

If you wish to submit comments on any aspects of the information contained in this document, or require any further information please contact:

Derby City Council at [derby.ldf@derby.gov.uk](mailto:derby.ldf@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](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.**

**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  
01332 255076 پر ہم سے رابطہ کریں۔



DERBY CITY COUNCIL

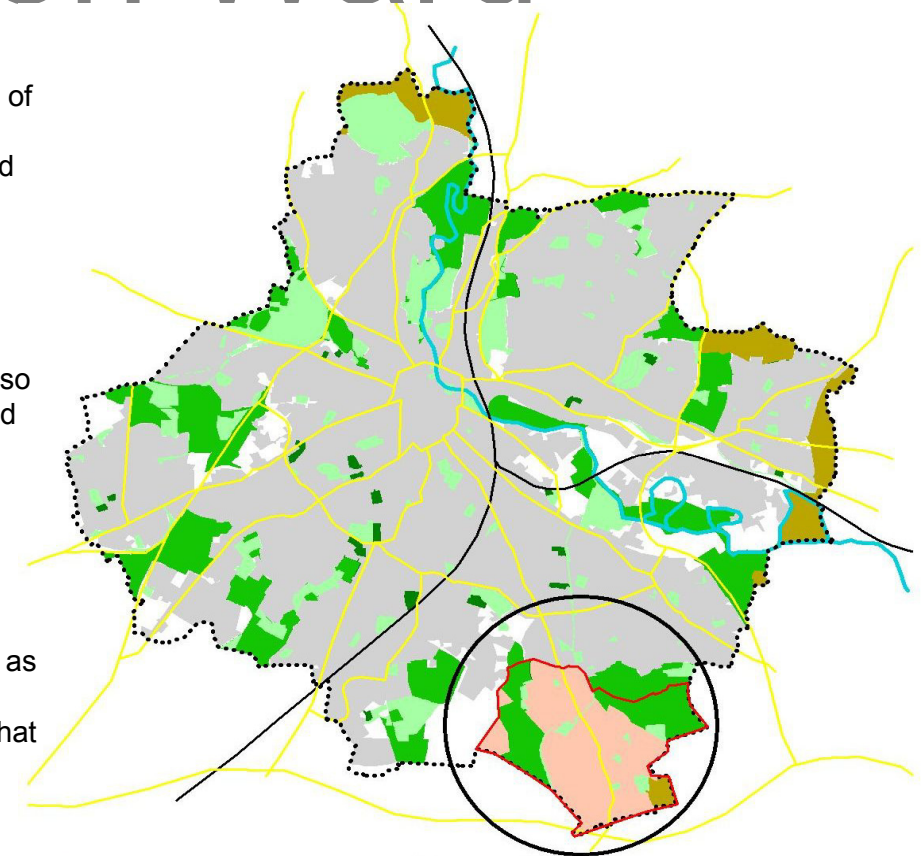
# Townscape Character Assessment: Chellaston Ward

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.**



© Crown Copyright. All rights reserved. (100024913) (2009)

NOT TO SCALE



Historic Character and Identity: Chellaston

The ward includes the two distinct residential areas of Chellaston to the south and Shelton Lock to the north. It is located on the periphery of the city and abuts Boulton ward to the north, Sinfin ward to the west and the administrative area of South Derbyshire District Council to the south.

Like many of the more mature suburbs of Derby, the Chellaston area was initially a small and separate village, located outside of the boundary of Derby. The original village area is situated at the junction of Swarkestone Road and the High Street, where two small shopping areas have developed.

Chellaston ‘village’ has now grown to an extent where the built form has merged with Shelton Lock which now forms the northern part of the ward.

The Shelton Lock area developed as an extension to the urban area of the city, adjoining the Allenton / Boulton area to the north. The main residential settlement of Shelton Lock has developed around Derby Road and Sinfin Avenue. It takes its name from the former canal lock at Chellaston Road which now forms a multi user route through the ward.

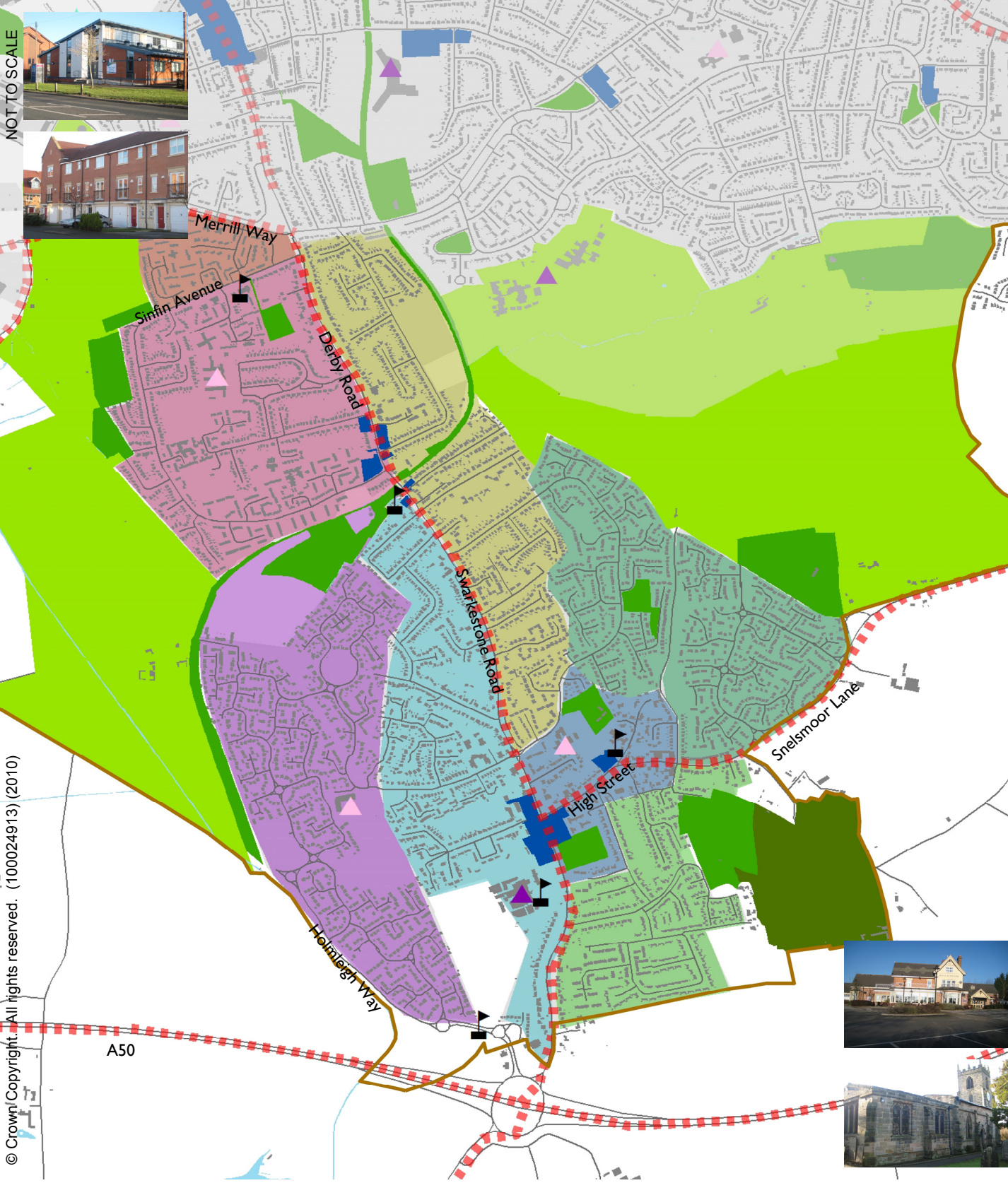
There has been significant residential expansion in the ward in the last 15 years, through the development of East Chellaston off Snelsmoor Lane and the more recent West Chellaston area, to the west of Swarkestone Road. The West Chellaston development alone has contributed over 1000 new homes, as well as new office space and shops.

Concerns have been raised about some new developments, especially where these have been developed or proposed within 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.

The ward as a whole is influenced by the Swarkestone Road

Draft Character Areas

- West Chellaston – Early 21<sup>st</sup> Century estate, semi / detached
- East Chellaston – 1990s estate, semi / detached
- Merrill Way – 1970s, bungalows
- Village Centre – Traditional village centre, mixed typologies
- Swarkestone Road East – Inter war, semi / detached
- Sinfin Avenue – Inter war and 1970s / 80s, bungalows / semi detached
- Woodlands Lane – Post war and 1990s expansion, semi detached
- Swarkestone Road West – Inter war linear growth and 1970s infill, semi detached / bungalows



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

corridor which forms a spine through the area, providing access to all of the main residential areas. The presence of this route gives the area a linear character.

Landscape and Open Space:

The main areas of open space and open landscape in the ward are the Green Wedges. They help to define the built communities of Chellaston and Shelton Lock and separate the ward from Sinfin to the west and Alvaston and Boulton to the east. They also allow open countryside to penetrate the built up areas of the city.

The Green Wedges in this area accommodate agricultural and school uses including playing fields. The former alabaster pits in the south-eastern part of the ward also have open space and natural history value and form part of the Nottingham / Derby Green Belt.

The former route of the Derby and Sandiacre canal runs from the south of the city through Chellaston and Shelton Lock and provides linear open space.

Beyond the city boundary to the south the landscape changes to wet pasture meadows and lowland farmland. The agricultural landscape is broken up by villages such as Swarkestone and Melbourne within South Derbyshire.

Heritage, Townscape and Movement:

The village centre of Chellaston is the historic core of the ward. There are no conservation areas located within the ward, although there are a number of important historic buildings within the village area, particularly along the High Street.

The linear development along the main road is characterised by inter war detached and semi detached housing. Shelton Lock has similar inter war housing along the main road but is also characterised by 1970s development around the Merrill Way and Sinfin Avenue areas. The more modern housing estates are also characterised by detached and semi detached housing, although there is a greater mix of property types.

Away from the more modern housing estates, development is roughly based on a grid pattern with streets aligned at 90 degrees to the Swarkestone Road corridor. The modern estates have a tighter street pattern, with smaller plot sizes enabling higher densities. Layouts tend to be less regimented with small cul-de-sac closes running off the estate distributor routes.

The main vehicular movements are along the Swarkestone Road corridor which links the city to South Derbyshire. Most movement off the main Swarkestone Road corridor is associated with access to residential areas to the east and west. Pedestrian movements are associated with the key activity nodes in the area such as the District Centre and Chellaston Secondary School. The former canal route also enables north / south pedestrian and cycle movements.