

# ITEM 7

## REPORT OF THE ASSISTANT DIRECTOR – REGENERATION TO CONSERVATION AREA ADVISORY COMMITTEE 02 NOVEMBER 2006

### City Centre Conservation Area

Code No. DER/1006/1638 Extension to public house (retractable awning) at 3 Albert Street (Metro Bar)

No 3 is an unlisted building but abuts the grade II listed Nos. 1 / 2 (H Samuels). The application seeks planning permission to attach a retractable awning to the façade. The awning would be a contemporary form of the traditional shop blind with the material in “Mediterr. Blue”

Code No. DER/306/561 Formation of 16 retail units, central piazza and pedestrian accesses. 2-8 Strand, 15-25 St. James’ Street, St James’ Yard and 50 Sadler Gate

Code No. DER/306/562 Alterations to form 16 retail units. 2-8 Strand, 15-25 St. James’ Street, St James’ Yard and 50 Sadler Gate

Members considered these two applications at the meeting held on 18 May 2006. Amended drawings have now been submitted to address criticisms and they are brought back to this committee for further comment.

The two applications seek planning permission and listed building consent respectively for the comprehensive renovation of the St. James’ Yard area within the City Centre. They are accompanied by a design statement, archaeological, traffic and flood risk assessments.

2-8 Strand and 15-25 St. James’ Street form part of a grade II range dating from 1881, in neo-classical style, ashlar masonry and of three and four storeys. 50 Sadler Gate is unlisted but abuts the grade II listed 51.

The intention of the scheme is to clear away the poor quality buildings within the core of the site, to replace them with new retail units and to refurbish those buildings worthy of retention, that is the listed buildings and some others, so that they can be re-used for retailing. Seven new-build units are proposed with a further nine resulting from conversion. A central piazza would be created, based on the existing St. James’ Yard / 50 Sadler Gate axis. The new-build units line this route with the conversions grouped around the 2-8 Strand and the St. James’ Street frontage.

The conversions include work to the interior of 2-8 Strand and the further lowering of its sill level. At No. 8 the entire modern shop front is to be removed to provide the principal pedestrian access. The buildings behind

Nos. 2-8, which include the roofed courtyard used for vehicle parking, are to be retained and converted. An angling of the shopfront at No. 50 Sadler Gate is proposed in order to give greater visibility to the entrance but most of the link to Sadler Gate would remain at its current width.

Some Members may recall considering four previous applications on this site. These were DER/802/1098, DER/802/1099, DER/802/1100 and DER/802/1101 and making a site inspection. The two relating to planning listed building consent at Strand / St. James' Street were subsequently granted by the Planning Control Committee. The decisions were issued on 23 April 2003 but have not been implemented. The other two, relating to demolition and rebuilding of the northern end of the site, were never determined.

A further application will be made for conservation area consent to demolish the unlisted buildings in the core of the area.

Code No. DER/906/1551 Erection of fencing and gates, rear of Assembly Rooms, Market Place.

The inner part of the yard, which is reached from Full Street, is the subject of severe vandalism and nuisance problems. This application seeks planning permission for security measures in the form of steel railings between 2.75m and 3.05m high where it is from ground level, and 2.0m high where on top of a 0.8m brick wall. Part of it will be in the form of a rolling gate with a 5.4m clear opening.

The railings are in round section vertical bar joined by flat strip at top, bottom and two intermediate levels. The whole assembly is to be painted in a semi-gloss black.

Code No. DER/09/06/01532/PRI – Display of 2 internally illuminated fascia signs and 2 internally illuminated projecting signs – 15 Victoria Street, Derby (Boots).

This application seeks consent to display two externally illuminated fascia signs and 2 internally illuminated projecting signs at 15 Victoria Street, Derby. The building is situated in the City Centre Conservation Area.

The fascia signs would be located on the front north east and the south east side elevations. The front fascia would measure approximately 11.3m x 0.9 m and would be powder coated blue with a white and blue company logo and white self adhesive lettering up to 0.4m in height. The side fascia would measure approximately 15.4m x 0.9m and would be powder coated blue with a white and blue company logo and white self adhesive lettering up to 0.4m in height. The fascia signs would be internally illuminated.

The projecting signs would measure 0.9m x 0.65 and would be sprayed opaque blue with a 'pharmacy' cross in green translucent films with opal/white profile, which would measure approximately 0.43m in height. The projecting signs would be internally illuminated. A projecting sign would be located on both the front and side elevations at fascia level.

## **Darley Abbey Conservation Area**

Code Nos DER/906/1552 & DER/906/1553 Extensions to cottages (2 kitchens, 2 bathrooms, bedroom and re-division of No 4 / 5 into separate dwellings. Removal of porch at No 5, refacing existing extension and insertion of windows and doors on front and rear elevation, all at 3, 4 and 5 Abbey Yard, Darley Abbey.

This group of cottages was listed in 2002. The official description is given below. The two applications are complex and the best description is from the applicant's agent's Design and Access Statement. I have substantially reproduced this below but have omitted comments on merit, dismissed alternatives and commercial viability.

Nos 3, 4 and 5 Abbey Yard in Darley Abbey are Grade II Listed terraced cottages, although currently No 3 is vacant and in a poor state of repair and Nos 4 and 5 have been amalgamated to form one house. The range of houses is believed to have been built by the Evans family and the Listed Building description is as follows:

*“Early/mid C19. Range of 3, brick built, 2 bay, 2 storey, slate roofed cottages situated in the garden to the rear of Darley Hall Stables. Nos 3 and 4 are amalgamated to form one house and the door to No 5 has been repositioned to the side elevation. Segmental brick arched door and window openings on Ground Floor of Front Elevation. Built by the Evans family and shown on a map of 1852.*

*The C18 and C19 houses and schoolrooms in Darley Abbey built by various generations of the Evans family for their workers are of interest of a group to be compared with the Arkwright settlement at Cromford and the Strutt settlements at Belper and Milford.”*

*(Note: Error in listing description regarding amalgamation of 3 and 4, this should read 4 and 5)*

The site consists of the 3 cottages and outbuildings to the rear; the garden area to the East of No 5 and open area (presently cultivated gardens) between Nos 3 to 5; Nos 1 and 2 Abbey Yard to the East and the rear of the Darley Hall Stable Block to the South. It is evident that restoration of Nos 3 to 5 should be carried out with reference to the main elevation to Nos 1 and 2; the cottages and the rear of Darley Hall Stables can be considered as a group.

The requirements are to restore the cottages and add Kitchen with Bathroom above to rear of Nos. 3 and 4, and build above the existing Kitchen extension on No 5 with extensions in keeping with the scale and simplicity of the Evans' cottages so that each cottage would have a main bedroom and a smaller second bedroom. It should be noted that the original cottages provided main

bedroom with box room behind, without any specific bathroom; the cottages then acquired bathrooms located in the former box rooms.

### **Friar Gate Conservation Area**

Code No. DER/09/06/1524/PRI – Display of 2 externally illuminated fascia signs. Site of Former Day Nursery, Cavendish Street, Derby.

This site sits on the corner of Ford Street and Cavendish Street, in the Friar Gate conservation area. Friar Gate Studios, the new creative industries building, has recently been erected on the site and is close to completion.

Advertisement consent is sought for two externally illuminated signs on the building, one on the Ford Street elevation and one on the Cavendish Street elevation. The signs are proposed to sit alongside first and second floor windows in the building and both would accommodate a piece of artwork with lettering below 300mm and 470mm height. The signage lettering and logo are to be finished in various colours. They would be surface mounted onto the face of the building. Floodlights are proposed to be positioned above and below both signs

### **Little Chester Conservation Area**

Code No. DER/10/06/01651/PRI and DER/10/06/01657/PRI – Demolition of existing single storey office and erection of single storey office – Severn House, 18 Alfreton Road.

This application seeks consent to demolish a single storey offices on 18 Alfreton Road, Little Chester, to be replaced with new single storey offices in the same location as the existing offices, with an increase in size to 4.7x17 metres and 4 metres in height. The building is situated within Little Chester Conservation Area. The new building is situated within Little Chester Conservation Area. The new building materials will be brick and tiles which are approved.

### **Mickleover Conservation Area**

Code No. DER/09/06/1502/PRI – Insertion of buttresses to support boundary wall – All Saints Vicarage, Etwall Road, Mickleover, Derby.

This application seeks consent to insert buttresses to support the rear boundary wall of the vicarage at Etwall Road, situated within Mickleover conservation area. The brick work of the buttresses will be similar to the brick on the existing wall and the copings to the buttresses will be bricks on edge. The height of four of the buttresses will be approximately 2.7

metres and two of the remaining buttresses will be approximately 3.2 metres.

### **Spondon Conservation Area**

Code No. DER/10/06/01637/PRI – Retention of 2.13m Garden Gates and 1.83m Vehicular Access Gates – Prospect House, 27 Park Road, Spondon

This application seeks retrospective listed building consent for garden gates and vehicular access gates to the front north boundary at 27 Park Road, Spondon, Derby. The garden gate measures 0.99m in length and 2.13m in height. The vehicular access gates measure 3.05m in length and 1.83m in height overall. Both are wooden close boarded gates. The gates are situated within the Spondon Conservation Area. The gates front Park Road, and are visible from the street.

### **Strutts Park Conservation Area**

Code No. DER/10/06/1644 – Conversion of Dwelling to 2 dwellings and formation of access – 52 Belper Road.

This application relates to a two and a half storey Victorian detached dwelling on Belper Road. It lies within the Strutts Park Conservation Area.

Full Permission is sought to convert the dwelling into 2 separate semi-detached dwellings. This would involve minimal external alterations to the building. A two storey and single storey rear extension on the dwelling would be incorporated into one of the dwellings. Two new car parking spaces to the front of one dwelling would be provided, whilst the existing driveway and garage would serve the other property.

### **Others**

Code No. DER/10/06/01640 – Alterations to Church (Installation of Protection for 9 Windows) – St. Peters Church, Church Street, Littleover

The application relates to St. Peters Church which is located to the south of Church Street and to the west of Normanton Lane, Littleover. The church is a grade II listed building. Full planning permission is sought for the installation of protection for 9 windows on the north and east sides of the church to counter repeated episodes of broken windows as a result of vandalism.