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Derby City Council at 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

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

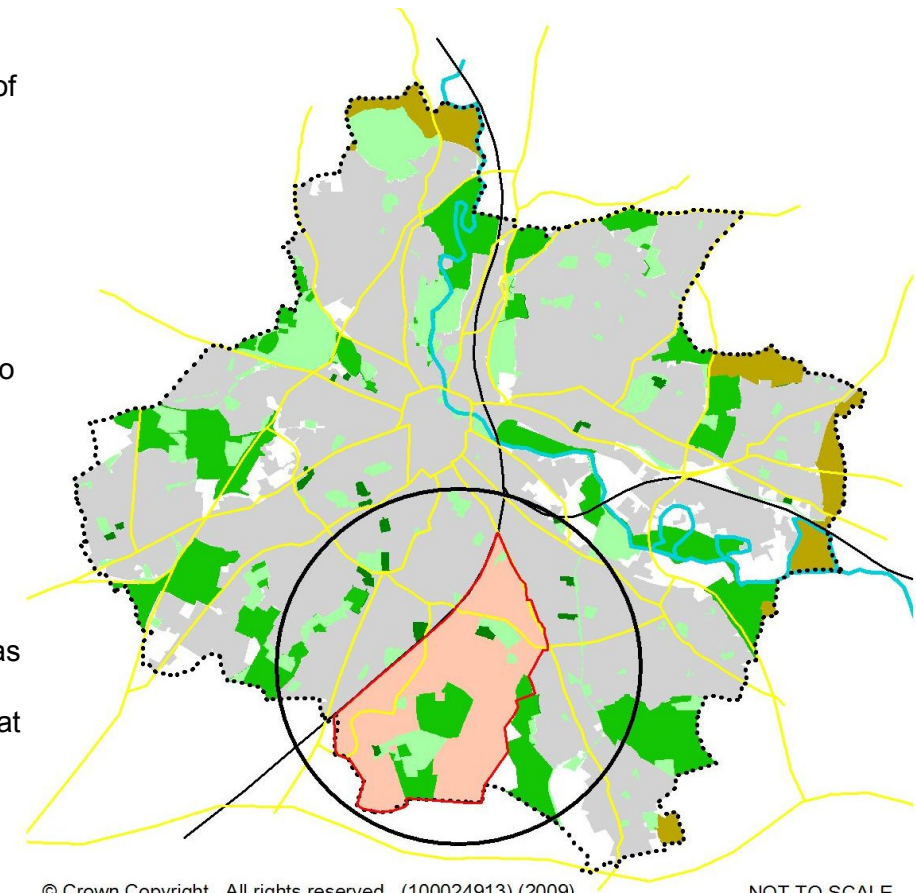
Townscape Character Assessment: Sinfin Ward

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: Sinfin

Sinfin is the one of the largest and most diverse wards in the city. The ward is split into two distinct residential communities, Osmaston in the north and Sinfin village / Stenson Fields to the south. The two communities are separated by large areas of employment land, including the main Rolls-Royce works and Sinfin Lane Industrial Estate. Sinfin is bordered by the wards of Blagreaves, Normanton, Arboretum, Alvaston, Boulton and Chellaston and by the administrative area of South Derbyshire to the south. The railway line forms a strong boundary to the west.

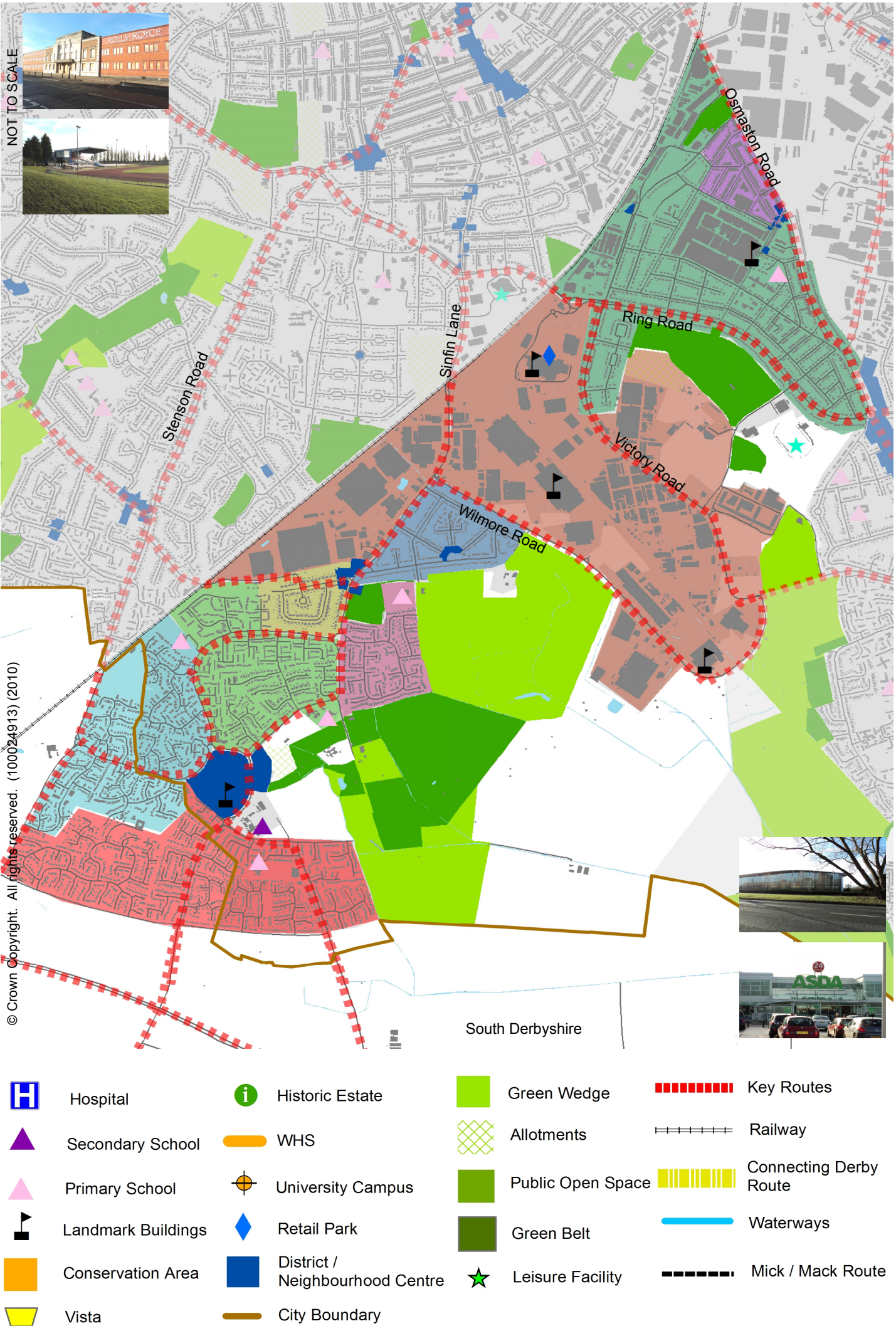
Historically, development within the ward was focused on the heavily industrialised Cotton Lane area and the terraced housing around Grosvenor Street. The Rolls-Royce main works site on Nightingale Road was established in 1908. During the 1920s and 1930s the Osmaston estate was constructed to house workers from the Rolls-Royce works. A number of properties were demolished during the 60s and 70s in the Cotton Lane and Russell Street area which is now car parking and open space.

During the 1970s and 80s major housing expansion took place in the Sinfin village and Stenson Fields area, to the south of the ward. This led to the development of houses outside of the city boundary, within South Derbyshire. Housing development in recent years within Sinfin has been more limited.

The central area of the ward is characterised by the large scale industrial buildings that form part of the Rolls-Royce works. Sinfin Distribution Park on Sinfin Lane also accommodates large industrial buildings, which are mainly used for storage and distribution.

Draft Character Areas

- Hawthorn Street – Victorian terraces, high density
- Osmaston – Inter war estate, semi-detached
- Victory Road / Wilmore Road – Large scale, mixed industrial
- Old Sinfin – Inter war estate, semi-detached
- Wordsworth Avenue – Inter war suburban, semi-detached
- The Chase – 1970s estate, detached
- Grampian Way – 1970s estate, maisonettes, terraces, semi-detached
- Stenson Fields North – 1980s / 90s estate, detached
- Stenson Fields South – 1970s / 80s estate, semi detached



Landscape and Open Space:

There are a range of open spaces within the neighbourhood, including Osmaston Park and Sinfin Park. There are also significant areas of Green Wedge within the ward and to the east of the ward boundary.

Green Wedge within the ward includes part of Sinfin Moor and incorporates Sinfin Golf Course and Sinfin Park. The Green Wedge helps to define the Sinfin / Stenson Fields area from the site of the proposed Chellaston Business Park site. The Green Wedge to the east of the boundary helps to separate the Wilmore Road area from Chellaston to the east.

Beyond the city boundary to the south, the landscape quickly changes from the suburban character of Stenson Fields to wet pasture meadows, lowland village farmlands and riverside meadows. The agricultural landscape is broken up by a network of small rural villages such as Twyford and Barrow-upon-Trent.

Heritage, Townscape and Movement:

There are no conservation areas located within the ward and very few listed buildings. However, Marble Hall on Nightingale Road is grade II listed. It is part of the former Rolls-Royce main works site which is now derelict and is a significant regeneration opportunity.

The centre of the ward is visually characterised by the Rolls-Royce works and test facilities. The townscape is industrial in nature, dominated by large robust buildings.

The Osmaston area is characterised by low density, semi detached, inter war estate houses on large plots. This creates a very open development pattern. The quality of housing in the Osmaston area is recognised as a major issue.

The Osmaston area is based upon a grid street pattern, whilst development in the south of the ward around the Stenson Fields area tends to have a more complex and close knit street pattern, helping to define its more suburban character.

Vehicle movements within the ward are generally along Sinfin Lane, Osmaston Road, Stenson Road, Grampian Way and the outer ring road. Victory Road and Wilmore Road are also important routes through the industrial areas of the ward.