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Further information is also available on our website:  
[www.derby.gov.uk/planning](http://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.**

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Polish

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

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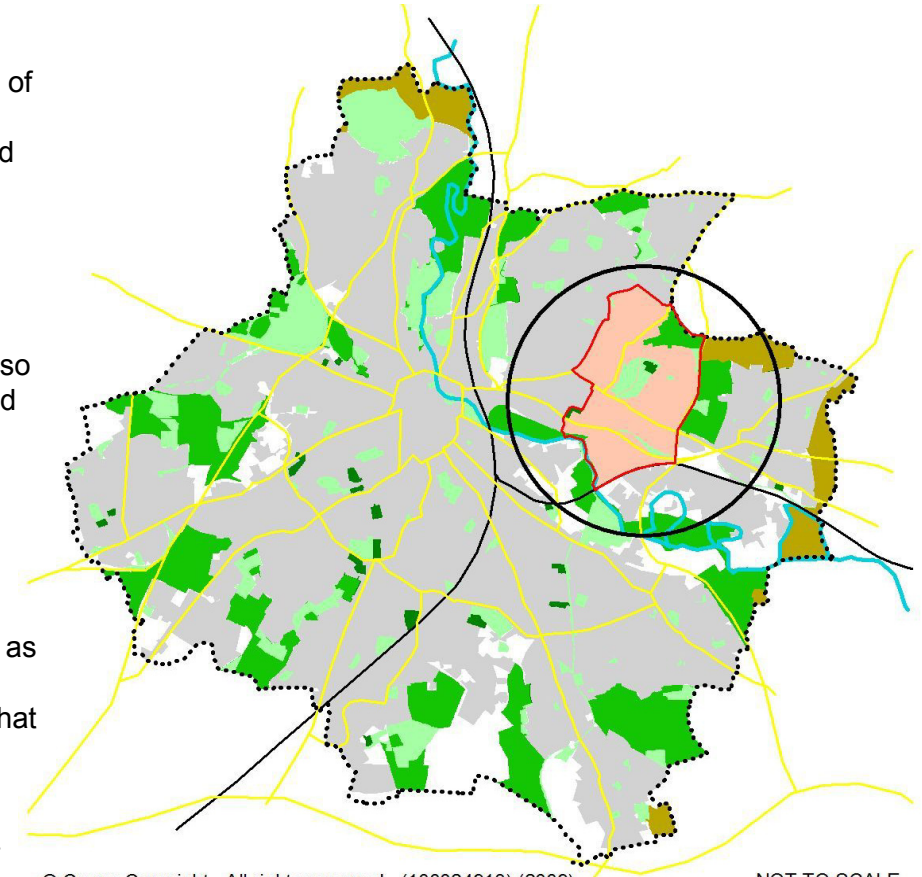
# Townscape Character Assessment: Chaddesden Ward

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](http://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: Chaddesden

Chaddesden is located to the east of the city centre and to the north of the River Derwent. It is located between the wards of Spondon and Derwent and is a major residential suburb. There are a diverse range of land uses in the south of the ward.

The parish of Chaddesden was integrated into the Borough of Derby in 1968. Prior to this, Chaddesden had developed from a rural village with the ancient church of St Mary the Virgin at its centre. Major housing development in the inter and post war periods expanded the village leading to its subsequent integration.

The A52 trunk road is a major road through the city linking Derby with Nottingham and the M1 motorway to the east. The A52 splits the ward into two distinctly separate areas, with commercial development to the south and residential to the north.

Although the ward has a large and busy District Centre on Nottingham Road, it is not necessarily the key focal point for all residents. Some residential areas in the north and west of the ward have a stronger relationship with Derwent ward to the west, utilising shops and services in this area.

A former mineral extraction site is located in the southern tip of the ward, behind the Wyvern Retail Park. It is part of the former Chaddesden Sidings and is one of the most significant regeneration opportunities in the city.

Landscape and Open Space:

Chaddesden’s main area of open space is the district park which sits centrally within the ward. It is accessible for the majority of residents living in the area and forms a substantial break in the urban environment. The park offers a

Draft Character Areas:

- Albert Road – Post war / 70s, semi detached / bungalows / flats
- Lexington Road – Post war, semi detached
- Oregon Way – 1980s / 90s, detached / bungalows
- South of A52 – Mixed commercial and regeneration site
- Matlock Road – Post war, semi detached
- Chaddesden Park Road – Inter war, semi / detached
- Nottingham Road – Inter war, semi detached / bungalows
- Reginald Road South – Inter war, detached
- Morley Road – Post war, semi detached



- |                    |                                 |                   |                        |
|--------------------|---------------------------------|-------------------|------------------------|
| 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                   |                   |                        |

wide range of formal and informal recreational activities and contains the local library and an allotment garden.

To the south of the residential extent of the ward there is an area of public open space which serves as a buffer between the residential areas and the A52.

To the north of the park there is an area of Green Wedge. It allows the open countryside to penetrate into the built area of the city and contains Lees Brook School and its playing fields.

Although not within Chaddesden ward, there is a large area of Green Wedge to the east of the ward boundary. This Wedge helps to define the character of Chaddesden and separate it from the built area of Spondon.

Heritage, Townscape and Movement:

There is a small conservation area at Highfield Cottages, just north of the A52 on the western boundary of Chaddesden. It contains a number of listed former railway cottages.

The ward also contains a number of other locally listed buildings such as the Wilmot Arms public house and Brook Farm. Nottingham Road Cemetery, located just outside of the ward boundary is classed as a historic park and garden.

The townscape of the ward has a suburban feel and is characterised by inter and post war housing, particularly in the form of semi detached dwellings. Housing development is generally built at a medium density and most properties have their own reasonably sized gardens. There has been very little new housing development in recent years.

The Chaddesden Park Road and Nottingham Road character areas are characterised by a strong grid layout with relatively open development patterns. The Lexington Road area is characterised by strong edges created by distributor roads and cul-de-sac residential streets leading from the main routes.

Nottingham Road is the main route running through the heart of Chaddesden. Part of the road has Roman origins and it was the main route out of the city to the east before the construction of the A52. The A52 carries a high volume of traffic through the area and is a strategic route into and out of the city.

There are other significant traffic movements within the ward, particularly from the A52 onto Pride Park. There are also complex traffic movements through the local street network.