

## **ADDENDUM REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE, 15 FEBRUARY 2007**

### **City Centre Conservation Area**

Code No. DER/1106/1873 Alterations and extensions to form hotel

Code No. DER/1106/1872 16 St. Mary's Gate, Derby.

These applications were considered at the meeting held on 6 December 2006. At that time I described them as set out below.

*“These premises are former County Council offices dating from 1910 in Renaissance style, red brick with stone dressings. The building is listed grade II and, whilst of one date, is in two quite distinct parts. That at the front is of two high storeys and is quite elaborately decorated whilst the rear part is of three storeys and is somewhat plain. The list description makes no mention of the rear part.*

*The proposals seek planning permission and listed building consent respectively for the works of conversion and extension and for change of use. They are accompanied by a planning statement, design statement, and a schedule of conditions and reinstatement work.*

*The public rooms are proposed to be provided within the front part of the building, where the rooms are mainly of considerable scale and quite unsuitable for subdivision. Substantial fitting works will be inescapable in certain rooms, principally those connected with the storage and preparation of food.*

*The rear part of the building is indicated as having major alterations comprising the creation of a third floor in the roof space by changing the slated pitched roof to a leaded mansard, and the erection of a first, second and third floor extension onto an existing ground floor. All 38 bedrooms are in this rear block and, apart from stairs, two lifts handle to differences in floor levels between the front and rear parts of the building.”*

My summary of Members' view was that the Committee:

*“Objects and recommends refusal on the grounds that the proposed alterations / extensions to the annex building (the fourth floor and the stairwell) are of an inappropriate design / materials which would appear as incongruous and discordant features that would be seriously harmful to the historic / architectural character of this grade II listed building and to the setting of the adjacent grade II listed Judges Lodgings. These alterations/extensions would also have a detrimental impact on the broader street scene to the detriment of the appearance / character of the Conservation Area. Notwithstanding this objection to these particular elements of the scheme, the Committee was supportive of the principle of the change of use / conversion of the main listed building to a hotel subject to the details being to the satisfaction of the Councils Conservation Officer.”*

Since then negotiations have led to a series of amendments and these are now reported back to the Committee for further consideration. The principal changes are as follows:

- The escape / circulation tower has been amended twice, firstly to reduce its footprint and then again to achieve a lighter feel to it. It is now a lightweight glazed structure with a semi-circular end wrapping around the half-landings.
- Chimney stacks on the Cathedral Road elevation have been kept, along with fireplaces where they have survived.
- The new walling within the yard area has been rendered to improve light reflection to the stained glass window on the principal staircase.
- Several versions of the new roof for the rear part of the building have been produced. The one now presented is for a slate-faced mansard behind a low parapet that would be built up from the current eaves level. The virtually flat roof would be in lead with traditional lead rolls over the windows.
- The bar area has been amended to minimise the level of intervention to existing internal walls and preserve the current cellular spaces.
- The door to the private dining room has been reduced to a single leaf to match others in the room.

No further details of internal joinery repair and replacement, nor of the adaptations required for health purposes in the kitchen have been submitted. It is the applicant's intention that these would be dealt with by conditions. Also to be resolved are the extent of the retention of fitted cupboards in some rooms.