

**REPORT OF THE ASSISTANT DIRECTOR – DEVELOPMENT TO
CONSERVATION AREA ADVISORY COMMITTEE 2 DECEMBER 2004.**

PRE-APPLICATION ADVICE

1. Redevelopment at Leylands Estate, Derby

I have been approached by Architects acting on behalf of the Retail Trust in connection with a future proposal of redevelopment at the Leylands Estate. I have been requested to bring this pre-application enquiry to the attention of this Committee in order that the Committee may comment on the emerging proposal prior to formally considering an application for planning permission. A full copy of a report outlining the proposal has been provided with the Agenda, to all members of the Conservation Area Advisory Committee.

The Architects suggest that it is essential for Members of the Committee to make a prior visit to the site however they also advise that unaccompanied, unarranged visits may cause stress and anxiety to residents so Members are requested not to do this. The Committee may therefore wish to consider whether a formal Committee site visit be arranged to enable a more-informed consideration of the draft proposal, in which case it would be appropriate for Members to defer consideration of the matter to the next meeting of the Committee after a site visit has been undertaken.

The Leyland's Estate was constructed in 1955 by the London Architect T.P. Bennett and has been designated a Conservation Area. The central Eborn House is grade II listed and is thought to date from the 1840's.

In summary the proposal involves the demolition of six separate buildings on the site. These are the single storey former care home, the chapel, two two-storey blocks of flats (Trent and Dove dale Houses) and two pairs of semi-detached bungalows. The new proposed development is for an extension to Fraser Hall to form an administrative block with recreation/welfare facilities and four two-storey pavilions that are interconnected. An 'L' shaped block is also proposed to be located in the place of the pair of semi-detached properties.