

# THE NIGHTINGALE QUARTER

## The Former Derby Royal Infirmary

Nightingale Quarter Estates Limited

8 December 2016

Presented by:

- Nick Hardy, Director - GVA
- Andrew Williams, Director – Define



[gva.co.uk](http://gva.co.uk)

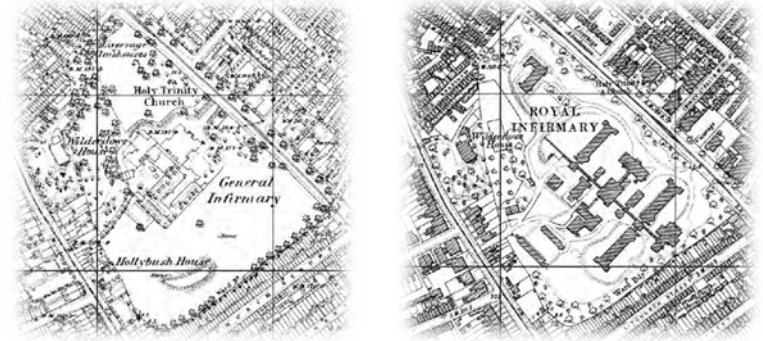


# Introduction

## Nightingale Quarter Estates Limited

### Project Team

- GVA – Planning
- CBRE – Development
- Define – Urban Design
- Malcolm Payne Group – Architecture
- FIRA – Landscape
- Asset Heritage – Built Heritage
- Wardell Armstrong – environmental and technical
- Phil Jones Associates – Highways
- M A Smith – Ground Conditions



# Context and Baseline



- The NHS Trust Consent (retail – led plus housing)
- Changing Market Demand – review proposed uses
- Changing Housing Need – quantum and mix
- Enlarged Site – Wilderslowe House and Osmaston Road houses
- Emerging Local Plan Policy
- Updated Baseline/Surveys

# Approach



- A different opportunity requiring a new Masterplan
- Deliverability at the forefront
- 'First principles' review of:-
  - housing mix
  - heritage
  - landscape structure
  - access and movement
- Robust and Lengthy pre-application process
- Public Exhibition



# The Proposals














- New Residential Neighborhood / City Quarter
- Up to 500 new dwellings with a mix of houses, apartments and care home
- Small scale commercial/community uses to support the existing/new community
- A Connected Place
- Heritage Assets at its heart
- New and enduring Landscape Structure and a network of Green Infrastructure
  - Linear Park
  - Pepper Pot Square
  - Pepper Pot Link
  - Green Link
- Tested and deliverable

# Design Concept



## Legend

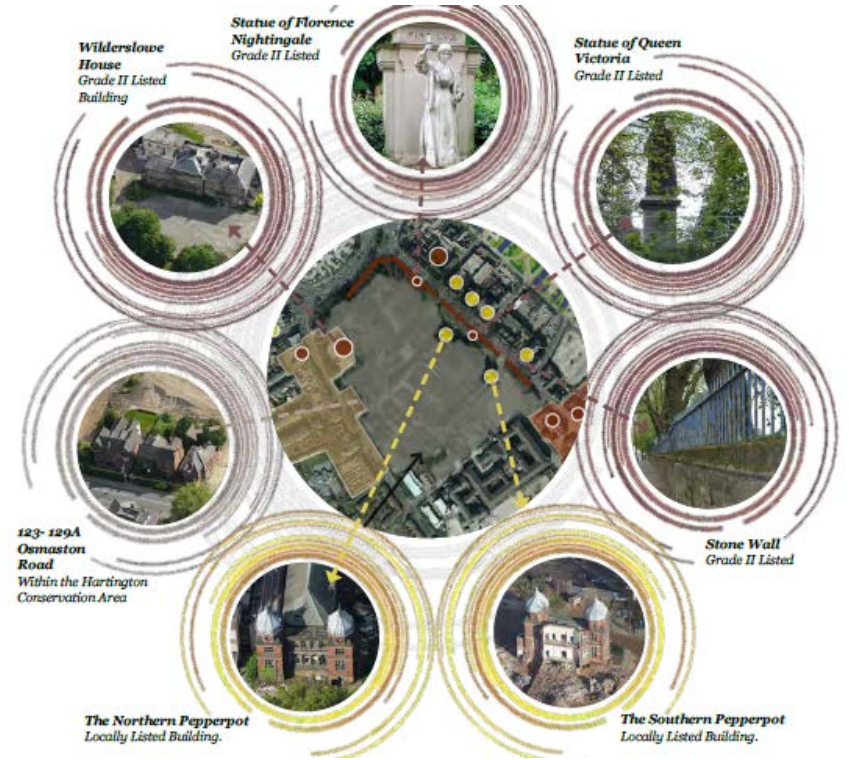
- |   |  |   |  |
|---|--|---|--|
|  | Site Boundary  |  | Building line alignment to promote views to Pepperpot                                |
|  | Focal points for development with new or retained landmark buildings |  | Enhanced views   |
|  | Opportunities for new public spaces                                  |  | Line of street trees   |
|  | Listed Building in need of new use/refurbishment                     |  | Secure backs required to boundary  |
|  | Green link across the site   |  | Secure sides or strong frontages to offer security/natural surveillance to boundary. |
|  | Potential linear park  |  | Continuous built enclosure/animation/overlooking                                     |

# Illustrative Layout/ Development Framework





# Heritage Assets Within the Site





# Wilderslowe House

- Grade II Statutorily Listed Building.
- Retained within an appropriate curtilage and setting.
- Included within the application boundary
- Improvements to setting through landscaping and high quality development.
- Mechanisms to ensure planning and Listed Building applications submitted and conversion takes place



# 123-129a Osmaston Road

- Non-listed buildings within the Hartington Street Conservation Area.
- To be retained for residential use with rear extensions removed.
- Significant, positive benefit to the Conservation Area.
- Mechanism to ensure permissions granted and alterations made.



# London Road - Listed Wall and Statues

## The Listed Wall

- Repaired and retained.
- Altered to secure best outcomes for heritage, design and use
- Materials to be reused in public realm.
- Creation of other openings to coincide with desire lines and Linear Park.

## The Listed Statues

- Queen Victoria relocated to the front of the retained Pepperpot.
- Florence Nightingale is outside the site. Its setting will be enhanced by the repair of wall and creation of the Linear Park.





# Hartington Street Conservation Area

- Wilderslowe House and 123-129a within the Conservation Area
- Enhancement to character and appearance of the Conservation Area will be considerable
- New development will respect heritage assets and enhance settings
- Landscape structure will be improved



# The Pepper Pots

- Not statutorily listed or within a Conservation Area
- Much altered and context lost
- Would not meet the criteria for statutory listing.
- Valued as landmarks and for communal/local historical interest
- Difficult to convert for viable use
- Difficult to extend or integrate with modern buildings



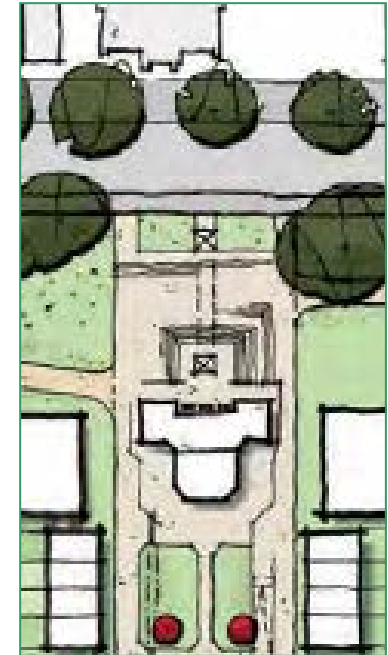
# The Pepper Pots

- Retention of a single Pepperpot is a key decision
- Determines Master plan structure, housing mix and movement strategy
- The Pepper Pot has a clear purpose at the heart of the new development, as:
  - central community and design focus
  - landmark and 'anchor' to public realm
  - clear and sufficient link to site's former use
- Uses support the new neighbourhood
- Public benefits compelling
- Community opinion limited but unconcerned
- 'Pavilion' approach reinforces its qualities





# The Pepper Pots



# Trees and Landscaping

- Mature landscape structure retained
- New and enduring structure created
- Selective removal of trees will:-
  - Support best use of the Linear park
  - Reinforce the focus on the Pepper pot
  - Better connect the scheme with the street
- New Planting in Public Realm will mitigate removals and create new structure



# Summary of Approach to Heritage Assets

	Name	Type of Asset	Approach
1.	Wilderslowe House	Statutorily Listed	<b>Retain</b> , enhance setting and convert to C3/B1(a) use
2.	Wall & railings (London Rd)	Statutorily Listed	<b>Retain</b> with partial removal to front of retained Pepper pot. Materials re-used in public realm.
3.	Statue of Queen Victoria	Statutorily Listed	<b>Retain</b> and potentially relocate to the front of the retained Pepper pot or close to the main site access.
4.	Hartington Street Conservation Area (part)	Conservation Area	<b>Enhancement</b> will result from the re-use of buildings within it and new buildings within and adjacent.
5.	123-129a Osmaston Road	Non-Listed Buildings in Conservation Area	<b>Retain</b> , repair and reuse for C3 and remove rear extensions.
6.	Pepper pot Tower (North)	Local List only	<b>Retain</b> and integrate as the key community/design focus with modest extension to support future uses.
7.	Pepper pot Tower (South)	Local List only	Demolish to support key structural elements of the Masterplan and facilitate best design outcomes.



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# Questions



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