

Time Commenced: 16:05
Time Finished: 17:30

CONSERVATION & HERITAGE ADVISORY COMMITTEE

1 December 2022

Present: Councillor Sue Bonser
Councillor Mike Carr
Councillor Robin Wood
Chris Collison - Co-opted Member
Maxwell Craven, Victorian Group
Paul McLocklin – Chamber of Commerce (Vice-Chair)
Chris Twomey – RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

34/22 Apologies

Apologies were received from Carole Craven, Georgian Group, Ian Goodwin, Derby Civic Society, David Ling, Co-opted Member, Chris Wardle, Derbyshire Archaeological Society

35/22 Late Items to be introduced by the Chair

There were no late items.

36/22 Declarations of Interest

Chris Twomey declared an interest in 22/01519/FUL, 43 Iron Gate, Derby, DE1 3FT and 22/01598/FUL, Waterfall, Midland Railway Institute Building, Railway Terrace, Derby, DE1 2RU. He stated he would leave the room whilst these items were considered.

37/22 Confirmation of the Minutes of the Meeting held 13 October 2022

The minutes of the meeting held on 13 October 2022 were agreed as a correct record.

38/22 Items Determined since the last meeting

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting

Members received an update on applications that had been determined since the last meeting of the Committee.

Resolved to note the report.

39/22 Appeal Decisions

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting

Members received an update on appeals

Resolved to note the report.

40/22 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting.

The report detailed matters not being brought before the Committee, for its information. Members noted that it had been decided not to bring these matters to Committee, following consultation with the Chair.

Resolved to note the report.

41/22 Applications to be considered

The Committee received a report of the Strategic Director of Communities and Place on applications requiring consideration by the Committee.

City Centre Conservation Area

Application No &. 22/00035/LBA

Location Middleton House, 27 St Mary's Gate, Derby DE1 3JR

Proposals Installation of smoke ventilation system to front façade, automatic opening vents, service riser, dry riser, pipework, and ducting

Resolved: Objection

The proposal was for the installation of new Smoke Vent Pipes (SVPs) to the front façade, and installation of new pipe and vent work, dry risers, and automatic opening vents AOVs to the grade II listed property.

CHAC objected to the proposals; they acknowledged the measures were needed because of safety but they felt that the installation could be handled more sensitively. The system needs a vertical riser and the glazed louvered vents within the ground and first floor main corridors, but installation meant the line of the dado rail would be broken in both cases and breaks through historic timber panelling. CHAC suggested the location of dampers to the corridor on the ground and first floor should be raised above the dado rail and should be smoke vent doors rather than glazed louvers. They also felt it was inappropriate to have the soil and vent

pipes on the front elevation and suggested running inside the basement of the building and coming out below ground rather than being able to see the pipework. CHAC suggested a more discrete lighting unit for the rear terrace with a more modern fitting and one that was smaller in size.

If the proposals were appropriately amended and could be agreed with officers there would be no need for the application to return to CHAC

Conservation Area

Application No & Location	22/10504/FUL and 22/01503/LBA Former Derbyshire Royal Infirmary Site, London Road, Derby DE1 2QY
Proposals	Formation of a stepped entrance to access Pepperpot North Relocation of Queen Victoria statue removal, and infill of two former brick openings in the stone boundary wall Relocation of Queen Victoria statue, removal, and infill of two former brick openings in the stone boundary wall

Resolved: No Objection

CHAC were supportive of the scheme; they felt it would help to give meaning to the Pepperpot Buildings retention. They sought reassurance that the new opening in the wall was carefully formed and the old openings would be rebuilt with reclaimed stone from the demolished wall and have details matching the existing walls which included the railings. CHAC asked for further details on the steps, they suggested that Yorkstone steps with bull nose stair nosing would be more appropriate than pre-cast concrete steps. They also suggested an assessment of the visual appearance of the statue and where it should be viewed from. They felt the proposed position was too high as historically the plinth was at ground level (in this and previous locations), consideration of situating the statue at the cycle path level was suggested

City Centre Conservation Area

Application No & Location	22/01519/FUL and 22/01520/LBA 43 Iron Gate, Derby, DE1 3FT
Proposals	Change of use of upper floors from bank (Use Class E) to eleven apartments (Use Class C3) including external alterations Internal and external alterations in association of change of use of upper floors from bank (Use Class E) to eleven apartments (Use Class C3) and use of the ground floor as a cosmetic surgery clinic

Resolved: No Objection

CHAC had no objection to the proposals and noted that the building exterior remained untouched as a result of proposals, with only minor alterations, and internally there was very little historic fabric left. The original building had across

wall alignment, and this was now being reinstated, it was felt to be a good approach to reinstate lost walls of the original structure. CHAC were impressed with the Heritage Statement which was comprehensive and identified which parts of the building which were not historically sensitive and those which were. They felt that the building would be converted into beneficial use.

Arboretum Conservation Area

Application No & 22/01596/FUL
Location Derby Arboretum, Arboretum Square, Derby DE23 8FN
Proposals Erection of a Changing Places, toilet facility pod, Arboretum

Resolved: No Objection

CHAC were informed that the building was a result of a successful bid, but the Pod must be in addition to the existing disabled toilet facilities. The applicant had considered whether it could not be within the two large existing modern blocks Blocks C or D and concluded that this was not possible as there were no vacant rooms to accommodate it.

CHAC had no objection and supported the provision of this necessary facility. It was located with the other functional buildings. However, they would like clarification on the actual materials to be used. They were disappointed with the quality of the architecture and suggested reconsidering the design to reflect better the character of adjacent buildings and its context within the important Arboretum Park.

Railway Conservation Area

Application No & 22/01598/FUL
Location Waterfall, Midland Railway Institute Building, Railway Terrace, Derby, DE1 2RU
Proposals Reduction in scale of existing public House at ground floor, conversion of former Midland Railway Institute to 31 apartments (Use Class C3) and partial demolition of toilet block and outbuilding. Change of use from Drinking Establishment and Concert/Dance Hall (Sui Generis)

Resolved: No Objection

CHAC stated this was a very good building in the Conservation Area, but it was not listed. The proposal was an imaginative design to introduce additional floors into currently disused spaces, the form of the original spaces would be kept, and the original staircases would be retained. The internal details of the building was being preserved. It would be a shame to lose internal spaces like the Ballroom, but the re-use of the building would be of benefit to the Conservation Area and the surrounding area. The time was right for a major investment to take place, the building was in a beautiful setting, and it would be good to bring it back into use. CHAC had no objection to the proposals.

42/22 Railway Conservation Area – Transforming Cities Fund proposals

CHAC welcomed and supported the proposals to improve the streets surrounding the Midland Station which was a part of the city's Railway Conservation Area to make it more pedestrian and cyclist friendly. The works proposed included:

- Widening and resurfacing of the footways to provide more space for pedestrians and cyclists using Ketley Blue blocks between Park Street and Leeds Place (in keeping with Midland Place)
- Replacement of bollards to stop footway parking
- Repaving the footway adjacent to the War Memorial using York Stone paving and kerbs, with small element pavers at vehicular crossing points.
- Construction of a conventional parking layby adjacent to the Waterfall pub.
- Installation of new cycle parking in Midland Place
- Complete refurbishment of the Railway Terrace, Siddals Road, Station Approach signalised junction with wider footways and controlled toucan crossings
- Resurfacing of Calvert Street with a similar buff material to that previously used in Midland Place.
- New street lighting on part of Midland Road, Railway Terrace, and part of Siddals Road

CHAC felt that it would be more appropriate to use incised diamond hatched blue brick pavers in front of the Railway Cottages on Railway Terrace rather than the proposed York stone given its character and use. CHAC also highlighted their preference for the cast iron bollards like the ones already in place to be installed.

MINUTES END