Listed Building Grade II* |  | Registered Park Grade II  |
|  | Listed Building Grade II  |   |                           |

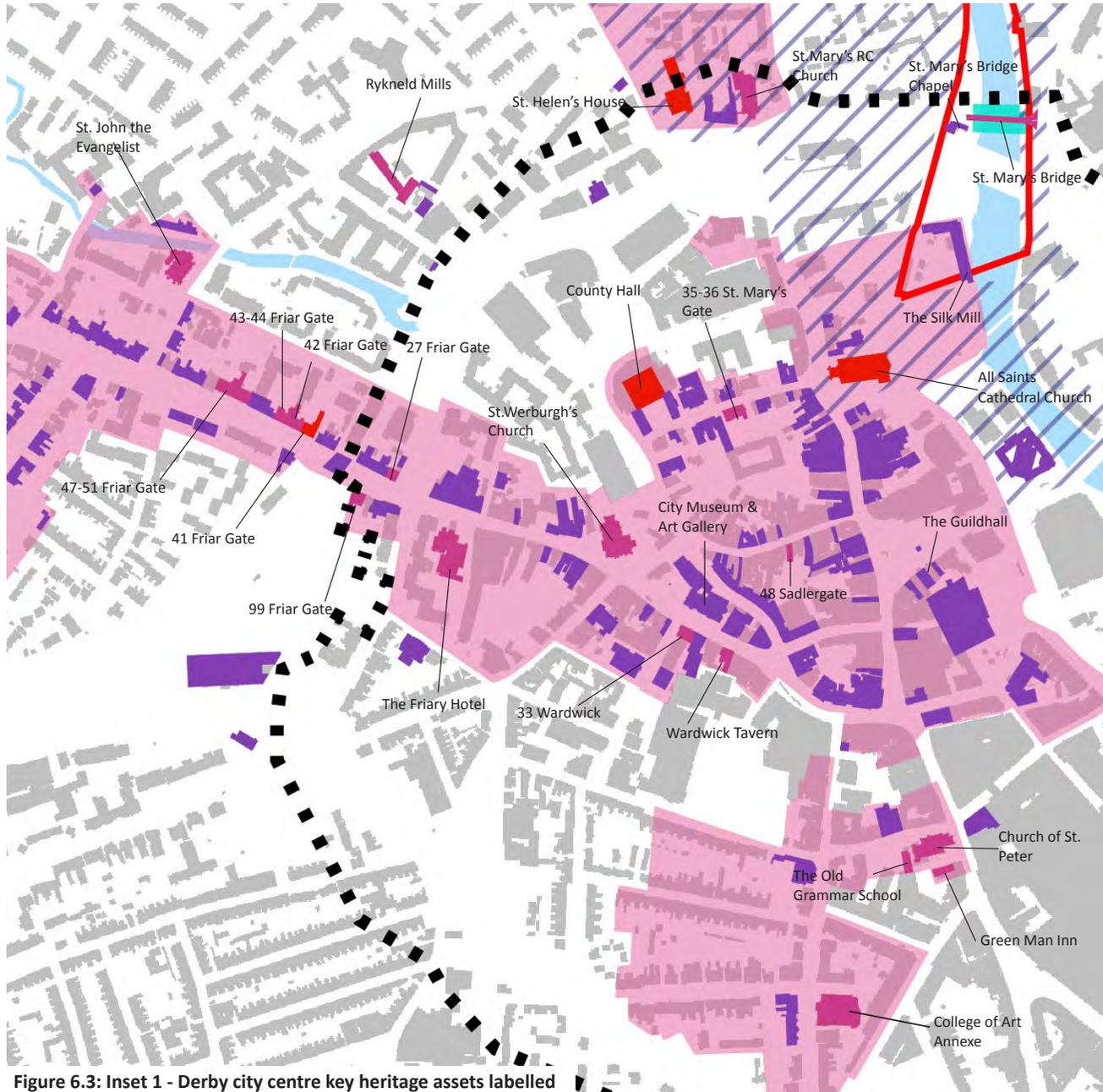


Figure 6.3: Inset 1 - Derby city centre key heritage assets labelled

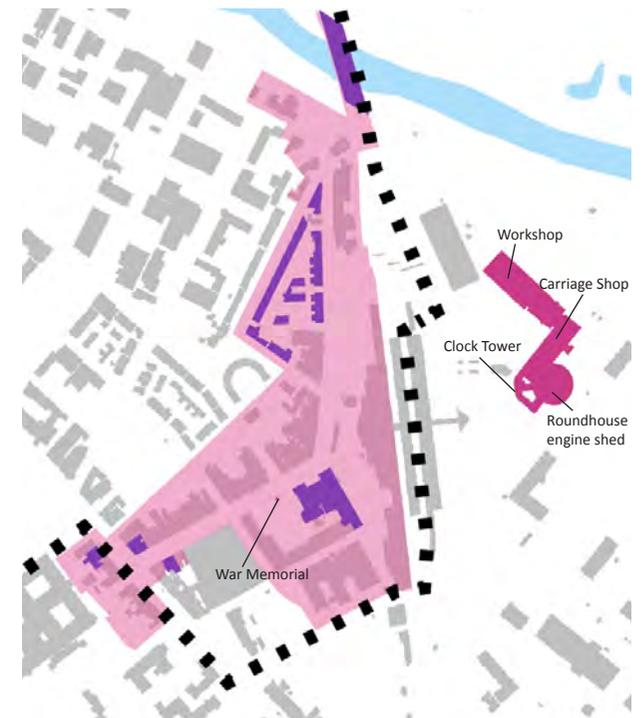


Figure 6.4: Inset 2 - Railway station key heritage assets labelled

### 6.2.2 DERWENT VALLEY MILLS WORLD HERITAGE SITE (DVMWHS)

At around 45 metres AOD, Derby is the lowest part of the DVMWHS which stretches 24 linear kilometres north, as far as Matlock Bath. The Derby focus is the Silk Mill, originally built on an island, and the River Derwent. The Silk Mill and its river setting form the introduction to the valley, both historically (as the origination of the factory system) and geographically and logistically, as this is the location of the former Industrial Museum, the new 2020 Museum of Making, and the southern gateway to the DVMWHS.

Moving north along the River Derwent the site of a former silk throwing mill (Bath Street Mills) is included in the DVMWHS for its direct relationship with Outstanding Universal Value. The valley spreads out at Darley Abbey, where the landscaped parkland associated with Samuel Evans house (Darley Hall - Darley Park) and Thomas Bridgett's house (Derwent Bank House – Derwent Park) provide the landscaped setting for the factory community of Darley Abbey Mills.

Although a number of the original silk mill buildings have disappeared at the island site, the setting of the surviving building incorporates a large area of land around it, including Cathedral Green, where the site of former associated buildings, such as the early 18th century Doubling Shop, have been interpreted, and river bridges, from where the mill can be appreciated in its historic context.

The River Derwent provided the Navigation during the 18th century for imported raw cotton and silk and bulk transportation of processed fibres and

manufactured goods south along its navigable route to the River Trent. During the 19th century the river provided the navigation between Darley Abbey and Derby, to the Derby Canal. During the preparation of the Skyline Study in 2018, it became clear that in Derby there are certain attributes that lie outside the buffer zone, such as weirs and water management systems that survive downriver from Exeter Bridge. The river falls within the DVMWHS from the Silk Mill north. Both the DVMWHS boundary and the Buffer Zone boundary are intended to be reviewed during the life of the Management Plan<sup>1</sup>.

The Buffer Zone of the DVMWHS incorporates Derby Cathedral, where John Lombe is buried, and large areas of land incorporating a large segment of the City Centre Conservation Area, including the east side of Queen Street, as well as the western riverside and the river as far south as Exeter Bridge, the Strutts Park and Chester Green Conservation Areas, and a tranche of the east riverside. The Buffer Zone is just part of the setting of the World Heritage Site and structures which are visible from the DVMWHS or which are visible in conjunction with the DVMWHS lying beyond the Buffer Zone may still fall within its setting and could therefore affect its significance.

<sup>1</sup> Objective 1.13 of the draft 2020-2025 DVMWHS Management Plan – states: “Review the boundaries of the DVMWHS and its Buffer Zone. ACT 1.13.1 Identify minor modifications needed to clarify the boundaries and eliminate any anomalies and submit these changes to UNESCO’s World Heritage Committee for adoption.”

### 6.2.3 SCHEDULED MONUMENTS

Although large parts of the centre of Derby have high archaeological potential as a result of its long period of development, including industrial development, there are only a handful of scheduled ancient monuments within the City. These include the Roman fort of Little Chester, the site of a Roman bathhouse and hypocaust system and the detached Roman vicus (small Roman civilian settlement) lying c600m east of the Roman fort at the site of the former Derby Racecourse.

St. Mary’s Bridge, which is a key viewing place, is also a scheduled monument, as is the remains of Darley Abbey, a standing building within the Darley Abbey settlement.

### 6.2.4 CONSERVATION AREAS

There are sixteen conservation areas in Derby, of which the largest within the core of the City are: City Centre, Friar Gate, and Green Lane and St. Peter’s, all of which developed during the medieval period and during subsequent centuries. There are several conservation areas which lie just outside the Inner Ring Road – Nottingham Road and Strutts Park and beyond that, further afield, there are conservation areas which have a distinct character, where the majority of development took place within a narrow timeframe – e.g. Railway, Little Chester, Darley Abbey, Hartington Street, Arboretum, Leylands Estate.

The City Centre Conservation Area, Friar Gate Conservation Area, Strutts Park Conservation Area, Green Lane and St. Peter’s Conservation

Area, Darley Abbey Conservation Area and Railway Conservation Area all contain a number of listed buildings of the highest national significance, listed Grade I and Grade II\*. The setting of these buildings can relate to the conservation area or much further afield, depending largely on the visibility of key landmarks.

### 6.2.5 LISTED BUILDINGS

There are 388 listed buildings in Derby of which 47 are listed Grade I or Grade II\*. Many of these buildings are focused on the northern settlement of Darley Abbey, which lies within the Derwent Valley Mills World Heritage Site.

The long history of Christian influence in Derby has left the centre with All Saints (Grade I - Derby Cathedral), St. Werburgh's (grade II\*), St. Peter's (grade II\*), and the 19th century St. Mary's RC Church (grade II\* and one of the earliest churches designed by nationally important architect AWN Pugin). Other important churches have less prominence. All Saints is the most prominent of the churches and most prominent Grade I listed building in the city centre. It commands the views and with its west tower overshadows the other listed churches physically and historically. All Saints was one of two Collegiate churches in Derby, given by Henry I for the maintenance of the dean of Lincoln, a royal gift to the minster church of Lincoln. St. Peter's Church, a Grade II\* listed building, was overlooked in the 1960s redevelopment of the city centre, and rather lost its landmark role in the southern part of the town.

Further out from the centre are a number of 19th century churches, including Christ Church (grade II) and St. Luke (grade II\*), which were designed to make their landmark presence felt across large residential parts of the city.

The other prominent listed landmarks are St. Mary's Bridge (grade II\* and a scheduled monument), the Guildhall (grade II), the Museum and Art Gallery (grade II) and the Silk Mill (grade II). They still command many of the views and are very important to the City image.

There are now few surviving mill buildings within the city. Industrial listed buildings, which are nevertheless important to the city image for their design and massing, include, in addition to the Silk Mill, the Rykneld Mill, the surviving North Midland Railway Works buildings, including the Roundhouse, the Great Northern Railway warehouse and cast iron railway bridge and the Midland Railway Goods Shed, off Mansfield Road.

Derby has a number of very important Georgian houses, built originally on the outskirts of the town, by the eminent architect Joseph Pickford, including St. Helen's House (grade I) once owned by William Strutt and one of the attributes of the DVMWHS, within the Buffer Zone. Friar Gate contains a number of these houses, including Pickford's own house (No. 41 Friar Gate) and several others that he built along the street. In the city centre at Wardwick there are also important town houses, including the grade II\* No. 33, the house which belonged to the Gisborne family, and

No. 15 – built for the Alsop family. These houses and other grade II\* Georgian houses along Friar Gate were designed to be appreciated from the street but were built within a more rural setting and originally had spacious gardens, but relatively few survive, as development has encroached around them. The very wide road enables us to stand back from each side of the street and admire houses in their spacious settings.

The medieval core of the town also has a large number of listed buildings, some of very high status, but it is the combined character and juxtaposition of narrow burgage plot development which has the strongest character and it is often the shared setting and visual relationship of these listed buildings, whether medieval or of later date, and their back yards which enhances their significance.

### 6.2.6 REGISTERED PARKS AND GARDENS

Derby is distinctive for having few public green spaces within the city centre. The principal public parks are former seats of local gentry around the periphery of the city. Closer to the town centre are a number of cemeteries of national importance, including those at Nottingham Road and Uttoxeter New Road. The main purpose-built, public park is Derby Arboretum (grade II\*), which is recognised for its national importance and influence on public parks as the one of the first public arboreta, for educating and inspiring the working classes, and is detached from the city centre and lies within a residential area.

## 6.3 HERITAGE ASSETS SENSITIVITY

### 6.3.1 APPROACH

The detailed approach to assessing the sensitivity of heritage assets is set out in the Method Statement in Appendix 1. Each heritage asset was assessed against a tall building which is the scale of a local landmark (2-3 x context height). A number of questions were used to refine how the setting of each asset is experienced or appreciated, as follows:

**Visibility** (for individual buildings) – was the structure designed to be seen in and around the city / historic town centre? If so, would a tall building in its vicinity or further afield affect its visibility? Was there intentional intervisibility with other structures? Would a tall building challenge its landmark status or its primacy in views? Was it designed to be seen from adjoining streets? If so, does it still relate to those streets?

**Status** (for buildings and character areas) – was the structure or area designed to be understood as a prime building or area of high status within the city / town? Is it or was it a seat of power, influence, learning, or religion? Did it have primacy? Does it still hold these values? Has this been affected by later development in such a way that it no longer holds that relationship or is it still intact and well-preserved?

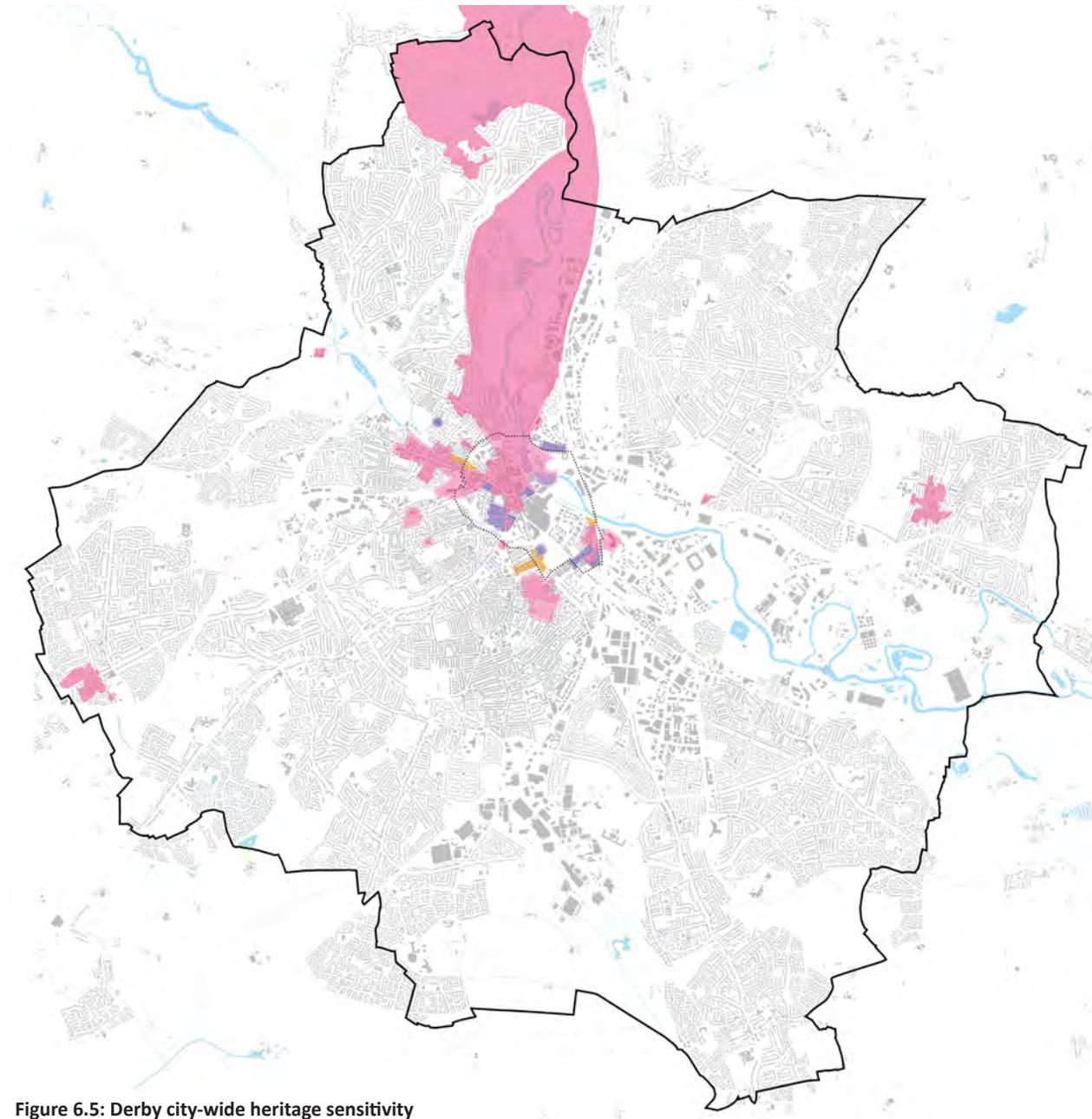


Figure 6.5: Derby city-wide heritage sensitivity



**Design** (for buildings, monuments and areas of planned development) – was the structure or place a particular expression of design that would be affected by disruption to its outline, its silhouette, or its form? Is it a focal point of a key designed or deliberate view? Was it designed in conjunction with other structures of the same form, where a structure of different form or mass would be highly distracting? Does it hold communal meaning and significance for its design against a clear skyline?

**Character and authenticity** - is the place of a specific, well-preserved character that would be affected by tall buildings? Is the character of consistent architectural style and skyline interest? Is the special character of the area particularly low-rise or of a unified height, or is there a mixture of building types and heights? What is the prevailing nature of the experience of the space and the urban grain? Has this been influenced by any old origins? Was it laid out as a cohesive single phase? To what extent is this preserved?

**Integrity** – to what extent is the nature of the structure, space or place influenced by external factors? Would the removal of one tall building, for example, restore the space, group or building to its original setting or silhouette or significantly enhance it?

The setting of heritage assets cannot be spatially defined as a fixed point in time, so the mapping prepared as part of this study does not reflect the setting of heritage assets. Setting can extend far beyond heritage assets. We have mapped levels of sensitivity in order to assist with the process of refining sites which have more or less sensitivity

to tall buildings. This is accompanied by an explanation of sensitivities for each heritage asset in Appendix 1 (Table A1).

The methodology considered four levels of sensitivity. Very high and high levels of sensitivity were mapped together to identify a clear zone of influence (pink on the map), and medium (blue) and low (yellow) levels of sensitivity were mapped separately.

### 6.3.2 SENSITIVITY DEFINITIONS

**Very High:** the heritage asset has international or high national importance. Its setting, and particularly the way that we appreciate it from public viewpoints, is clearly understandable and is very sensitive to change.

**High:** the heritage asset has national importance. Its setting may have been affected by redevelopment or demolition but because of its special interest / significance it is nevertheless very sensitive to tall buildings.

**Medium:** the heritage asset has regional importance. Its setting has been affected by redevelopment and / or demolition.

**Low:** the heritage asset, or part of the heritage asset, may have national importance or local importance. Where it has national importance, its setting has been affected by development and change which has significantly affected how we appreciate it. In some instances because of its context, there is no possibility of any tall buildings affecting its setting.

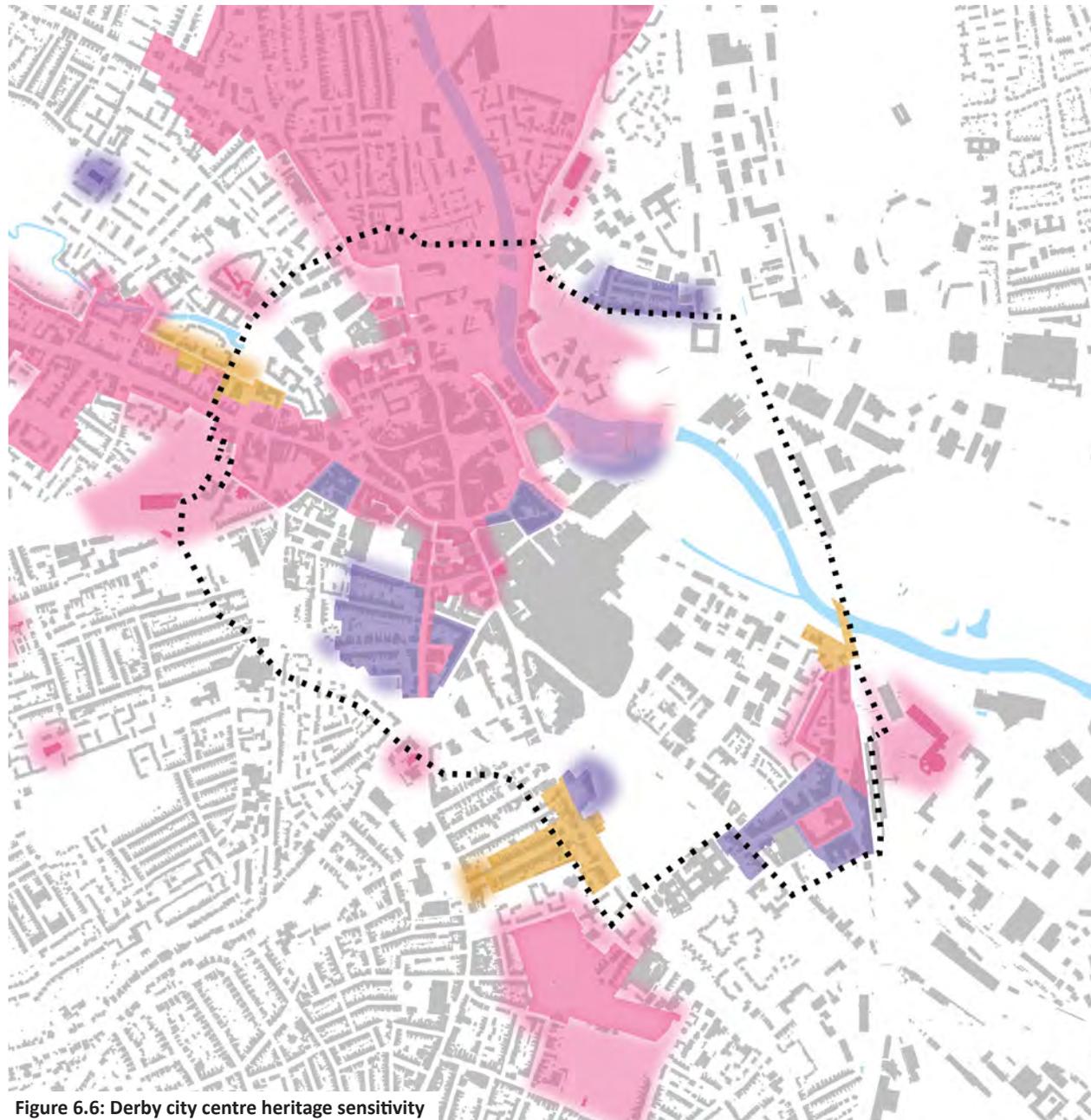
### 6.3.3 SENSITIVITY TESTING

In Appendix 1 (Table A1) each heritage asset is described and their setting is briefly summarised and followed by a sensitivity rating. This is in order to assist in identifying the potential areas for tall buildings within the strategy. It should not be used as a way of determining the location for other sites for tall buildings. All proposals that come forward for tall buildings will need to be considered on both a case-by-case and cumulative impact basis and will need to separately consider the setting of heritage assets.

Based on individual sensitivity to tall buildings, a sensitivity map (Figure 6.5 and Figure 6.6) has been prepared that identifies areas and their degree of sensitivity to tall buildings in respect of heritage assets.

Where the sensitivity of various heritage assets is overlapping we have shown the level of sensitivity related to the heritage asset of the highest significance, so for example, the sensitivity of the World Heritage Site is identified by the DVMWHS boundary, the Buffer Zone and in some places land beyond it, whereas the sensitivity of Grade I and Grade II\* listed buildings within the Buffer Zone is not identified separately on the map.

All of the conservation areas within the city are sensitive to tall buildings. The degree to which they are sensitive varies. Strong lines of continuous building heights, or small, domestic-scale development is particularly sensitive to tall buildings. Certain conservation areas are of national importance and incorporate buildings or



structures of high national significance. These have the highest sensitivity to tall buildings. Parts of conservation areas may be of less importance, and have been attributed a slightly lower sensitivity, or may be less cohesive and therefore given a more moderate rating of sensitivity or perhaps they have been altered by waves of redevelopment and tall buildings, which has already affected their character and setting.

On the Sensitivity map we have shown a graduated ‘fuzzy’ area beyond the boundary of certain parts of the conservation areas. This reflects the fact that the heritage assets are very sensitive to tall buildings (local landmark scale) in these locations. It is a guide to those areas which could be affected but not definitive; for example, one side of a street may be inside a conservation area and the other side outside the conservation area; another example would be an approach route where the conservation area starts abruptly with a small-scale building; in other instances the former rear gardens of significant buildings are sensitive to tall buildings that would impact on the view from the street and on their historic setting.

Individual listed buildings which lie outside conservation areas and outside the DVMWHS Buffer Zone and which are considered to be particularly sensitive to tall buildings, are given a halo on the map.

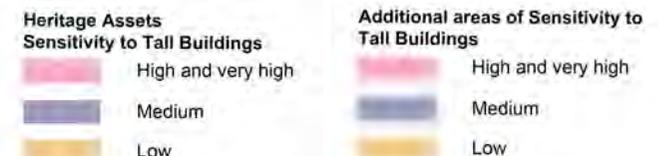


Figure 6.6: Derby city centre heritage sensitivity

## 6.4 KEY VIEWS

One of the main purposes of the Derby Skyline Study was to identify the principal, and most iconic views of Derby that are representative of the historic skyline. These are categorised in the Skyline Study as:

- Townscape panoramas from further away overlooking the city;
- Kinetic or sequential views of city landmarks from approach routes or from the inner ring road;
- Linear short range views with landmarks as focal points;
- Specific views from special places that contain compositions of valued city image elements in Derby:
  1. Historic view points of city landmarks and panoramas
  2. New panoramas of the city
- Important views from within the urban fabric – enabling the appreciation of various elements including key buildings and key spaces.

Derby does not have many opportunities for overlooking the City from publicly accessible viewpoints, where people can stand and enjoy the view. There are very limited long distance panoramic views from the high ground. This is the result of rapid industrialisation, as development pressures forced the rural setting to shrink and the opportunity for creating planned public open space was generally not exploited. From a few public viewpoints panoramic views contain landmarks which break the horizon, although in general the backdrop is the surrounding landscape, the hills of the Trent Valley and the Derwent Valley and the wooded ridge to the south-west of Derby city centre, along Burton Road. Of these long distance panoramic views, the view from Kedleston (VP10) contains the most iconic image of the Cathedral, as it breaks the horizon. The elevated inner ring road around the eastern side of the city now provides the main elevation to the east of the city and a series of fleeting kinetic views of the city skyline and major landmarks.

A viewshed of the Cathedral undertaken for the Skyline Study was instrumental in identifying the nature of the views and the importance of the approach routes, which contain linear views which radiate out from the city centre. The historic approach roads focus on the Cathedral. The viewshed also revealed many of the views of the Cathedral are short-range, linear views from within the medieval core, and that as a result of the density of development, many local views of the Cathedral are incidental and restricted, although still important for wayfinding and connectivity.

Specific views from bridges and the banks of the River Derwent are particularly important in Derby and have had historically held high significance, although that has reduced since the loss of the Derby Canal and the introduction of the ring-road, which has partially segregated pedestrians from the east bank of the river. These are now part of the kinetic or sequential experience of the City Skyline and its principal landmarks from the ring road.

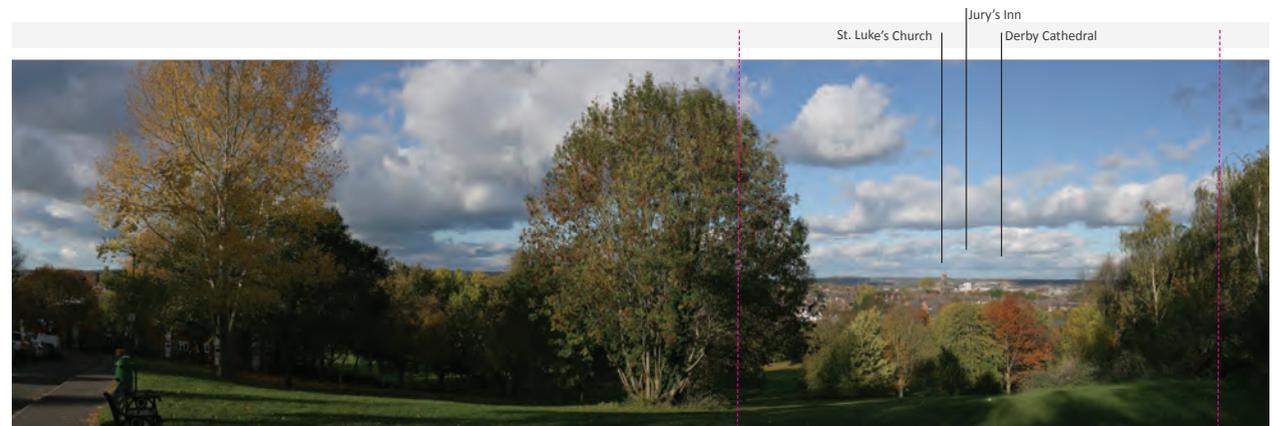
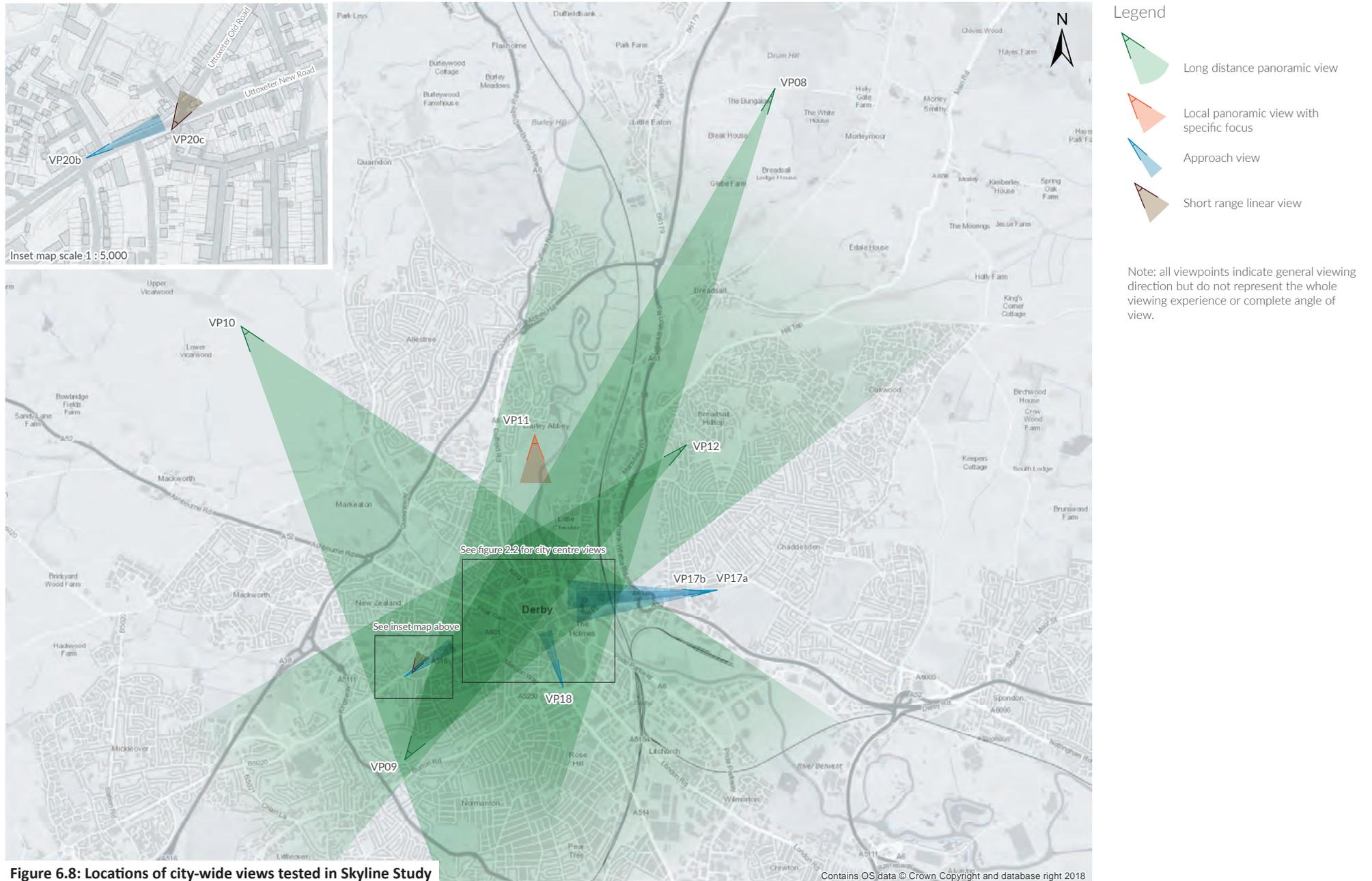


Figure 6.7: View 09 Rykneld Recreation Ground (Source: Derby Skyline Study, 2019)

## 6 HERITAGE, VIEWS AND SENSITIVITY



In other public spaces, such as the Market Place, in front of the Council House and Cathedral Green, there are specific views which hold high value. These views are often framed by buildings, riverbanks or vegetation.

Within these specific views, areas or segments are identified in the Skyline Study as having higher sensitivity. The open space around the key landmarks and to the City Skyline, is sensitive to new development which might encroach in such a way that it is highly distracting, either shifting the focus of a view, or by, blocking a view of a landmark, or interrupting the lower stages of a landmark, or by disrupting its silhouette.

The Views Analysis undertaken as part of the Skyline Study focused on strategic views into and around the city centre. Importantly, a number of the tallest landmark heritage assets are appreciated from a wide area; for example, the tower of All Saints' Cathedral, the campanile of the Guildhall and the tower of St. Mary's Church are notable landmarks from outside the conservation areas and collectively form part of the Derby Skyline. In addition to these views, conservation area character appraisals within the city identify additional important views. The city has five published conservation area appraisals and these also identify significant views. Many of these views are linear, short-range views, which have specific buildings as focal points, or important nodal points and public spaces, where the key buildings and groups of important buildings can best be appreciated. These have been incorporated into the assessments of sites, as part of the process of identifying particular sensitivities.

There are a number of elements within the City which are particularly valued in the views. These include:

- The Cathedral tower;
- Other outstanding and distinctive key buildings with towers;
- The mill buildings;
- The river and bridges across;
- The collection of fine grain buildings with a coherent set of colours and materials;
- The relatively coherent height of buildings, accentuated more special and outstanding historic buildings;
- The backdrop of the sky or the landscape horizon (only broken by the Cathedral and perhaps other historic taller buildings);
- The role of churches in views and at intersections to provide distinctiveness and legibility, as well as the views from one church to the next;
- The prominent position of the Cathedral tower in linear approach routes from the countryside.



Figure 6.9: View 19a Green Lane  
(Source: Derby Skyline Study, 2019)



Figure 6.10: View 27 Wardwick  
(Source: Derby Skyline Study, 2019)

## 6 HERITAGE, VIEWS AND SENSITIVITY



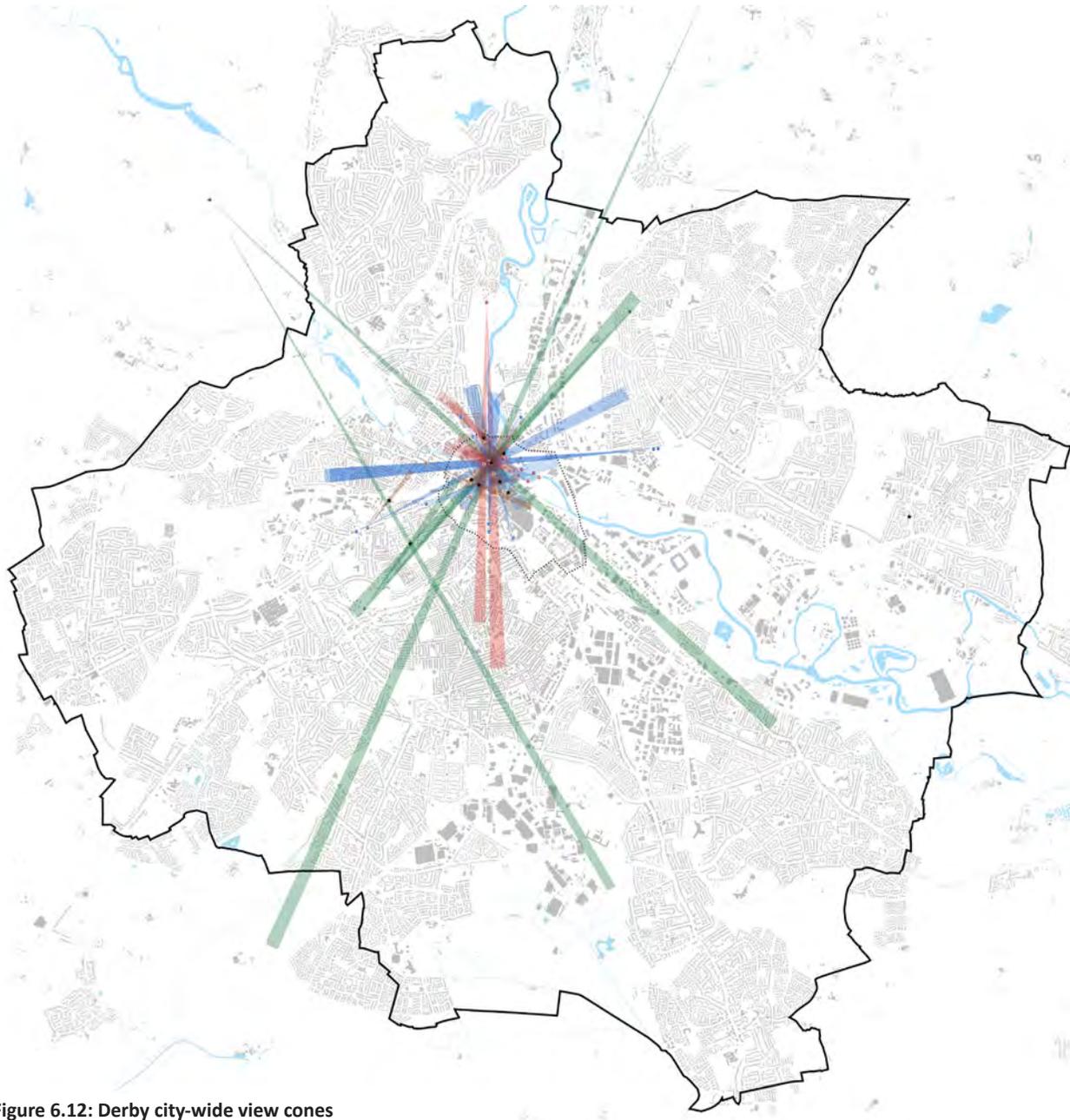


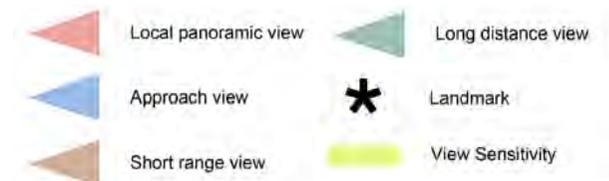
Figure 6.12: Derby city-wide view cones

## 6.5 VIEW CONES

### 6.5.1 INTRODUCTION

This study has analysed the views identified by the Derby Skyline Study and identified narrow sensitive view cones to key landmarks within views that could be highly sensitive to tall buildings (Figure 6.12). A tall building located within a view cone could appear either before or behind a landmark and affect its reading on the skyline. Impacts could include obstructing the view to the landmark, undermining its silhouette or detracting from its prominence on the skyline. Subject to its height, form, position and underlying topography in relation to the landmark and the viewing point, a tall building located within a view cone may or may not have an impact on the view to the landmark. The view cone is a mere pointer towards the need for careful scrutiny of a skyline view and the impact of a tall building on its key landmark features.

**As such the inclusion of a tall building site within a sensitive view cone does not automatically mean that a tall building is not acceptable, but that the testing of the view is required to understand its impact and evaluate if this is acceptable or not.** In the same way, the location of a tall building outside of the identified sensitive



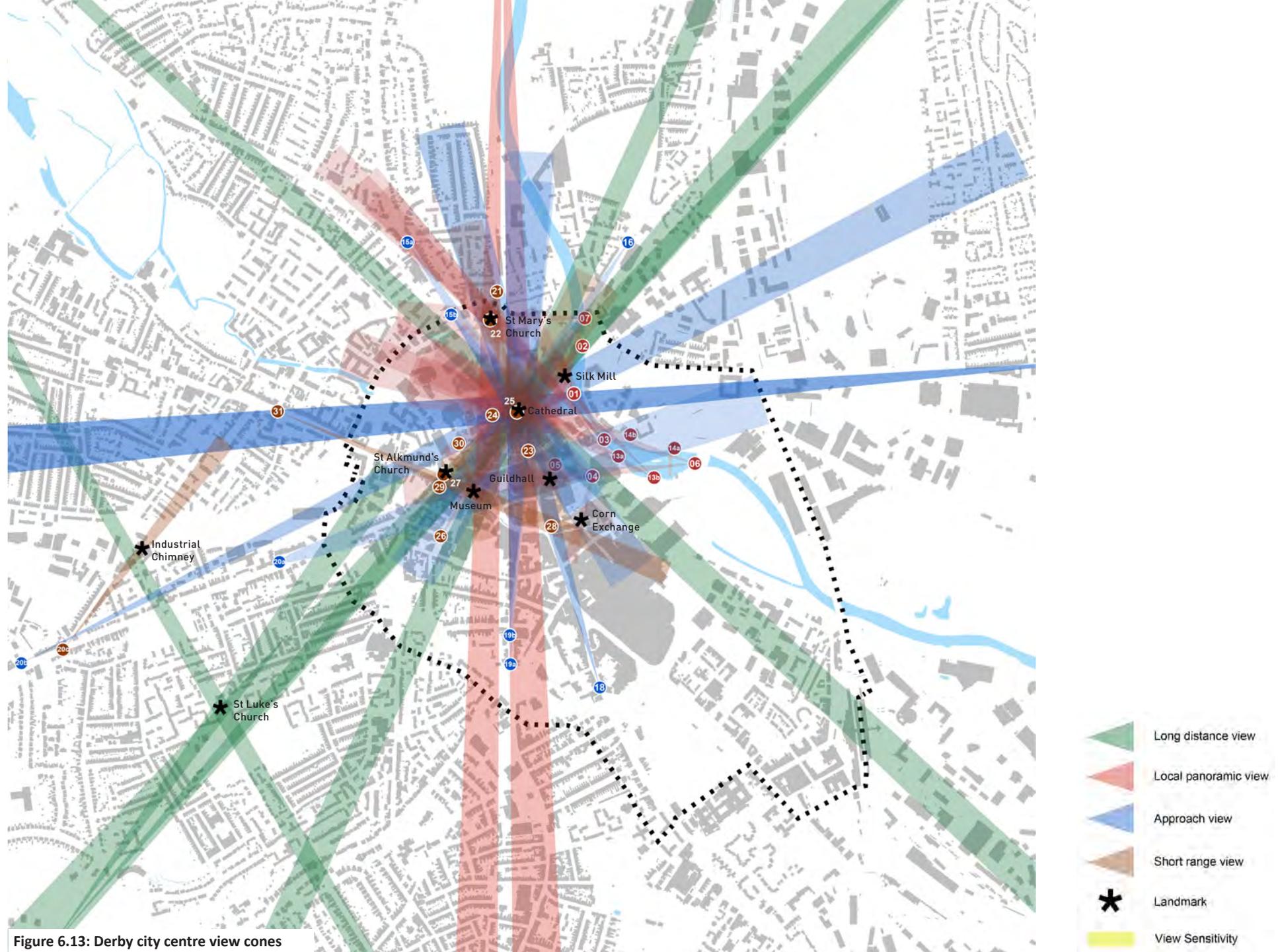


Figure 6.13: Derby city centre view cones

view cones does not mean that in respect of views, a tall building is considered automatically acceptable. While it may not have a direct impact on the visibility and legibility of existing landmarks within skyline views, a tall building can still have an adverse impact on skyline views, by for example affecting the composition, balance or quality of a view, the relationship and hierarchy between its constituting elements, and the appreciation of the significance of a view.

Notwithstanding the sensitive view cone analysis the impact of a tall building on views will need to be tested within all relevant views identified by the Derby Skyline Study and other views as part of visual impact work. To assist this process applicants will be required to map the zone of theoretical visibility of a tall building and to overlay this on the heritage designations and the identified strategic and local views. The mapping will help to identify areas and view points where the tall building is expected to be visible and help identify the locations from where the impact of a tall building should be tested as part of the Visual Impact Work. View points will need to be agreed with the City's Conservation officer as part of the pre-app process.

Some views have more than one view cone associated with them if there is more than one landmark in the view. The view cones extend beyond the landmark for the same distance to represent the impact that development can have in the backdrop of views.

Figure 6.13 shows the view cones at the scale of the city centre. For the purpose of this analysis, the view cones have been categorised as follows:

- Approach view cones;
- Local Panoramic view cones;
- Long Distance view cones; and
- Short Range view cones.

Each category is presented separately on the following pages. For a full analysis of each view, refer to the Derby Skyline Study (2019).

The key historic landmarks that are the focus of these views are:

- Derby Cathedral (25 views)
- St Mary's Church (5 views)
- Silk Mill (4 views)
- Guildhall (4 views)
- Derby Museum (4 views)
- Corn Exchange (2 views)
- St Luke's Church (2 views)
- St Alkmund's Church (1 view)
- Industrial Chimney (1 view)

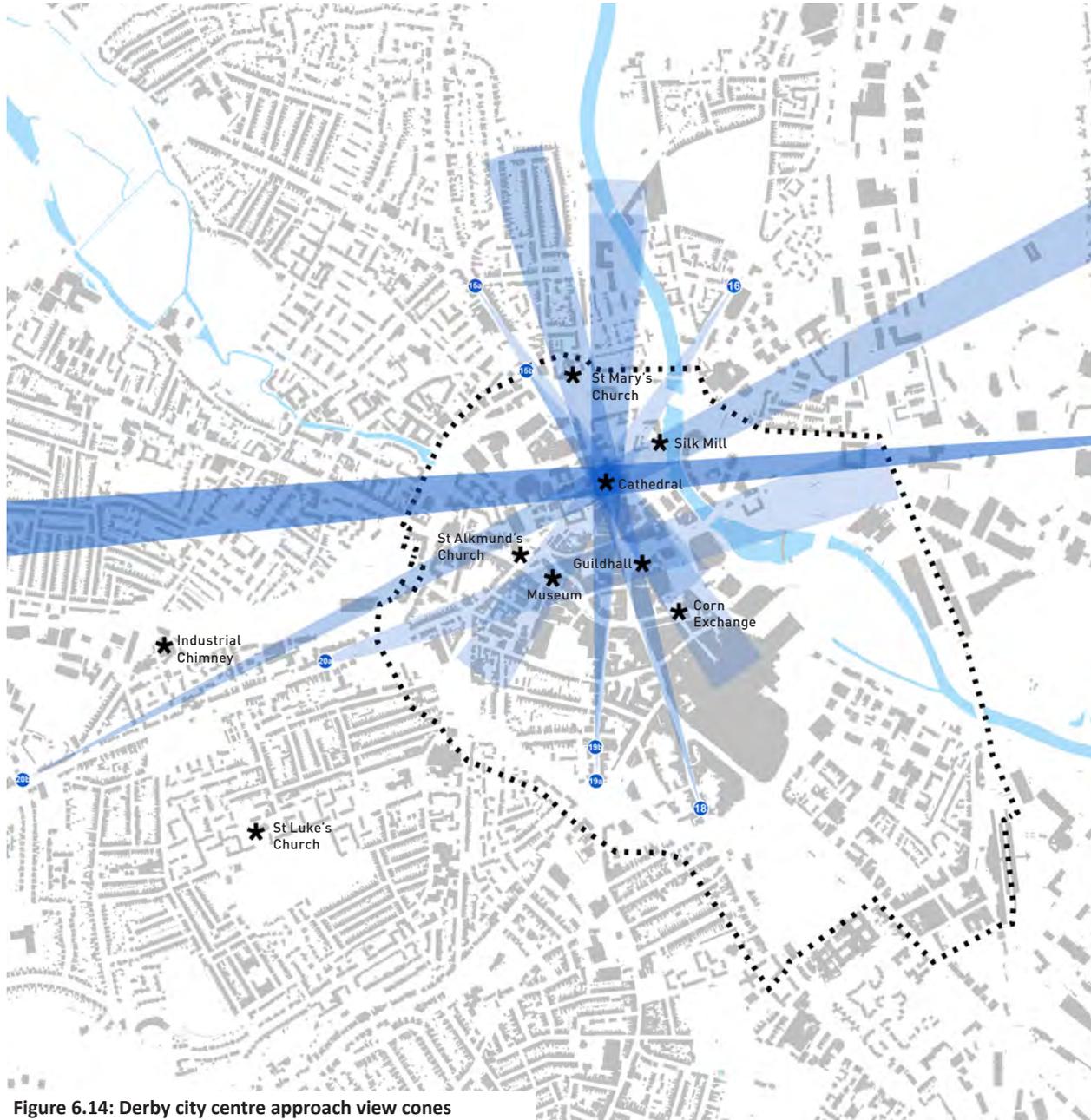


Figure 6.14: Derby city centre approach view cones

### 6.5.2 APPROACH VIEW CONES

Approach views are views from the road network as one travels towards Derby city.

They are:

- **View 15a Duffield Road** to Derby Cathedral;
- **View 15b King Street** to Derby Cathedral;
- **View 16 Mansfield Road** to Derby Cathedral;
- **View 17a Nottingham Road** to Derby Cathedral;
- **View 17b Nottingham Road** to Derby Cathedral;
- **View 18 Osmaston Road** to Derby Cathedral;
- **View 19a Green Lane** to Derby Cathedral;
- **View 19b Green Lane** to Derby Cathedral;
- **View 20a Uttoxeter New Road** to Derby Museum and Guildhall; and
- **View 20b Uttoxeter New Road** to Derby Cathedral.



Landmark



Approach view

### 6.5.3 LONG DISTANCE VIEW CONES

Long distance views are those from far outside the city, which look over the skyline.

They are:

- **View 08 Breadsall Manor** to Derby Cathedral;
- **View 09 Rykneld Recreation Ground** to Derby Cathedral and St Luke's Church;
- **View 10 Kedleston** to Derby Cathedral and St Luke's Church; and
- **View 12 Chatteris Drive** to Derby Cathedral.

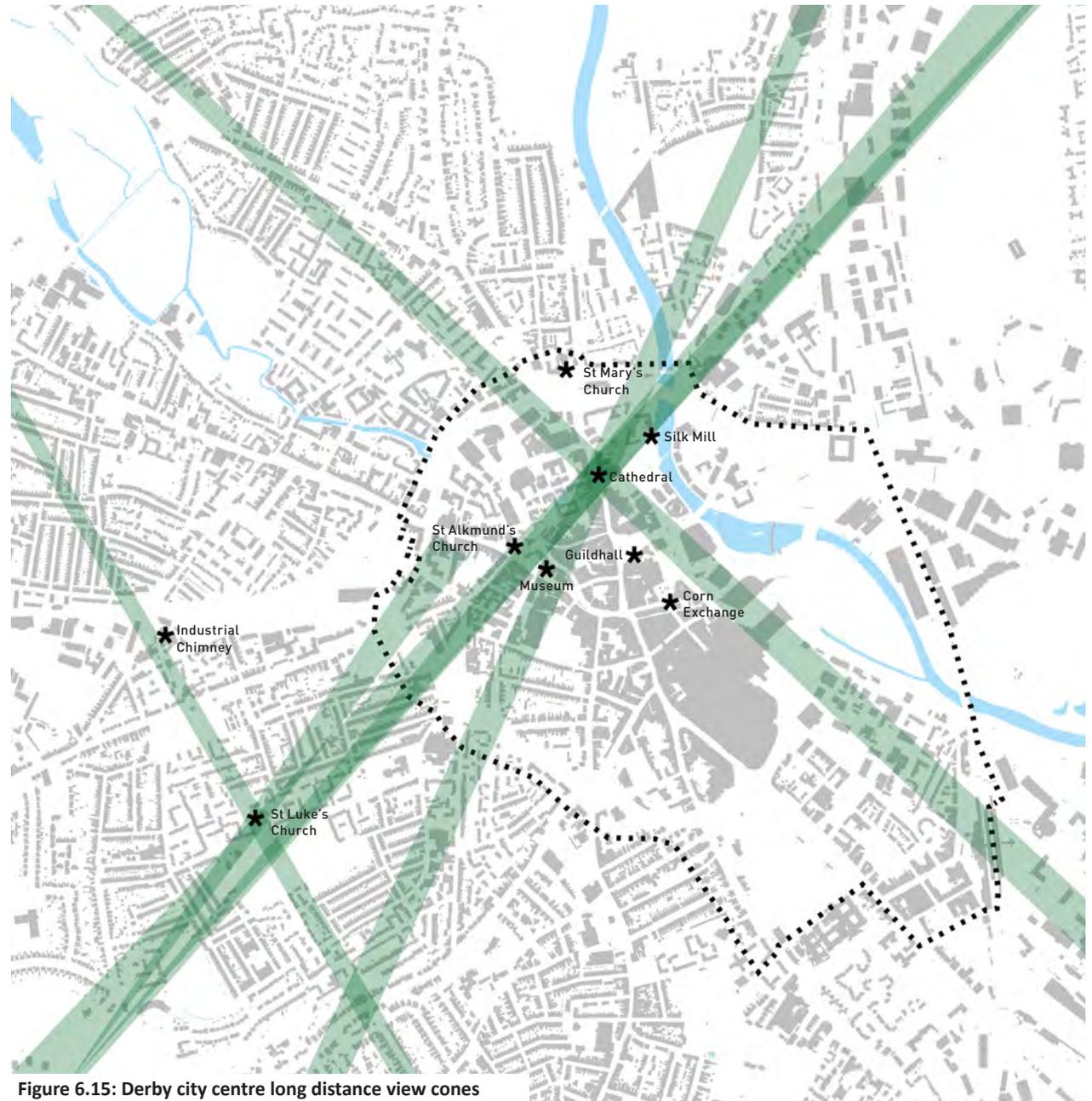


Figure 6.15: Derby city centre long distance view cones

\* Landmark

Long distance view



### 6.5.4 LOCAL PANORAMIC VIEW CONES

Local panoramic views are short range views, from which the skyline or multiple landmarks can be appreciated

They are:

- **View 1 Cathedral Green Bridge** to Derby Cathedral and Silk Mill;
- **View 2 Causey Bridge** to Derby Cathedral and Silk Mill;
- **View 3 Exeter Bridge** to Silk Mill and St Mary's Church;
- **View 4 Council House** to the Guildhall and Corn Exchange;
- **View 5 Market Place** to Guildhall;
- **View 6 Holmes Bridge** to the Guildhall and Derby Cathedral;
- **View 7 St Mary's Bridge** to St Mary's Church, Derby Cathedral and Silk Mill;
- **View 11 Cafe Terrace at Darley Park** to St Mary's Church and Derby Cathedral;
- **View 13a River Gardens** to Derby Cathedral;
- **View 13b River Gardens** to Derby Cathedral and St Mary's Church;
- **View 14a River Walk** has been excluded as it does not focus on a historic landmark; and
- **View 14b River Walk** to Derby Cathedral.



Landmark



Local panoramic view

Figure 6.16: Derby city centre view cones

### 6.5.5 SHORT RANGE VIEW CONES

Short range views are linear local views to specific landmarks.

They are:

- **View 20c Uttoxeter New Road** to industrial chimney;
- **View 21 Darley Lane/St Mary's Close** to Derby Cathedral and St Mary's Church;
- **View 22 Bridge Street** to Derby Cathedral;
- **View 23 Irongate** to Derby Cathedral;
- **View 24 St Mary's Gate** to Derby Cathedral;
- **View 25 Queen Street** to Derby Cathedral;
- **View 26 Becket Street** to Derby Cathedral;
- **View 27 Wardwick** to Derby Museum;
- **View 28 Albert Street** to the Corn Exchange;
- **View 29 Curzon Street** to St Werburgh's Church;
- **View 30 Bold Lane** to Derby Museum; and
- **View 31 Friar Gate** to Derby Museum.

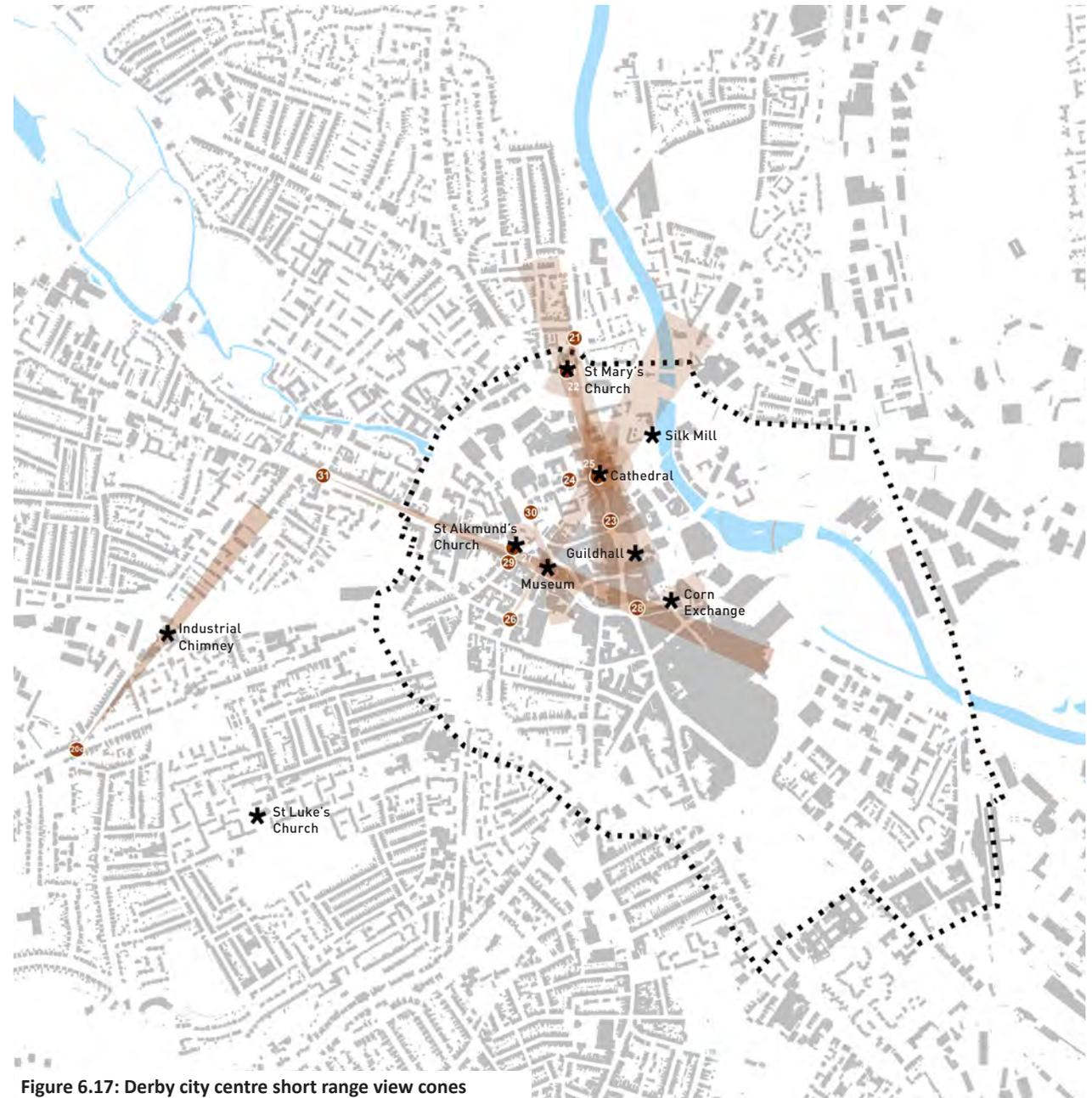


Figure 6.17: Derby city centre short range view cones



Landmark



Short range view

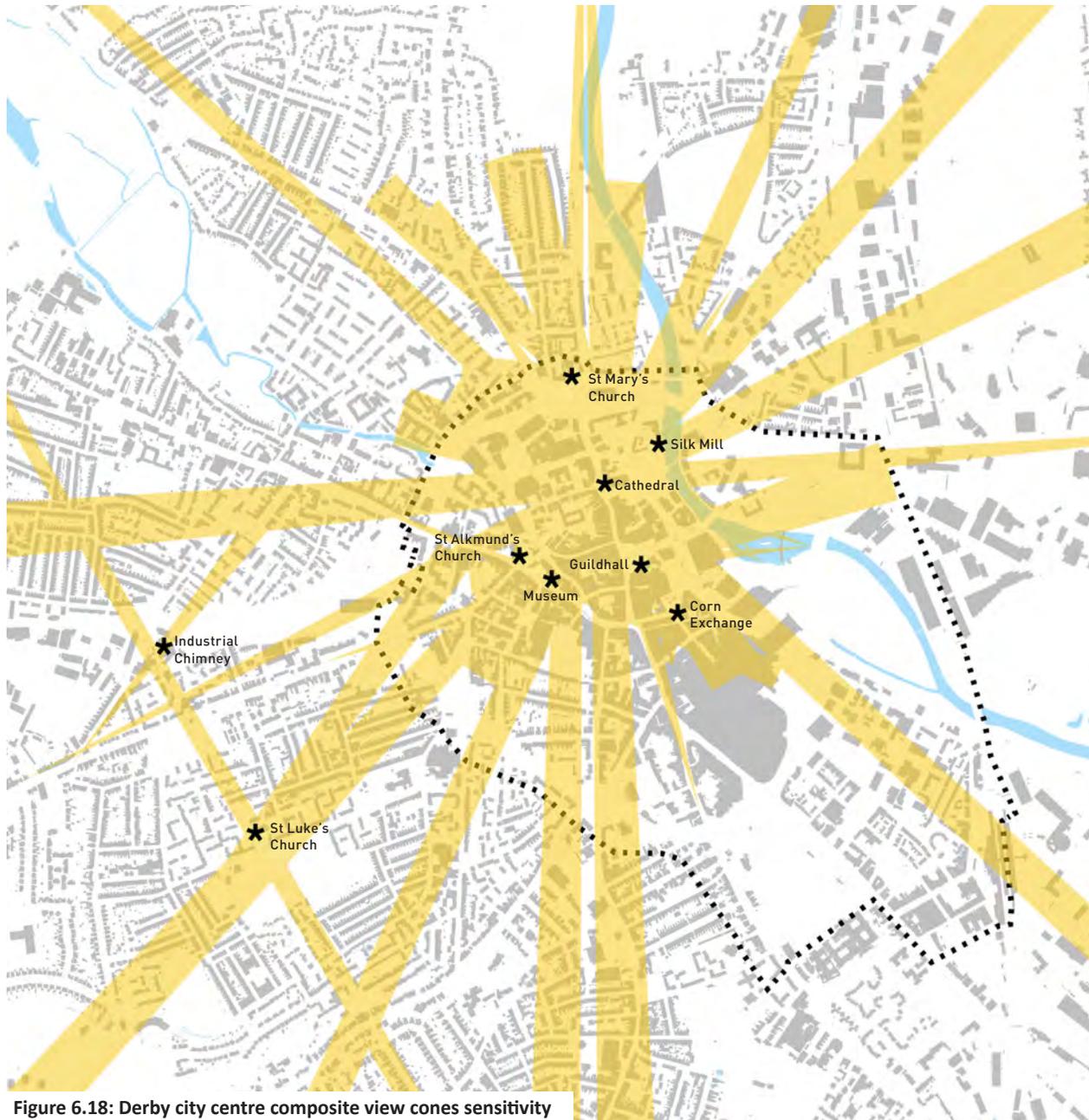


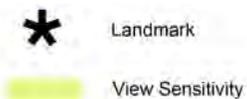
Figure 6.18: Derby city centre composite view cones sensitivity

## 6.6 VIEW CONES SENSITIVITY

### 6.6.1 OVERVIEW

Figure 6.18 show a composite image of all the view cones together, coloured in yellow. Each of these view cones is sensitive to the impact of tall buildings, which may block the view to historic landmarks or appear unsympathetically behind them. The historic city core is most sensitive to tall buildings affecting views as this is where most of the historic landmarks are.

Areas that appear less sensitive are the Castleward area, the former Derbyshire Royal Infirmary site, and parts of the eastern riverside. This analysis does not presuppose where tall buildings are acceptable within Derby. It simply flags up areas where disruption to view of key historic landmarks due to tall buildings are more likely. It is considered in Section 8 Sifting Process.



### 6.6.2 CITY IMAGE

The importance of Derby's Cathedral for the historic and cultural identity of the city is indisputable. The Cathedral is the pre-eminent landmark of the city and arguably the most the essential element of Derby's skyline that makes it distinct and unique. It holds a prominent place in Derby's city image. It is instantly recognisable and the focus of the majority of identified skyline and local views, as well as many local and incidental views. The Cathedral tower was built in the 16th century and it holds the oldest ring of 10 bells in the world. The Cathedral is of exceptional architectural quality, which holds true not just for its time but also in respect of all other development in Derby since. As a Grade I listed building it is a heritage asset of the highest order.

A tall building that intrudes or obstructs views to the Cathedral or competes and takes away from its pre-eminent role on the skyline, would be highly damaging to the appreciation of the building itself and its setting, and also weaken and undermine the city image.



Figure 6.19: The Cathedral from Cathedral Green



Figure 6.20: The Cathedral from the River Derwent looking north west



Figure 6.21: The Cathedral from Irongate