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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

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۔



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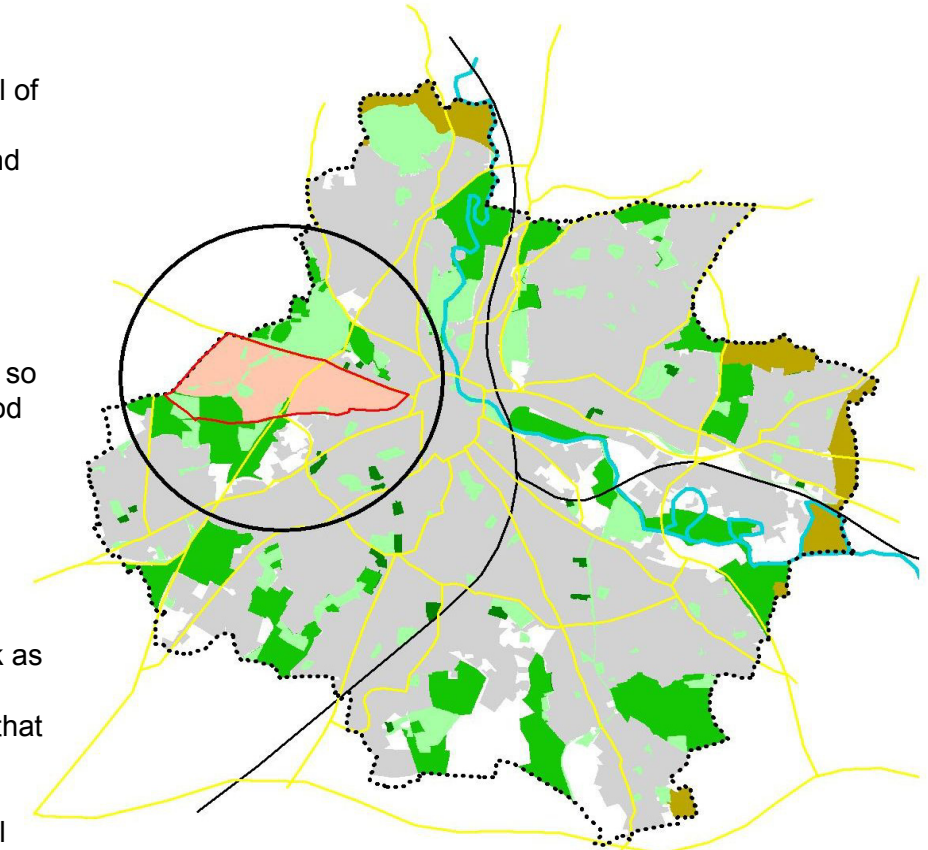
# Townscape Character Assessment: Mackworth Ward

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: Mackworth

Mackworth is located to the west of the city centre. It follows the line of the A52 and extends to the perimeter of the city. To the north lies Markeaton Park and to the south lies the Mickleover / Mackworth Green Wedge. To the east lies Mackworth Village and open countryside within Amber Valley.

The A38 bisects Mackworth creating distinct areas; Mackworth Estate to the west and the New Zealand / Ashbourne Road area to the east.

Historically, development spread from the city centre along the route of Friar Gate / Ashbourne Road into what is now Mackworth ward. During the late 1800s and early 1900s development spread to the north and south of Ashbourne Road. Terraced housing was developed to house workers from the mills in the surrounding area. The population of the ward expanded significantly in the post war period due to the development of the Mackworth housing estate to the west of the A38. This developed the ward up to the extent of the city boundary.

In more recent times a number of brownfield sites have been developed in the area to the east of the A38. New housing development has mainly been in the form of apartment and student housing schemes, due to the proximity of Derby University sites.

Landscape and Open Space:

There are large areas of incidental open space within the Mackworth Estate area. There are also large areas of open space on the periphery of the ward such as Mackworth Park and Markeaton Park to the south and north respectively. Public open space provision within areas to the east of the A38 is more limited, due to its inner city and higher density character.

Beyond the city boundary to the west, the landscape quickly changes from the suburban character of Mackworth Estate to settled farmlands within Amber Valley. There is a dense network of country lanes helping to link villages such as Mackworth Village and Radbourne to the wider urban area.

Kedleston Hall is located to the north west of the ward within Amber Valley. It is approximately two miles from the ward boundary. Due to its proximity, it is important to ensure that the setting of Kedleston Hall is not adversely affected by

Draft Character Areas

- Mackworth Estate – 1950s housing estate, semi detached
- Morley Estate – Inter war, semi detached
- Stepping Lane / New Zealand – High density, Victorian terraces
- Friar Gate / Vernon Street – Georgian terraces



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

new development in the Mackworth area.

Heritage, Townscape and Movement:

A section of the Friar Gate conservation area lies within the ward, running along Ashbourne Road and including Vernon Street and South Street. This was the first conservation area to be designated in the city and is best known for its fine Georgian architecture, although its origins date much further into the past.

There are numerous listed buildings within the ward including the former Derby Gaol and buildings at Ashgate Primary School. Markeaton Island is also a landmark feature within the area.

The Mackworth Estate area of the ward is characterised by post war, low density, semi detached properties, interspersed with large areas of incidental open space. The incidental open space provides a green corridor linking Mackworth Park and Markeaton Park.

The street patterns in Mackworth Estate are characterised by long sweeping avenues linked by smaller roads with the occasional cul-de-sac. The layout is quite complex but allows for a high level of permeability through the area.

The Stepping Lane and New Zealand area is characterised by higher density buildings built during the Victorian era. The townscape is characterised by terraced properties generally set out in a grid layout. Smaller plot sizes and higher densities give the area a close knit urban structure.

The townscape of the Cheviot Street / Morley Estate area is varied and diverse with various housing types built during a range of periods. The street pattern and density of the area reflects the transition between the inner city New Zealand area and the more suburban Mackworth Estate area.

Access through the ward is mainly along the Ashbourne Road (A52) and A38 corridors, whilst Radbourne Lane and Prince Charles Avenue are also important routes through the area.

The A38 is one of the main arterial transport routes through the city, running north / south through Mackworth ward.