



Derby City Council

**CONSERVATION AREA ADVISORY
COMMITTEE
8th May 2014**

ITEM 5

Report of the Strategic Director of
Neighbourhoods

Pre- application advice at Friar Gate House Friar Gate

SUMMARY

- 1.1 Friar Gate House was until recently the site of the former friar gate school. Built in the 18th century it is one of the city's important collection of Georgian Town Houses and is grade II listed. It is currently undergoing conservation and restoration works to restore it to a single townhouse. When undertaking works internally within the front bay it could be seen that the original building had been extended in the 19th century adding a bay window onto an earlier Georgian stone colonnade/ bay type structure. Opening up works exposed rotten timber supports within the bay which had to be removed. Although brick on the inside it was thought to be stone/ stucco on the outside. Therefore it was hoped that this could be repaired in situ. This is not the case and it would appear that the 19th century bay is somewhat of a bodged job and was not tied into the Georgian element with anything more substantial than the fill and paint. In addition due to its poor construction it is now close to collapse being unable to support the weight of the structure above. The owner wishes to proceed as quickly as possible and wants guidance before commissioning an architect to draw up a scheme.

RECOMMENDATION

- 2.1 To obtain pre-application advice with regards to alterations of the bay window element located on the main facade.

REASONS FOR RECOMMENDATION

- 3.1 Upon being able to erect scaffolding around the bay it was decided to strip of paint work to understand the construction of the bay and portico element to reveal the repairs necessary. As highlighted above what was expected to be found and what was revealed were rather different. The pillars to the door have been cleaned and are of a very high quality stone as is the portico above. To the rear element of the bay (original Georgian bay/colonnade) the high quality stonework survives as do the side panels with 4 stone pillars. (see plan) In many ways this seems similar to the basic structure which can be seen at 47-49 and 50-51 Friar Gate but was not the entrance. It was expected that the Victorian element would be a mixture of stone and stucco. However on revealing it would appear to be a mixture of poor quality brickwork and fill which has been painted. This would appear to be some form of clay which has hardened (see sample at CAAC). In the latter half of the 20th century it would appear that decay was noticed and an attempt to repair was undertaken using a wire gauze

and cement. As can be seen in the attached photos. Note this wall is meant to be vertical and not at the angle shown.

- 3.2 It is clear that the Victorian element needs to be rebuilt. However given that the bay window is not original and out of scale and contrasting materials with the rest of the building it would be a useful opportunity to reinstate the building to its original proportions and materials rather than retain an out of keeping later add on. This would sit more comfortably with the building and allow the high quality stone which is currently covered to be exposed. It should also enhance the vertical emphasis and provide a better contrast with the brickwork in that it will sit in a more subtle manner rather than stand out as starkly as the current bay does. It would, in the owners opinion, not be an appropriate response to reinstate a badly built later element which clashes and would continue to clash with the original. We believe that it would be a major enhancement to reveal the original stone and its quality can be seen from the paint cleaned off the columns and portico. This has the additional benefit that the stonework is not now covered in later chemical paints which would have been detrimental to it and that the detailing of the carving can now be clearly seen.
- 3.3 High quality stone repairs and replacement have been done elsewhere on the building as can be seen in relation to the fireplace found in the basement. The same mason would be undertaking the repairs to the façade and can get a good matching stone to the stone now exposed. Overall the removal of the paint has reduced the impact of the bay which currently stands out from the façade. This effect has increased now the stonework above has been cleaned and is no longer black. An architect would be appointed to draw up a suitable scheme.
- 3.4 The Colonnade element would be very similar to that seen at Camberwell Grove see attached however with windows between the columns. Research has been undertaken both using books and at the local studies library and whilst some background information has been discovered no early drawings or photographs exist of 65 friar gate.

SUPPORTING INFORMATION

- 4.1 See attached plans and photographs

OTHER OPTIONS CONSIDERED

- 5.1 Rebuild as is although has issues with regards to materials to use and future stability. It should be noted that the original windows to the Victorian bay do not survive.

This report has been approved by the following officers:

Legal officer	n/a
Financial officer	n/a
Human Resources officer	n/a
Service Director(s)	
Other(s)	n/a

For more information contact: List of appendices:	Name: Neil Robertson
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IMPLICATIONS

Financial and Value for Money

- 1.1 None directly arising from the report.

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.

