



CONSERVATION AREA ADVISORY  
COMMITTEE  
6<sup>th</sup> September 2018

# ITEM 06

Report of the Strategic Director of  
Communities and Place

## Tall Building Policy - informing work update

### SUMMARY

- 1.1 There is Urban Design and Conservation of Heritage assets work underway which will provide background evidential work to inform a City of Derby Tall Building Policy as part of the emerging Local Plan Core Strategy – Part 2. This report aims to set out what background work is being done.

It is important that this work is vigorous, thorough and robust so that it can inform the Tall Building Policy. It also has to be useful and able to stand up to scrutiny if, as part of this informing work, it is challenged at any future Planning Appeals where the Policy is used.

### RECOMMENDATION

- 2.1 That the Members of Committee note the work being done and are forewarned that consultation will occur with them on elements of this work via future Advisory Committee meetings or, if there are tight timescales for consultation, by email.

### REASONS FOR RECOMMENDATION

- 3.1 To highlight to Conservation Advisory Committee Members of the detail of work being done and that they are made aware of future consultation on the elements of the work so they are given the opportunity to comment.

### SUPPORTING INFORMATION

- 4.1 Some initial Urban Design work and work with the Derby 3D model has been undertaken. This is emerging as regards Agard Street urban design guidance (some of which Members saw in March 2018) and some initial City Skyline work.
- 4.2 From a heritage conservation perspective we found the funding to enable us to commission this work. We were successful in our bid for approximately 80% of the funding for this work from Historic England who have also agreed the brief for this work.

- 4.3 There are substantial development pressures for tall buildings on the Derby skyline. The Tall building strategy of 2008 is being reviewed and background evidence is being undertaken to inform the emerging Tall Buildings Policy.

To help inform the background evidential work a general assessment of the city skyline will be undertaken from a historic perspective as well as looking at the city skyline today (taking into consideration existing permissions). There will be the identification of key views of the city skyline, those across the city (those in relation to key heritage assets such as the Cathedral and the Derwent Valley Mills World Heritage Site) which are important to be taken into consideration through the planning process when assessing development proposals.

There are also intense development pressures along Agard Street to the rear of numerous highly graded listed buildings along Friar Gate which is within the Friar Gate Conservation Area. We have a Friar Gate Conservation Area Appraisal and Management Plan (adopted October 2012) but looking at this document it is clear that there is a need for an addendum to cover a more detailed analysis on the character and appearance of Agard Street as part of the conservation area. This will include the identification of heritage assets to the rear of properties of Friar Gate and to Agard Street, views from Friar Gate through to Agard Street and views into and out of the conservation area. This will then help inform Urban Design Guidance for this area.

There will be an addendum also for the City Centre Conservation Area and Management Plan to update it in relation to City Skyline work mentioned above.

The brief for the work has been sent out and tenders have been received. At the time of the writing this report the tenders are being assessed. It is envisaged that the work will be undertaken, along with consultation with Advisory Committee, approximately over the next 4 months.

## **OTHER OPTIONS CONSIDERED**

- 5.1 None

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	n/a n/a n/a Paul Clarke n/a
<b>For more information contact:</b>	Name: Chloe Oswald – Conservation Team Leader– 01332 641634 <a href="mailto:Chloe.oswald@derby.gov.uk">Chloe.oswald@derby.gov.uk</a> n/a
<b>List of appendices:</b>	

## **Appendix 1**

<b>IMPLICATIONS</b>
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### **Financial and Value for Money**

- 1.1 None directly arising from the report. Funding has been found for the work that is being commissioned. There is agreement from Finance.

### **Legal**

- 2.1 None directly arising from the report.

### **Personnel**

- 3.1 None directly arising from the report.

### **Equalities Impact**

- 4.1 None directly arising from the report.

### **Health and Safety**

- 5.1 None directly arising from the report.

### **Environmental Sustainability**

- 6.1 None directly arising from the report.

### **Asset Management**

- 7.1 None directly arising from the report.

### **Risk Management**

- 8.1 None directly arising from the report.

### **Corporate objectives and priorities for change**

- 9.1 The project supports current policies.

