

# Item 12

## **Report Of The Assistant Director – Regeneration To Conservation Area Advisory Committee 15 April 2010**

### **Friar Gate Conservation Area**

**Application No.** DER/03/10/00266 - 2 St. James Court, Friar Gate, Derby  
**& Location:**

**Proposal:** Installation of windows

This application is for replacement windows to the east elevation of the office premises at 2 St. James Court, Friar Gate. The eastern elevation is the principal façade and faces Larges Street and it is upon this elevation where the replacement timber windows would be positioned. In total, approval is sought for 37 new window installations of a UPVC double glazed design to be inserted in the same position as the current window openings.

### **Friar Gate Conservation Area**

**Application No.** DER/03/10/00322 - 10 Friar Gate, Derby (Former Little Siam  
**& Location:** Restaurant)

**Proposal:** Installation of shop front and security gate

Full planning permission and Advertisement Consent are sought for the installation of a replacement shop front and security gate to a vacant restaurant unit at 10 Friar Gate. The three storey building on the east side of Friar Gate, is on the Council's Local List and is eligible for a grant under the Heritage Grant Scheme.

The proposed shop front would be a reinstatement of an historic type, constructed in painted timber, with a central recessed doorway. The fascia would be narrowed and the glazed shop windows increased in height. A glazed timber door would be inserted with a fanlight above. Frost glass panels would be formed above the main shop window. There would be panelled pilasters and stallriser and decorative details at the top of the pilasters. The entrance door would be recessed approximately 1 metre from the footway and a decorative steel railing gate would be secured flush with the front of the shop front. A ramped access would be provided to the entrance.

### **Friar Gate Conservation Area**

**Application No.** DER/03/10/00324 - 10 Friar Gate, Derby (Former Little Siam  
**& Location:** Restaurant)

**Proposal:** Display of internally illuminated fascia sign and non illuminated projecting sign

The signage would include a fascia sign and projecting hanging sign attached to the top of the shop front. The fascia sign would comprise individual aluminium letters, 150 mm high and 5 mm thick. The hanging sign would have a decorative silver metalwork bracket and a painted mdf panel, 630 mm x 520 mm in area.

## **Friar Gate Conservation Area**

**Application No. DER/03/10/00356 - 57 Ashbourne Road, Derby**

**& Location:**

**Proposal: Variation of condition 1 on planning permission DER/10/95/00269 to allow the premises to be used solely as an office within use class B1(a)**

This Section 73 application has been submitted to vary of condition 1 of planning permission DER/10/95/00269. This previously approved application (granted in December 1995) allowed a change of use at no. 57 Ashbourne Road to: offices, textile test laboratory and training centre.

Condition 1 read as follows:

*Notwithstanding the provision of the Town and Country Planning (Use Classes) Order 1987 as amended, this permission shall relates solely to the use of the building for the testing of textiles, and ancillary office and training, and shall not extend to include any other purpose within the same class of that order, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order.*

The reason for the condition was to ensure that the Local Planning Authority retained control of the future uses of the property, in this sensitive location.

The applicant now wishes to vary condition so the building can be use as an office (Use Class B1(a)), which is not ancillary to the main use of the building for the testing of textiles. The agent has explained that the prospective occupier of the building is a firm of accountants.

## **Hartington Street Conservation Area**

**Application No. DER/12/09/01514 - Land adjacent to 50 - 52 Hartington Street,**

**& Location: Derby**

**Proposal: Erection of 12 bedroomed sheltered housing accommodation with wardens flat and associated car parking**

The application site lies on land adjacent to 50-52 Hartington Street. The application seeks permission for the erection of 12 bedroomed sheltered housing accommodation with wardens flat and associated car parking. Planning permission was previously granted on the site for a similar development in 2003 (DER/06/03/01009). The previous application DER/06/08/00944 was refused, at Planning Control Committee, for the following reasons:

*The proposal fails to provide highways contributions, incidental public open space or public art facilities to serve and mitigate the impact of the*

*development. The proposal also fails to demonstrate the provision of lifetime homes on the site. Accordingly, the proposal is contrary to policies T4, L2, L3 and H13 of the adopted City of Derby Local Plan Review and the Supplementary Planning Document relative to Planning Obligations (December 2008).*

During the consideration of the previous application CAAC were consulted and considered the general design to be quite acceptable, however they did consider that the pitch of the proposed roof was too shallow and should match that of 50-52 Hartington Street.

The proposed building is three storeys in form with a protruding central element and bay window to the front elevation, similar to that of the adjacent building no. 55. Brick works are to match the existing along with the use of man-made slate tiles to be used on the roof.

## **Highfield Cottages Conservation Area**

**Application No. DER/02/10/00219 - Highfield House, Highfield Lane, Chaddesden, & Location: Derby**

**Proposal: Extensions to dwelling house (loggia/covered way and enlargement of office), erection of detached garage and boundary walls**

This application relates to a detached building located north west of Highfield Lane which is a locally listed building in the Highfields Cottages Conservation Area. There are four components to the proposal. The front extension would be positioned to the right hand side of the front elevation and contain a mono-pitched slate roof. It's projection would reach 1.7m, width 3.9m and overall height 3.6m. The rear extension would form an open loggia structure measuring 4m in width, 5m in depth and would be more functional rather than ornate in appearance. The proposed wall would align from the south west corner of the dwelling to the corner of proposed garage and be 2.4m in height. The proposed double garage would be a simple pitched roof outbuilding sited in the south west corner of the site measuring 7.5m by 7m in size.

## **Little Chester Conservation Area**

**Application No. DER/02/10/00191 - 23 Marcus Street, Derby & Location:**

**Proposal: Insertion of windows in front elevation**

This application relates to a terraced property located on the west side of Marcus Street. The site is within flood zone three, an archaeological alert area and World Heritage Buffer Zone. The urban fabric of this part of Marcus Street is such that it is composed of a terraced row of dwellings of a similar character, form and scale. A consistent building line emphasises this regularity. In the immediate surrounding built form, the streetscene is very similar to its original appearance, except for some minor alterations to the frontages. Hence, there is an architectural coherence to the area.

The proposal includes changes to the front elevation ground and first floor windows. The submitted plans show the first floor window being 1.1m in width and 1.5m in height and the ground floor windows 0.67m by 1.7m. They would be sash timber windows.

## **Others - not in Conservation Areas Conservation Area**

**Application No.** DER/03/10/00312 - **University of Derby School of Art, Green Lane, Derby,**

**Proposal:** **Alterations to listed building including removal of walls and insertion of mezzanine floors, lift and w.c in connection with change of use from art college (use class D1) to creative media centre (use class D2)**

Planning permission and listed building consent have been applied for, for the change of use and alterations to the former University of Derby School of Art. Planning permission is sought for the change of use of the building from an art college (Use Class D1) to a creative media centre (Use Class D2). Listed building consent is required for alterations to the building associated with the proposed change of use and these include removal of internal walls, insertion of mezzanine floor ,a lift and wc.

The works required in association with and to facilitate the change of use are all internal. No external alterations are envisaged.

The building is a Statutorily Listed Building. The List Description is reproduced immediately below.

"College of Art Annexe

Grade II\*

Listed 24.02.77

1876 with additions of 1899. A notable essay in Gothic style. Architect: F W Waller of Waller and Son, Gloucester.

Stone; 3 storeys and attic; 4-light mullioned and transomed windows having pointed arched heads with plate tracery, leaded lights; polygonal tower on left-hand side with tiled pointed roof; pointed arched doorway in projecting gabled porch. Attic has 3 gabled windows above richly carved panels with scrolls inscribed "Municipal Technical College". Gable on right-hand side; tiled roof with central lantern and fleche. 2-storeyed recessed bay on left-hand side with 2 pointed arched recesses and 2 windows below."

The building was purpose built as an art college and was used as such until it fell out of use quite recently. During its life as an art college it also became the venue of the Metro Cinema, a small specialist local cinema that provides alternative viewing to the main commercial cinemas. That function has now transferred to the Quad Centre and it is understood that the Art College building is now unused and vacant.

The art college function would have principally been in Use Class D1 as a non residential educational establishment, with an element of D2 use for the cinema element. The current proposal is to use the premises as a creative media centre with some teaching and

commercial offices. this is a mixed group of uses which may span use classes D1, D2 and B1.

The division of activities within the building is from the former division of 2,560 sq metres in non-residential institutional use (use class D1) and 140 sq metres assembly and leisure use class (Use Class D2) to 300 sq metres restaurant and cafe, 1,600 sq metres offices (other than in use class A2), 700sq metres as non residential institutions and 100sq metres for assembly and leisure purposes.

The design and access statement says the proposal would bring together two communities (locally based artists and digital media creators) to provide a creative working environment.

The physical alterations to the building would include: additional insulation in the roof, secondary double glazing and a more efficient boiler and central heating system.

In the first floor studios existing mezzanine floors (probably later than the original building) may need to be reconfigured to improve appearance and satisfy current building regulations.

All mezzanines in the former Antique Drawing Room and painting room are to be removed to reveal their original spatial quality

A platform lift is proposed adjacent to the stairs inside the main entrance to provide access for disabled people to the upper floors. The installation of the lift is intended to be reversible.

Toilets for disabled users are proposed for each main floor level.

A partition in the Antique Drawing room is proposed to be removed and a doorway scale opening created between the Antique Drawing Room and the former painting room.

It is intended to retain, reconfigure or replace mezzanines on the second floor.

Three of the studios on the first floor south wing which have at some time been interconnected are to be re-separated with stud partitioning and plaster board.

Two of three main interventions in the buildings are in the courtyard building at ground floor and first floor to open up the heart of the building. Original walls are to be removed to create a breakout space/ internet cafe with a small kitchen. At first floor level a single wall would be removed to create an exhibition/art cafe/informal meeting space. These walls removals will be to 3 metres above floor level and would be supported by contemporary hollow steel cylindrical supports.

The third major intervention would be the removal of the projection room that served the Metro Cinema, reinstatement of the original doorway arrangement and the introduction of a new room at first floor level at the rear of the former lecture theatre.

## **Railway Conservation Area**

**Application No. DER/03/10/00380 - 6-7 Midland Road, Derby, (Masala Restaurant) & Location:**

**Proposal: Change of use from restaurant (Use Class A3) to wine bar (Use Class A4) and rear extension**

The application site is comprised of two properties situated along the northern side of Midland Road. The buildings presently have permission to be used as a restaurant at ground floor level, with residential accommodation above. This application seeks to obtain planning permission for a change of use of the ground floors from a restaurant to a wine bar. The first and second floor accommodation would remain unchanged.

This application is a resubmission of planning application reference DER/01/10/00070 which was previously withdrawn. The applicant has sought to address the previous objections raised by the CAAC to the flat roof design of the extension, by including a pitched roof.

## **Strutt's Park Conservation Area**

**Application No. DER/02/10/00228 - The Yard, 2 Arthur Street, Derby & Location:**

**Proposal: Alterations and conversion of workshop to form 2 residential units**

The application site is located to the rear of numbers 4, 2 and 2a Arthur Street. The site is occupied by a two storey detached building, which is likely to have been a former workshop or stables. It is presently used as a workshop/office by a builder and roofing contractor. The site is accessed from Arthur Street and its rear elevation is also visible from Darley Lane, to the east, and there is modern detached double garage to the west of the main building.

The two-storey workshop is of brick and tile construction. Its front elevation has been significantly modified by a flat roof behind a parapet, which appears to have been added over a modern extension, creating a part flat, part pitched roof on the building. There have also been modifications to the widow openings and an external metal staircase has been installed.

It is proposed to convert the workshop building into a pair of semi-detached dwellings. As part conversion the existing roof structure would be removed and raised (the existing slates would be re-used), forming a new pitched roof. The window openings would be modified and two new porches added. To the rear, it is proposed to add 4 no. roof lights. All replacement window and doors would be of timber construction.

Access into the site from Arthur Street would be retained and a set of gates installed, 6m back from the public footpath. A turning and parking area would be provided in front of the proposed dwellings, along with an area of soft landscaping.

## **Strutt's Park Conservation Area**

**Application No. DER/03/10/00272 - 200 Kedleston Road, Derby, (Abbey Court  
& Location: Residential Home)**

**Proposal: Extension to care home (entrance lobby/reception, store, 2  
bedrooms and bathroom)**

This application relates to a site within a vacant area of land within the Abbey Court Residential Home complex, on the east side of Kedleston Road, near to Sherwin Street. The proposal is for a two storey extension to be inserted on the far north west part of the building, measuring 15.8m in depth, 6.2m in width, 5.2m to eaves and 7.2m in overall height. The purpose of the extension is to provide increased facilities for users of the care home.

## **Strutt's Park Conservation Area**

**Application No. DER/10/00036/EN - 85-89 King Street, Derby  
& Location:**

**Proposal: This is not a Planning Application: Extension and alterations to  
shop/ flats to form retail (use class A1) and offices (use class B1)**

This proposal is an informal scheme for comment. The property, no. 85/89 King Street, is a local list building outside but adjoining the conservation area, opposite the Grade 1 listed St Helen's House and adjacent to the Grade 2 listed Seven Stars public house. It will sit in between the north and southbound carriageways of the Connecting Derby link to Five Lamps.

The proposal comprises a three storey extension to the south elevation with a curved south frontage in facing brick and slate roof. The intention is to use it as a mixed development with two floors of offices and residential on the second floor.

The Design and Access Statement is attached for further information.



## **DERBY CITY COUNCIL**

**CORPORATE AND ADULT SERVICES DEPARTMENT  
PROPERTY SERVICES DIVISION  
Design and Property Maintenance  
Roman House  
Friar Gate  
Derby DE1 1XB  
Tel (01332) 293111  
Fax (01332) 255052**

### **DESIGN & ACCESS STATEMENT**

**For**

**ALTERATIONS EXTENSIONS AND DEVELOPMENT OF GABLE**

**At**

**85 / 89 KING STREET**

**DERBY**

**October 2007**

310/288 10/36  
R24



## **PROPOSAL SUMMARY.**

The proposed building work consists of a 3 storey extension on the south elevation of 85 / 89 King Street. The extension forms a mixed commercial / residential development consisting of office space on the ground and first floors with a small studio apartment on the first and second floors.

## **EXISTING BUILDING, SITE LAYOUT AND LANDSCAPING.**

85 / 89 King Street is in the 5 Lamps area of Derby, north of the city centre opposite to the Grade 1 listed St Helens House to the east and adjacent to the Grade 2 listed Seven Stars public house to the north. The property itself is locally listed (Ref: LL043). The property is adjacent to a conservation area with the boundary running down the centre of King Street. The building was originally constructed in 1806 and has since had many alterations over the years. The building has had many usages, originally the residence of the managers of the King Street China Factory. The building has a strong association with the history of English porcelain manufacturing. Currently the building is made up of unoccupied flats to the first and second floors with retail on the ground floor, also unoccupied. The building currently backs onto a large yard to the west with a large 19<sup>th</sup> Century works / residential building to the south.

85 / 89 King Street is a three storey building 13.7m long north to south and 8.7m wide east to west with a footprint of approximately 120m<sup>2</sup>. The existing height to eaves is 7.5m and existing height to ridge is 11.7m. Currently the building envelope is a mixture of facing brickwork, painted brickwork and painted render. The roof is covered with three differing tiled finishes, with a slate roof to the southern end, stepping down approximately 350mm to a treated slate roof to the central section that is level with a concrete tiled roof to the northern end. Window styles vary throughout the building with a mixture of timber sash and casement windows at first and second floor to the front elevation with brick arched window heads. Ground floor windows to this elevation are shop front type windows covered with heavy duty security grills. Elsewhere windows are casement type windows with a variety of configurations. Rainwater goods and waste pipes are UPVC throughout with rainwater from the front elevation roof carried at high level to the rear elevation for disposal. Access to the ground floor unit is through the shop unit doors with separate doors leading to stairs providing access to the upper storeys.

The area is subject to the Connecting Derby carriageway works. The effect of this will be to alter traffic flow from two way traffic on King Street to one way traffic travelling south. A new road for northbound traffic will be constructed to the western side of the property leaving sufficient room between the building and the carriageway for a 2.0m wide pavement. As part of these works a number of buildings will be demolished including part of the works building to the south. This will leave 85 / 89 King Street isolated in the centre of the northbound and southbound carriageways along with the Seven Stars public

house accessed by pedestrian crossings (See Appendix A – Plan Showing Connecting Derby Carriageway Works).

A number of planning applications have been approved in the locality for residential developments most notably application number 02/06/00335 for a residential development either side of St Helen's Street and 05/06/00787 for a residential development to the remaining portion of the works building previously mentioned (See Appendix B – Site Plan Showing Conservation Area and Adjacent Approved Planning Application Sites).

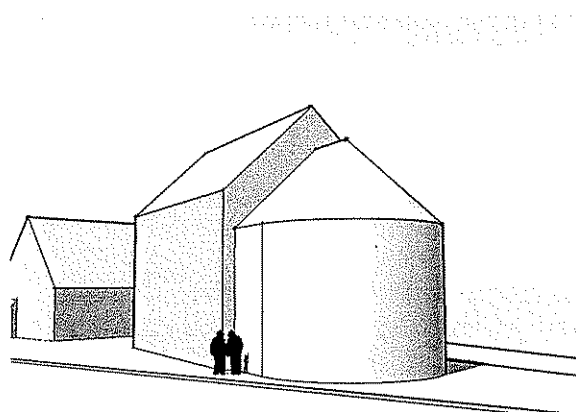
## **PROPOSED SITE USAGE.**

Upon completion of the Connecting Derby carriageway works 85 / 89 King Street will become isolated in the centre of the carriageway and will lose most of its external space. In addition to this the demolition of adjacent buildings will make 85 / 89 King Street a prominent feature on what will be one of the major routes out of the city. With this in mind it is considered that 85 / 89 King Street warrants considerable investment in extension works to improve its setting with respect to the exit from the city.

The lack of space around the building and the likelihood of higher levels of pollution make the block unsuitable for significant residential development. Commercial use as retail and/or office premises is considered preferable. The prominence of the south facing elevation also offers the opportunity for an interesting architectural statement leading to the proposal for an extension to this elevation.

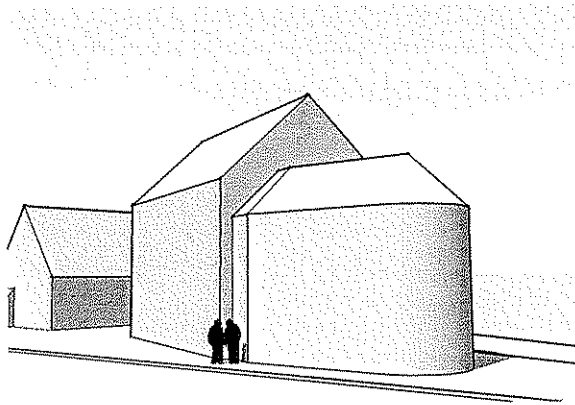
## **SCALE.**

From the outset it was the intention to make use of the wedge shaped nature of the site and construct an extension to the south facing elevation. A curved frontage, maintaining the 2.0m wide pavement was considered the most appropriate shape for the proposals incorporating a conical roof. Lonsdale House to the north has a similar form and will itself become more prominent when the Connecting Derby carriageway works are completed (See Appendix C – Photographs of Existing Buildings and Features in the Vicinity).



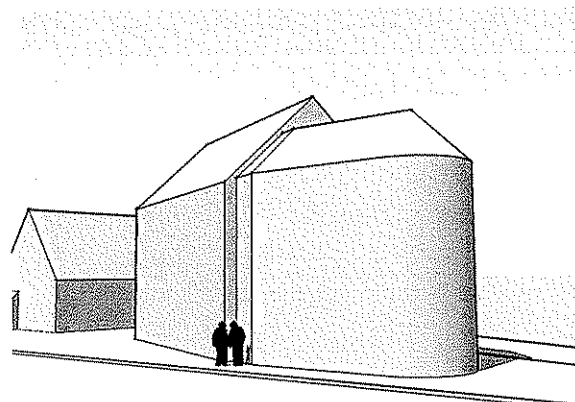
*Massing Scheme 1*

Initially the proposed scale of the extension was to be a 2 storey extension 7.4m wide projecting from the building 5.5m. This would give rise to floor space of 62m<sup>2</sup> over the 2 floors. The amount of projection and therefore the additional floor space was limited by maintaining the 2.0m wide pavement.



*Massing Scheme 2*

To make the scheme viable additional floor space was required. The extension has been projected an additional 3.0m to 8.5m with the western external wall dog-legged to run parallel with the proposed road and the radius of the curve tightened accordingly. This would provide floor space of 90m<sup>2</sup> over the 2 floors.



*Massing Scheme 3*

With the additional floor space significantly improved the roof space was looked at to provide a third floor. With this in mind the eaves was raised to a height of 7.5m and gives floor area to 120m<sup>2</sup> over 3 floors.

Scheme 3 was deemed the most appropriate. It had the advantages of providing a more dominant feature to the significant south facing elevation whilst making the most use of the space available and providing the most additional floor area of the 3 schemes.

## **BUILDING LAYOUT.**

In general an office usage was deemed to be the most appropriate for the scheme. Following discussion with the councils Access Officer it was decided that 3 storeys of such usage without a lift was not ideal, but a small studio flat in the roofspace would be more acceptable.

There is a single entrance into the building serving both the office accommodation and flat. This leads onto a lobby with disabled toilet for the office use and a staircase up to the first floor. On the first floor landing there is a door to the first floor office space and a door into the studio flat. The first floor holds the bathroom to the flat and then stairs lead up to the second story that has a small flat unit incorporating a living area with galley kitchen and a small bedroom area.

Travel distances for means of escape are within that allowable for single means of escape.

## **APPEARANCE.**

The proposal for the extension is to use materials similar in nature to those of the existing building with a break between the new and the old. With this in mind a wall panel has been incorporated between the new and old with the entrance door at ground floor level and a floor to ceiling height window at first floor with rendered infill panels. In the roof plane this line is continued with the roof windows into the second floor flat.

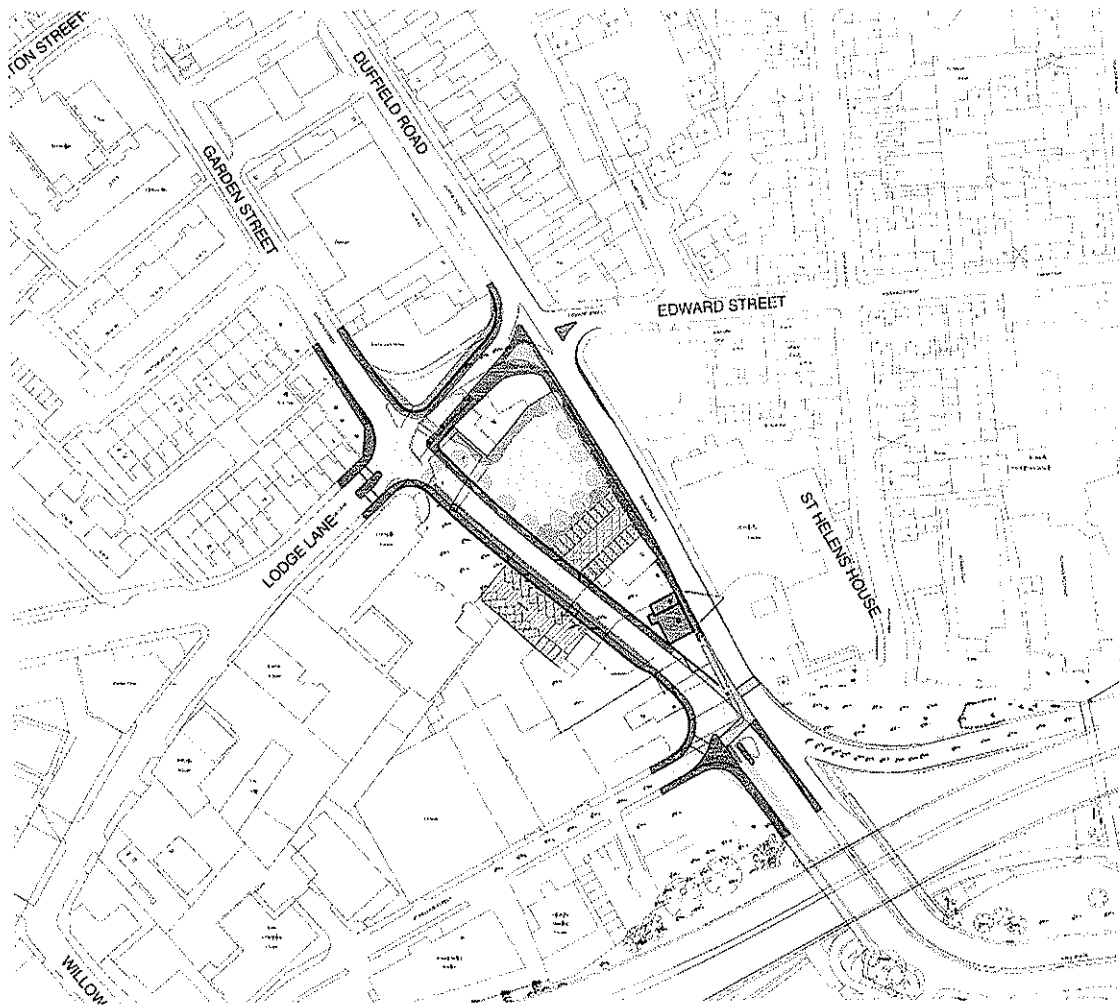
Generally The building is to be constructed with red / brown facing brickwork with a 10mm recessed band every 6 courses. The roof is to appear a half conical roof with straight pitches back to the existing building with flat roof behind the pitches that will be hidden from ground level with slate covering to match the existing building. Lead flashing will be required at the apex of the conical roof.

Windows and doors are to be powder coated aluminium framed units with similar style and proportion to those on at St Helen's House (See Appendix C – Photographs of Existing Buildings and Features in the Vicinity). Those to the ground floor are to sit on a brick plinth with cant brick cills. First floor windows are to have 1100mm high stainless steel railings to provide manifestation to these high level windows. Rendered panels follow the window lines vertically to match the detail used on the break line.

## **LANDSCAPING.**

As the site is largely the building footprint very little landscaping is proposed. The general proposals for the Connecting Derby carriageway works is for the pavements to be natural stone paving up to the existing building with tarmac finish from this point onwards going north.

**APPENDIX A – PLAN SHOWING CONNECTING DERBY CARRIAGEWAY  
WORKS.**



[illegible]

**APPENDIX B – PHOTOGRAPHS OF EXISTING BUILDINGS AND  
FEATURES IN THE VICINITY.**



*View of Grade 1 Listed St Helen's House Main Elevation.*



*View St Helens House Annex*





*Windows from which style and proportions of shop front windows are taken.*



*Grade 2 Listed Seven Stars Public House with 85 / 89 King Street in background.*





*Circular Entrance of Lonsdale House.*



*Conical Roof of Lonsdale House.*

## APPENDIX C – PHOTOGRAPHS OF EXISTING BUILDING.



*85 / 89 King Street from front of St Helen's House.*



*85 / 89 King Street with Seven Stars public house car park in foreground.*



*85 / 89 King Street with Seven Stars public house in background.*

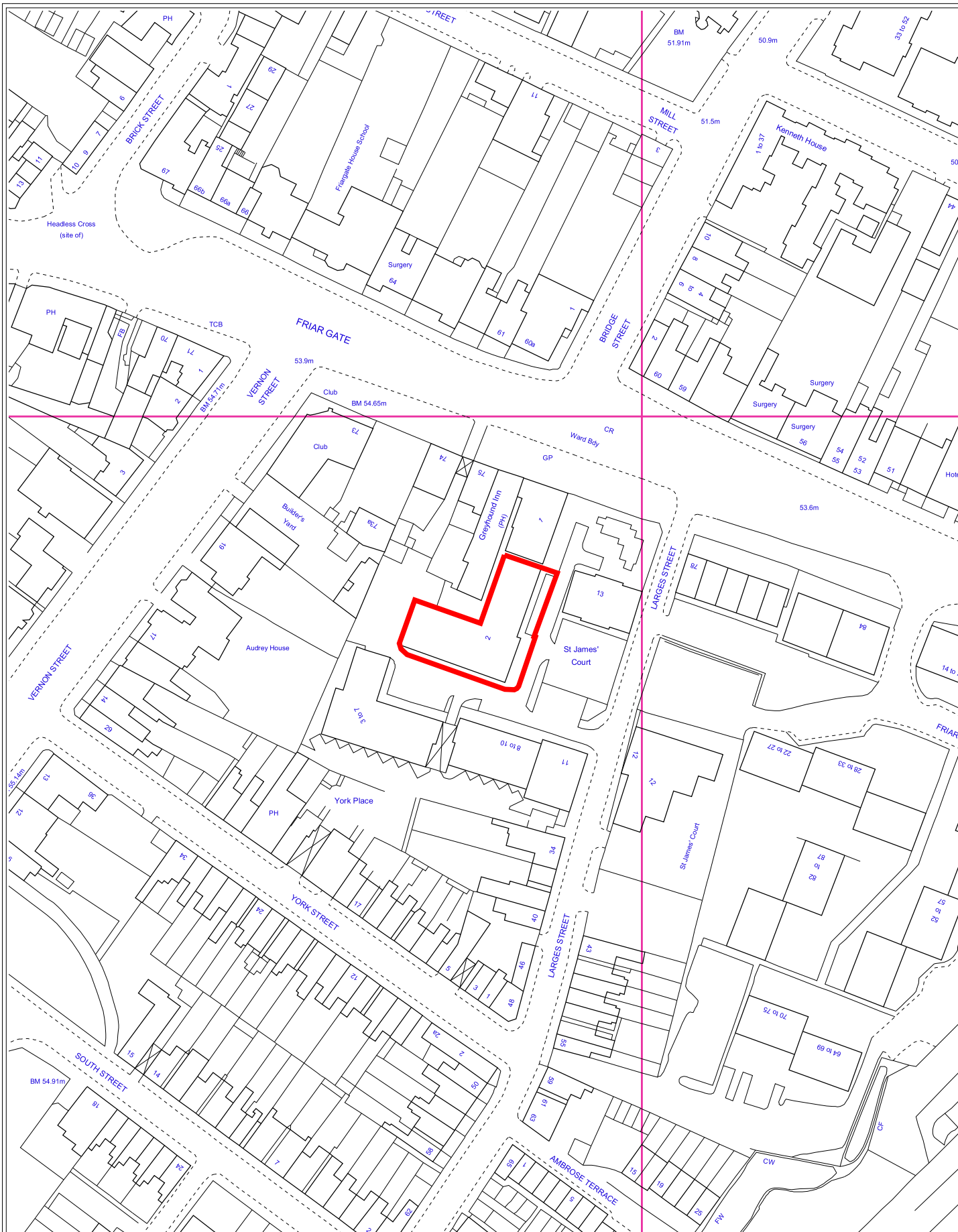


*Existing sash window.*



*85 / 89 King Street rear view.*

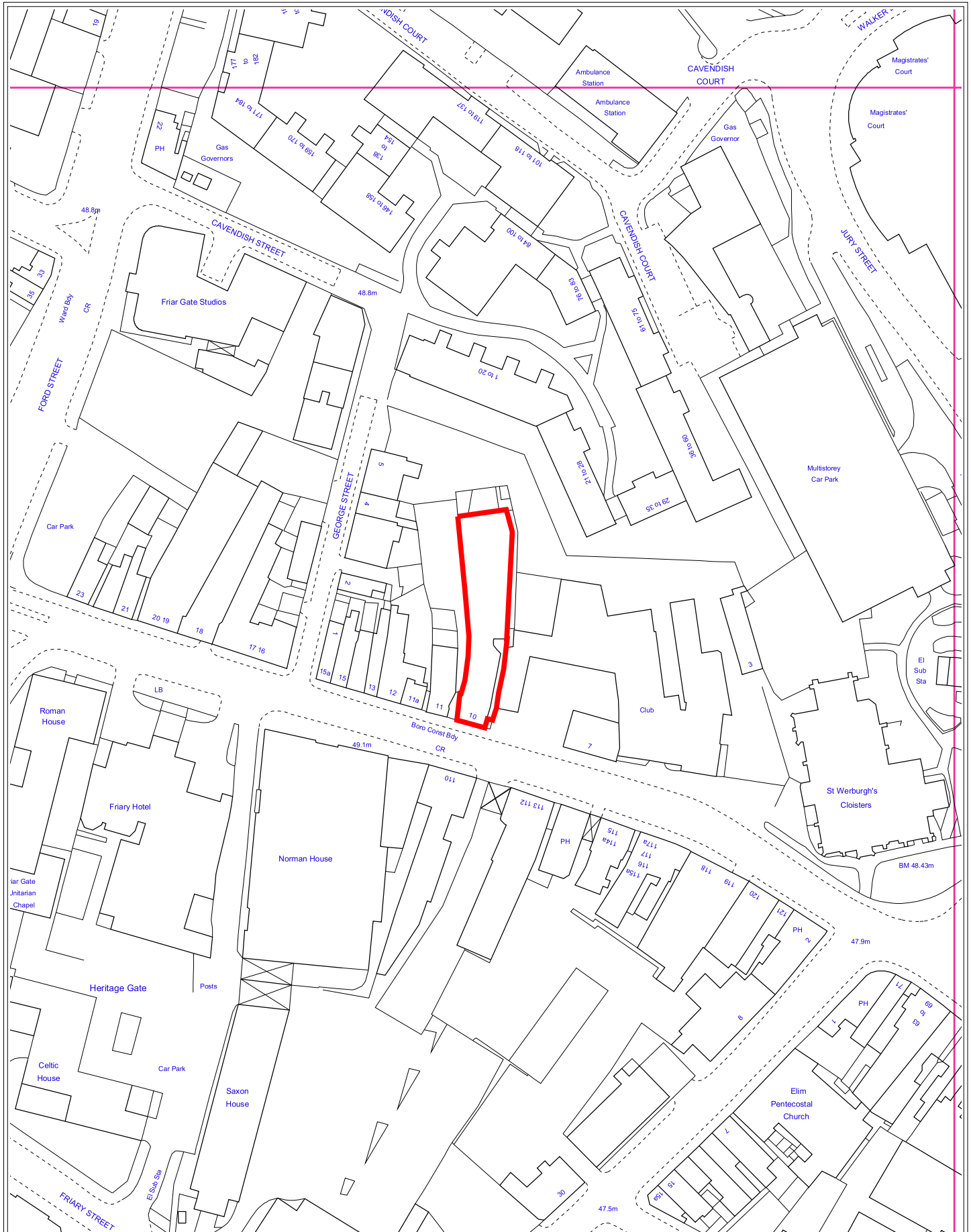
# DER/03/10/00266 - 2 St James Court, Friar Gate, Derby



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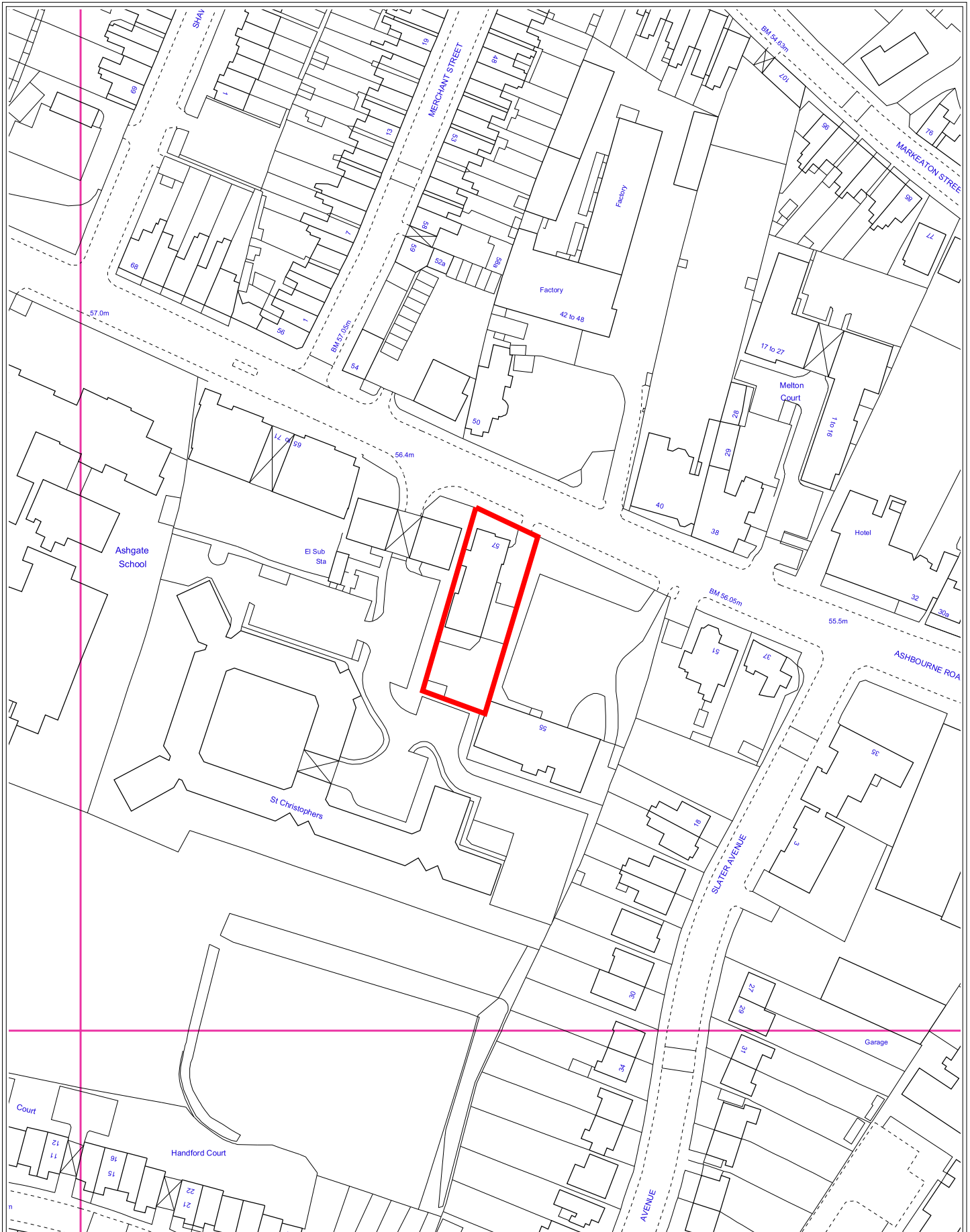


# DER/03/10/00322 & 00324, 10 Friar Gate, Derby



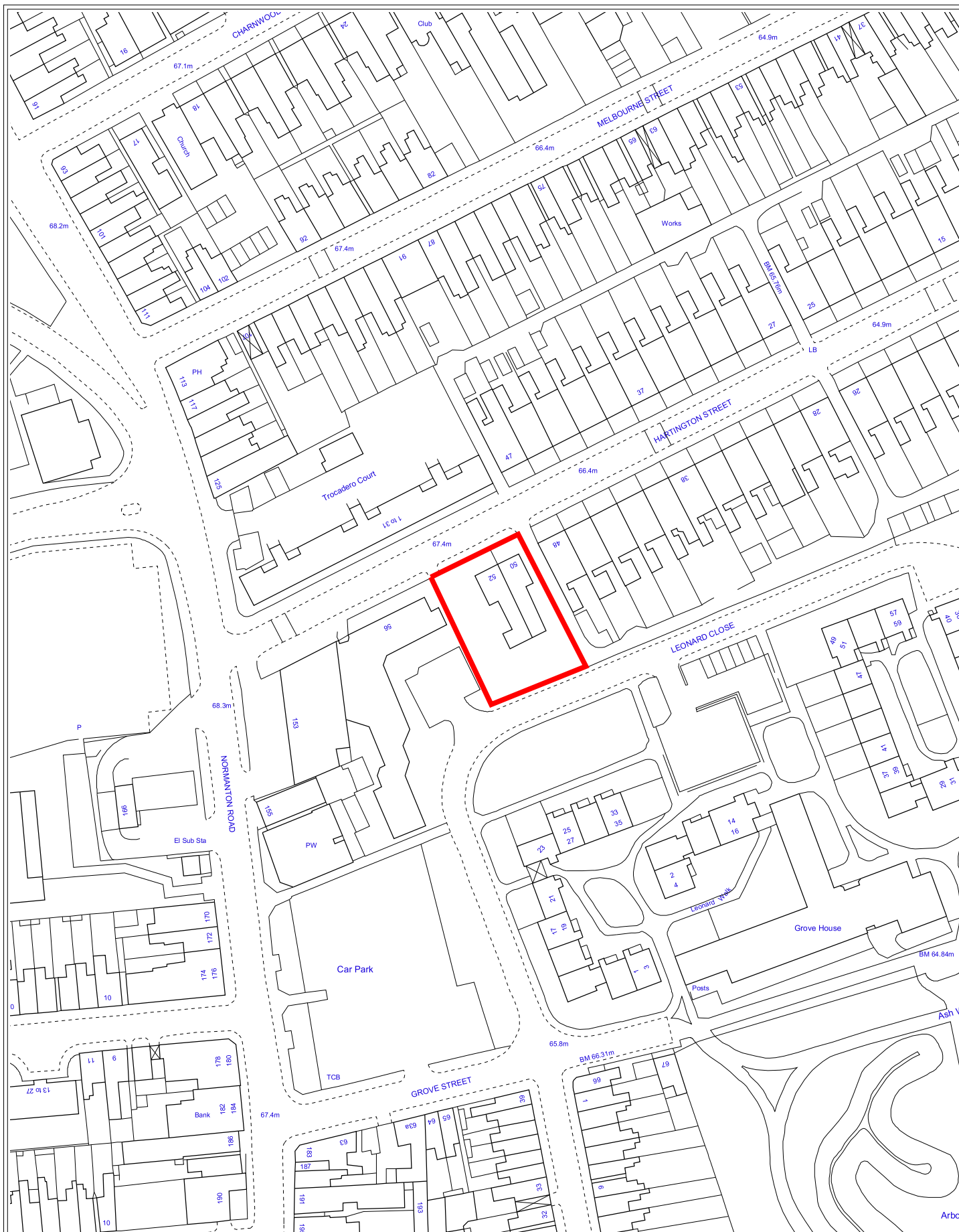
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# DER/03/10/00356 - 57 Ashbourne Road, Derby



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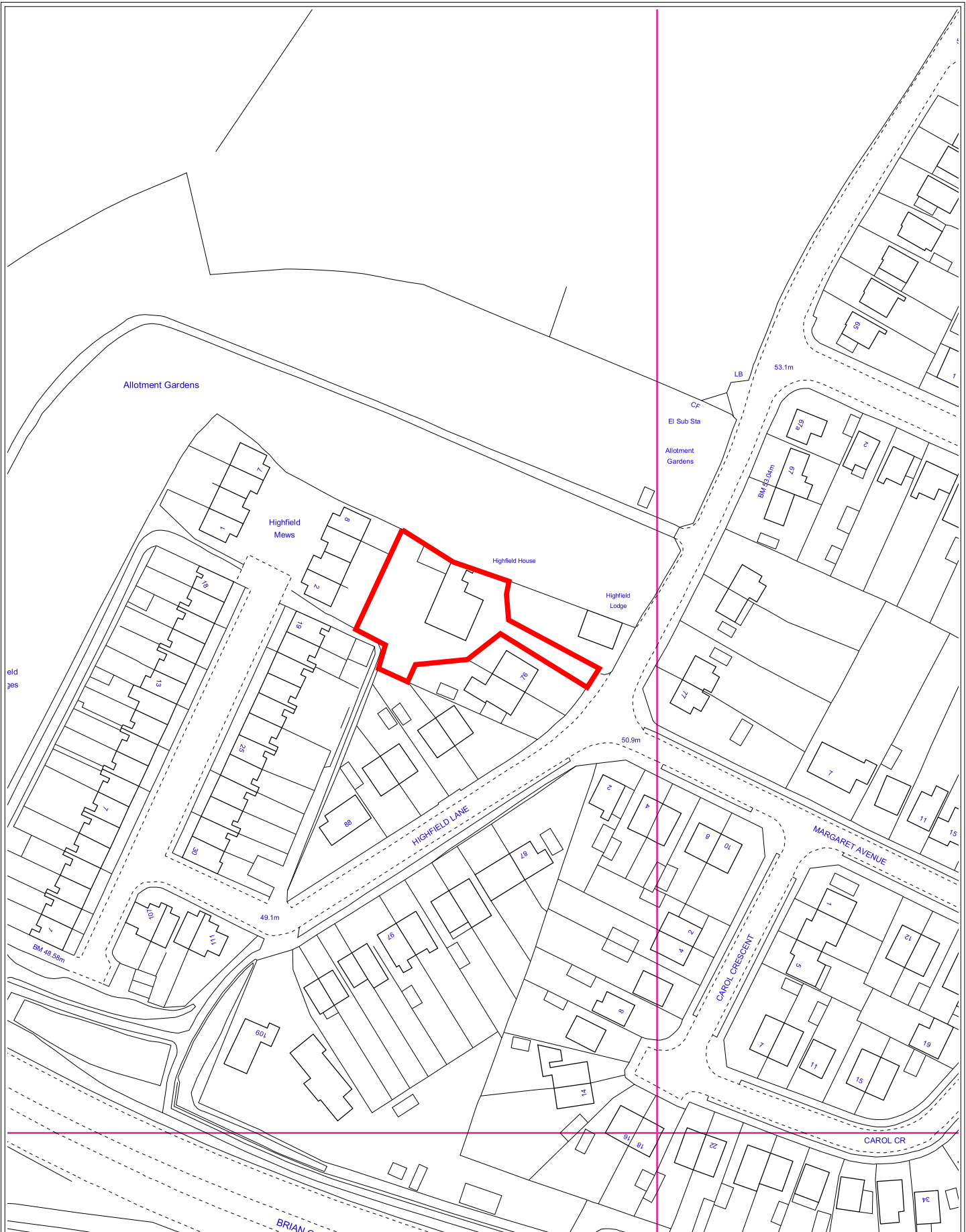
DER/12/09/01514 - Land adj 50-52 Hartington Street, Derby



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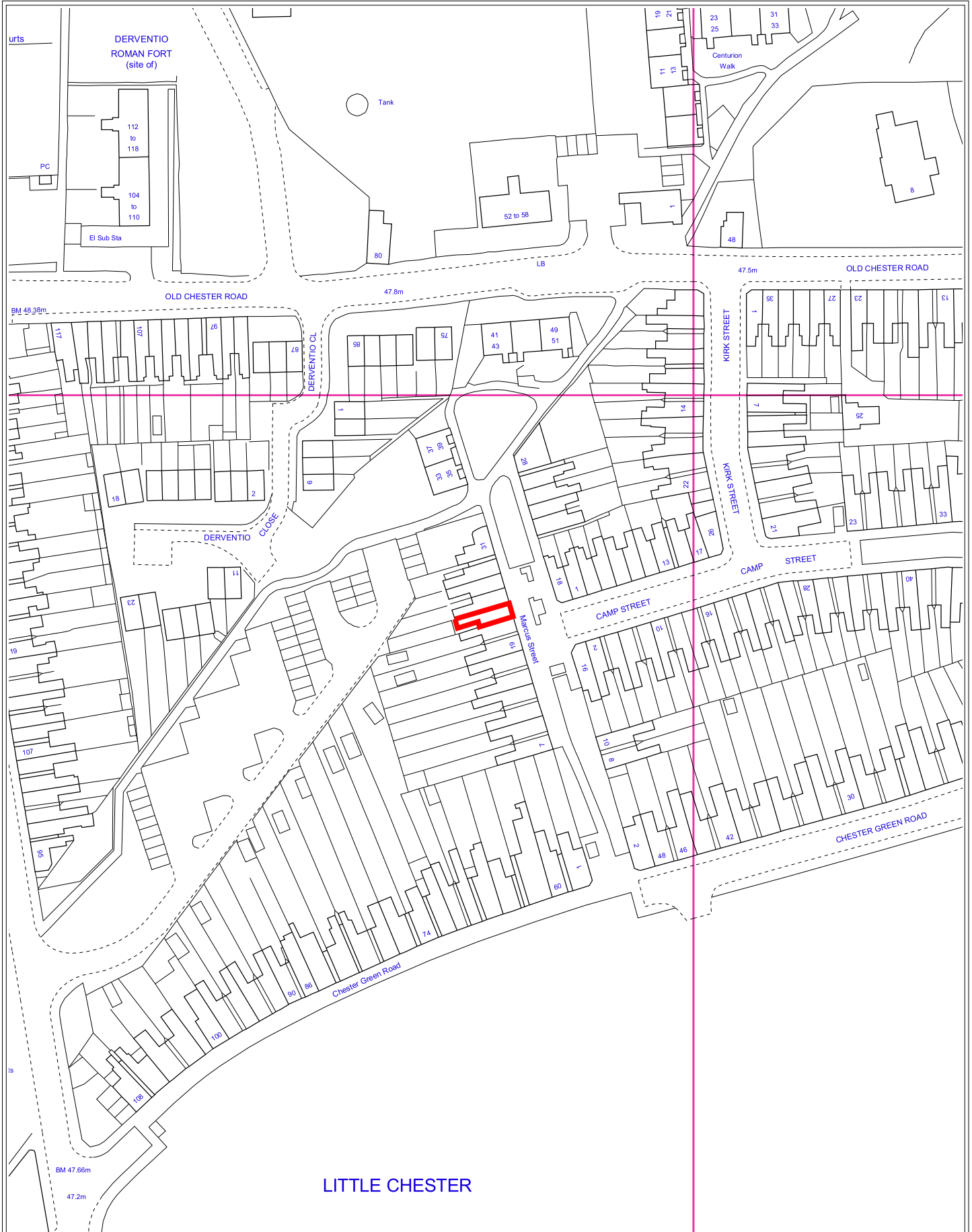


# DER/02/10/00219 - Highfield House, Highfield Lane, Chaddesden



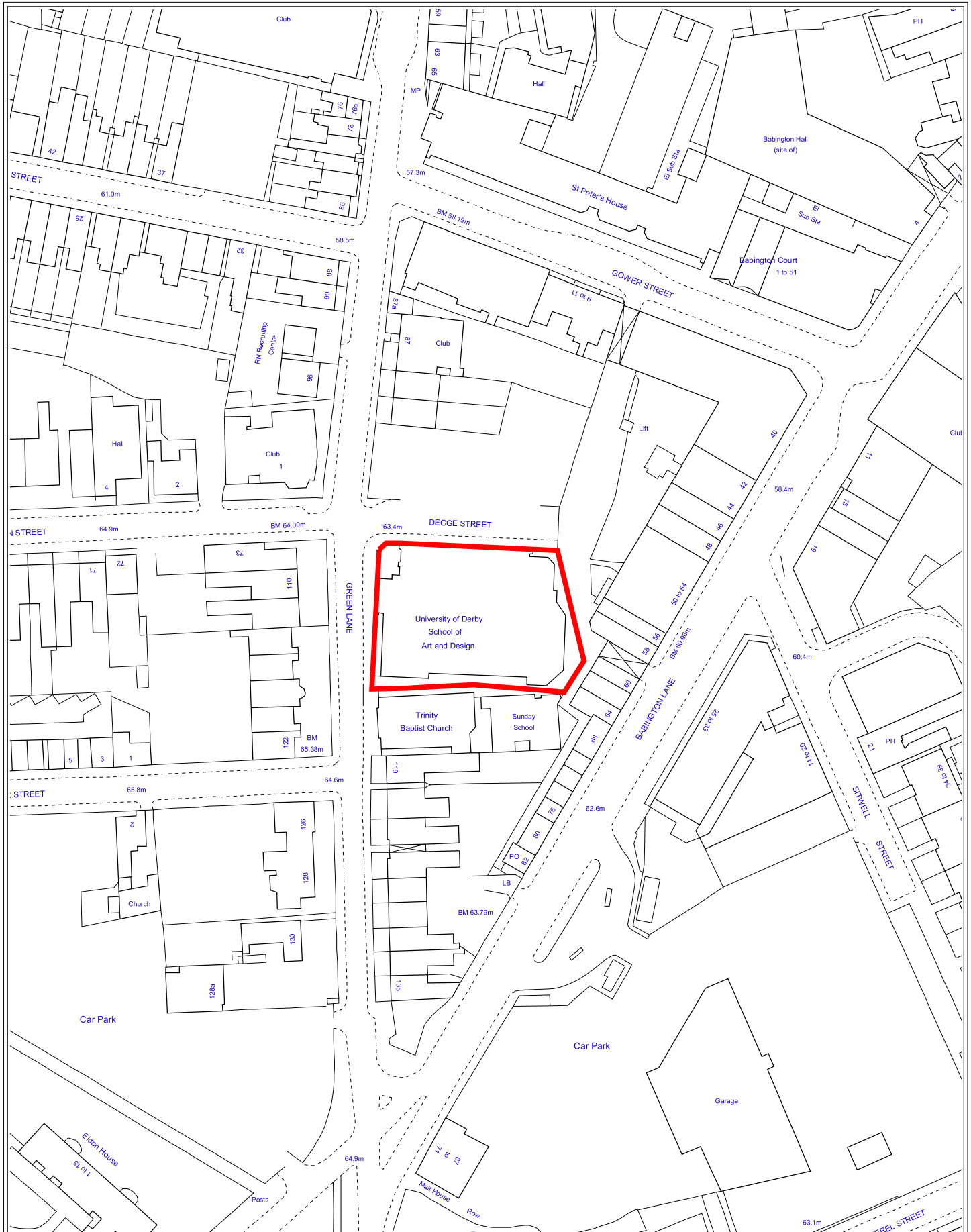
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# DER/02/10/00191 - 23 Marcus Street, Derby



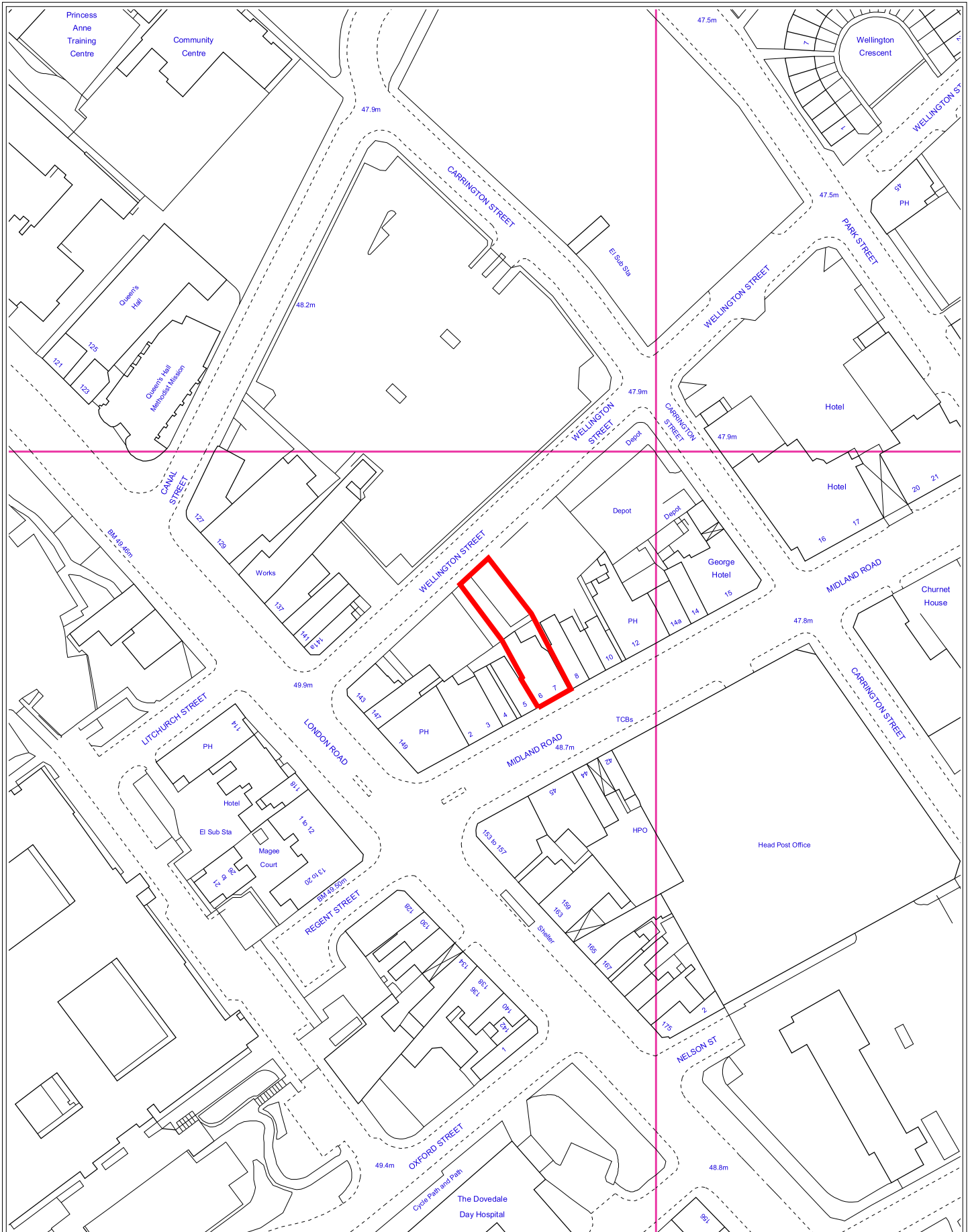
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# DER/03/10/00312 - University of Derby, School of Art, Green Lane, Derby



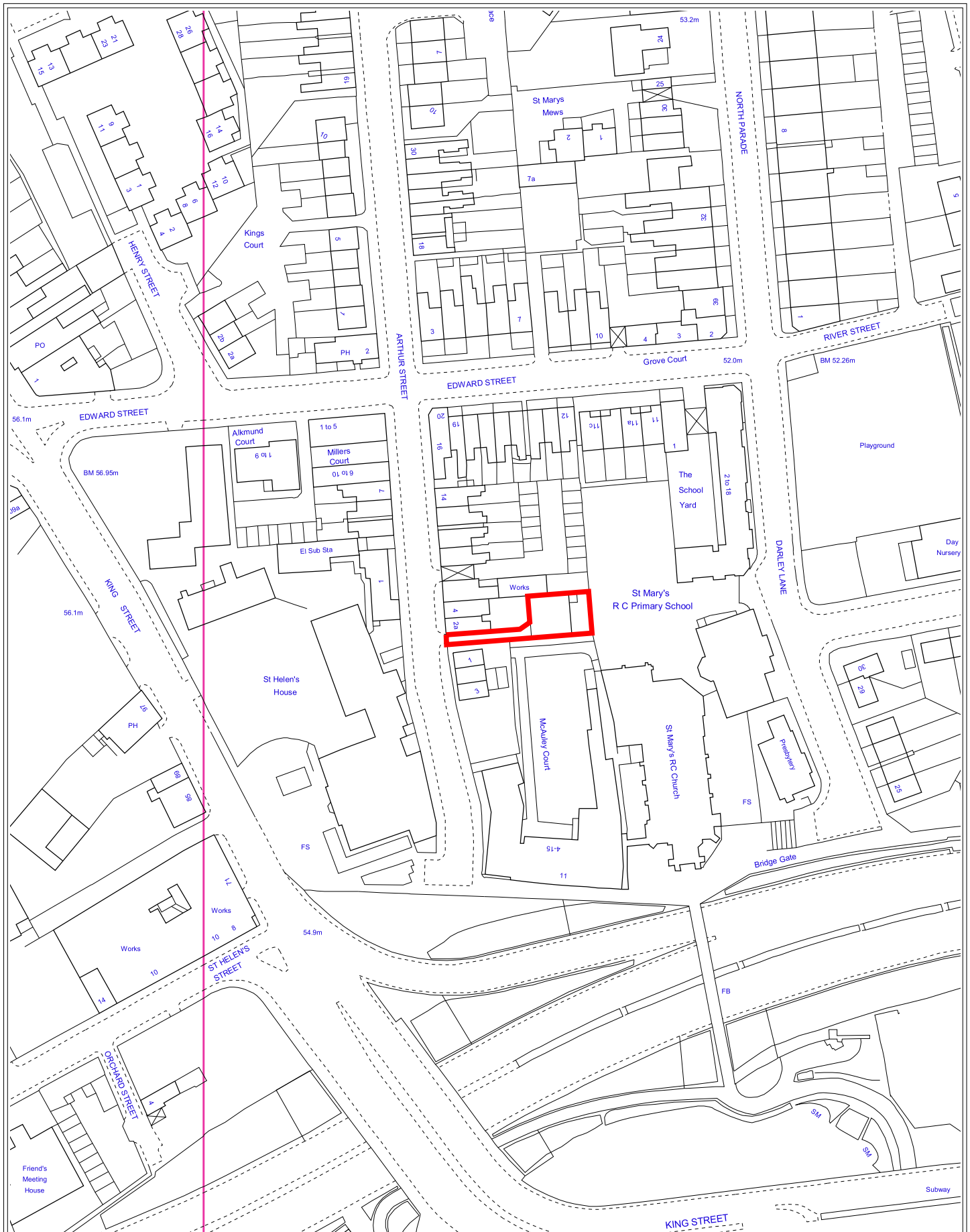
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# DER/03/10/00380 - 6-7 Midland Road, Derby



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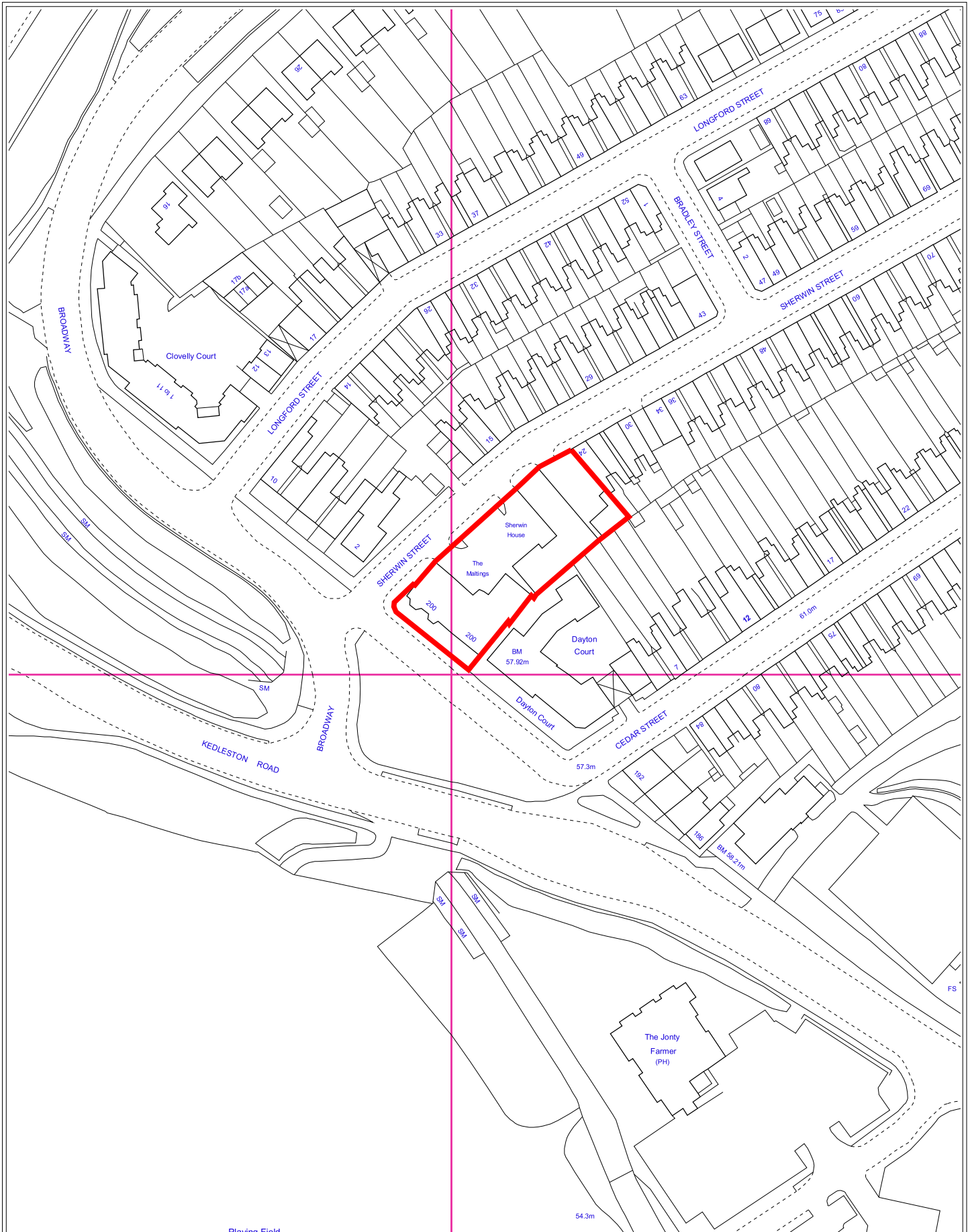
# DER/03/10/00228 - The Yard, 2 Arthur Street, Derby



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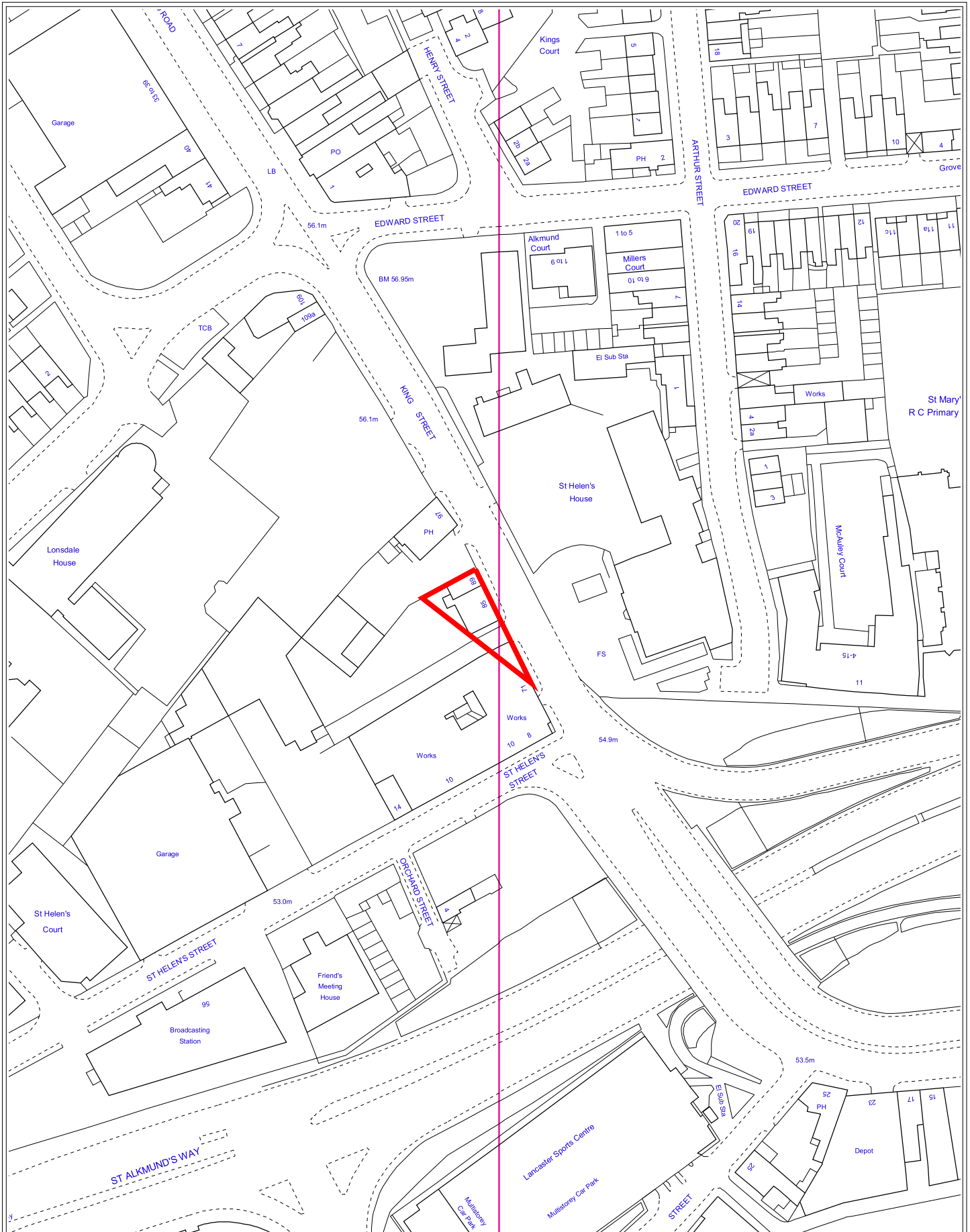


# DER/03/10/00272 - 200 Kedleston Road, Derby



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# DER/10/00036/EN - 85-89 King Street, Derby



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