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Derby City Council at derby.lfd@derby.gov.uk
or phone 01332 255076

Alternatively write to:

Plans and Policies, Spatial and Transport Planning, Neighbourhoods
Directorate, Derby City Council, Saxon House, Friary Street, Derby, DE1 1AN

Further information is also available on our website:
www.derby.gov.uk/planning

We can give you this information in any other way, style or language that will help you access it. Please contact us on – 01332 255076, minicom – 01332 256666 or fax us on – 01332 256052.

Please contact us if you need help reading this document or any part of it translating.

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.
Prosimy o kontakt: 01332 255076 Tel. tekstowy: 01332 256666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ,
ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ
01332 255076 ਮਿਨੀਕਮ 01332 256666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

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 256666 پر ہم سے رابطہ کریں۔



DERBY CITY COUNCIL

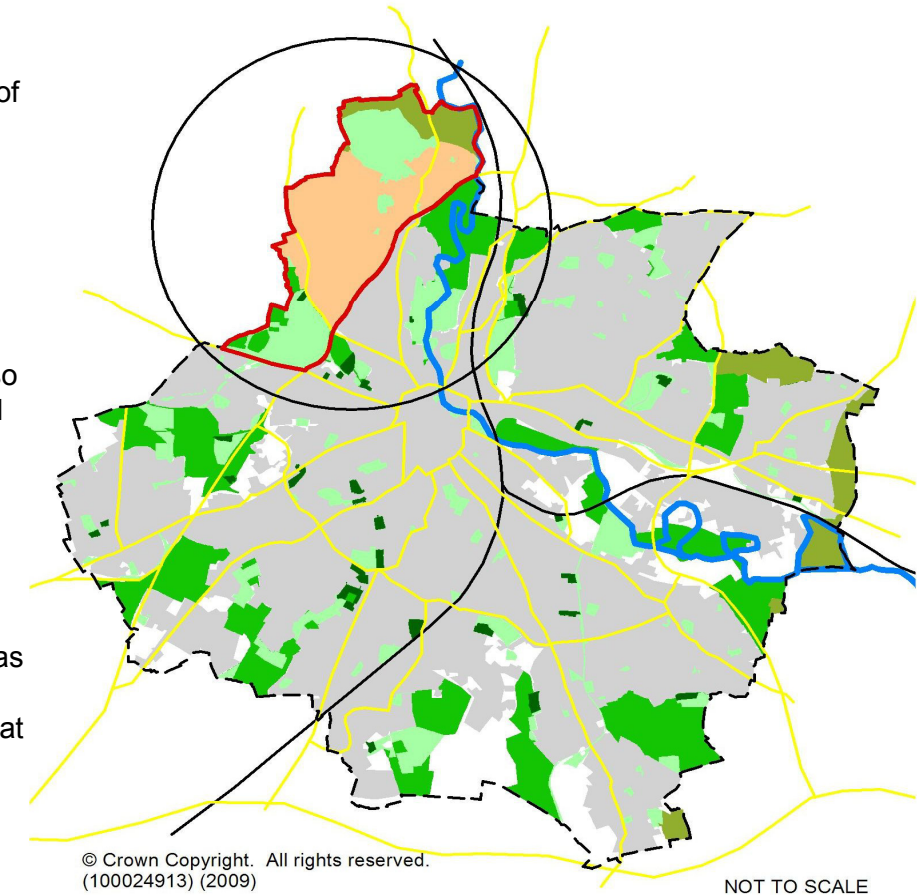
Townscape Character Assessment: Allestree Ward

We have prepared a series of draft Townscape Character Assessments for all of the wards within Derby. These present information about the built environment and about what makes up an area's identity. Information includes whether the area is historic or new, the age and type of its housing areas, whether it is entirely residential or has large amounts of other land uses such as employment areas and so on. We have also produced Neighbourhood Overviews which focus on the social and economic profile of each ward and are available on our webpage, www.derby.gov.uk/planning.

We would like you to help us by telling us more about your areas and how they work as neighbourhoods. These Character Assessments are draft and we recognise that more information will need to be added to them and that we may not have got everything absolutely right! However, local people have the greatest understanding of their neighbourhoods and so we want you to help us to build up these assessments.

We want you to tell us if you agree or disagree with the information we have gathered so far and to suggest additional information you think should be included.

Please see the back of this document for information about how to get involved and how to provide us with your comments.



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NOT TO SCALE

Historic Character and Identity: Allestree

Allestree is the northern most ward in the city and is bordered by Darley to the east and Mackworth to the south. It is bordered by the district of Amber Valley along its western and northern edges and Erewash in its north-east corner.

Allestree was formerly a distinct rural village with historic development centred upon the Park Lane, Cornhill and St Edmunds’s Close areas. The historic core is surrounded by 1930s development, mainly to the west and east and these areas generally form the traditional village area of the ward.

Substantial housing development in the Park Farm and Blenheim Drive areas through the 1960s and 70s eventually led the area being incorporated into the Borough of Derby. The shopping precinct developed as part of the Park Farm housing estate now serves as the main service and shopping destination in the ward and is key activity node.

The ward is flanked by the two City Parks to the north and south. These help to maintain a separate identity from other parts of the built up area. This separate identity is reinforced by the dominance of the A38 to the east. The arterial routes of Kedleston Road and Duffield Road also help to define the character of the area.

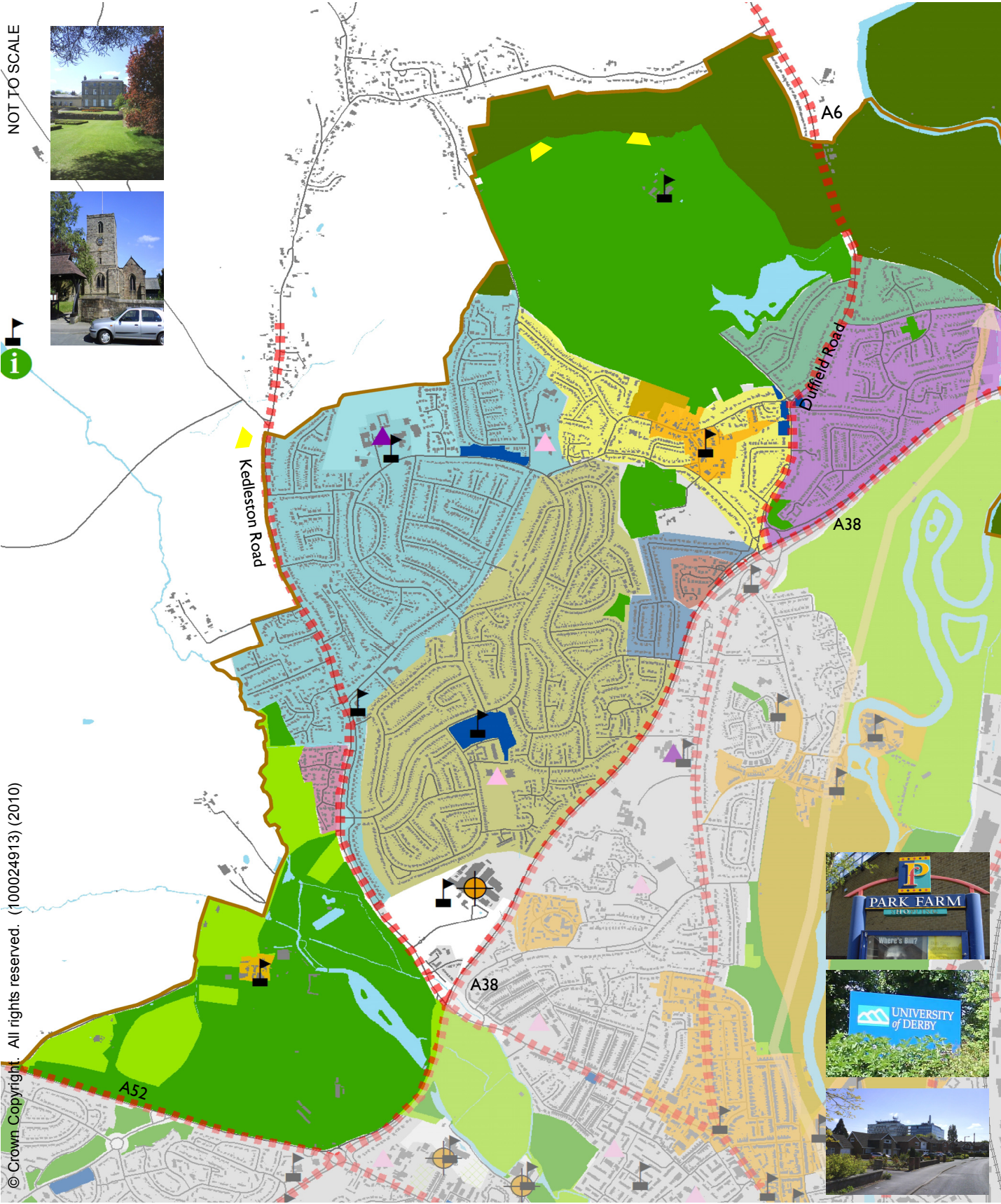
The ward has generally been viewed as one of the more affluent and desirable areas of the city, which may in part be due to the larger properties, leafy character and excellent access to open land and the countryside.

The area of the ward that has seen most new development in recent years is the former Derby Rugby Club site on Kedleston Road, although there has also been some infill development in other areas.

Concerns have been raised about some proposed infill

Draft Character Areas

- Lambourn Drive – 1970s estate, bungalows and detached
- Evans Avenue / Ford Lane – Inter war, detached
- Baslow Drive – Early 21st Century, townhouses and apartments
- Cavendish Avenue – Inter war, semi detached
- Park Farm – 1960s and 70s, suburban, detached and bungalows
- Former Rugby Club – 1990s estate, detached
- Village Centre – Historic centre and inter war growth
- Blenheim Drive – 1970s estate, semi detached and bungalows, 1930s linear growth along Allestree Lane



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|--------------------|---------------------------------|-------------------|------------------------|
| Hospital | Historic Estate | Green Wedge | Key Routes |
| Secondary School | WHS | Allotments | Railway |
| Primary School | University Campus | Public Open Space | Connecting Derby Route |
| Landmark Buildings | Retail Park | Green Belt | Waterways |
| Conservation Area | District / Neighbourhood Centre | Leisure Facility | Mick / Mack Route |
| Vista | City Boundary | | |

developments, especially where these affect established lower density areas. We have not identified the extent of the sensitive area but would be interested in working with local groups to explore this issue further.

Landscape and Open Space:

Open space is a key contributor to the character of the area, with both of Derby’s ‘City Parks’ located within Allestree. The Recreation Ground is one of the few areas of major open space within the residential areas of the ward.

There is a substantial area of Green Belt land in the north of the ward, which is located within the boundary of the Derwent Valley Mills World Heritage Site (WHS). The Green Belt extends eastwards helping to stop Derby and Nottingham from merging. To the north of Allestree Park, the landscape is characterised by wooded slopes and valleys and riverside meadows that form the Derwent Valley.

Beyond the western boundary of the ward, the landscape opens out into estate farmland surrounding the villages of Mackworth, Kedleston and Quarndon, within Amber Valley.

Heritage and Townscape and Movement:

The townscape in the more northern areas of the ward has the feel of a mature residential suburb, with a mix of property types, larger gardens and low densities. There is a conservation area containing a number of listed buildings and buildings of historic importance.

The south of the ward is visually dominated by the Derby University Campus at Kedleston Road. The townscape in this area is mainly low rise and suburban, characterised by detached properties and bungalows, but with less historic character compared to more northern parts of the ward.

The traditional village area has a dense and close knit building pattern to it with a complex street pattern. The housing estate areas tend to have a lower density and more open pattern. These areas are characterised by standard 70s housing estate layouts, including a number of cul de sac roads flowing from the main feeder routes.

Movement within the ward is generally along the A38, Kedleston Road and Duffield Road. Allestree Lane and Birchover Way are the main feeder routes into the housing estates in the south of the ward.