



PLANNING AND TRANSPORTATION COMMISSION 27 JULY 2009

Report of the Corporate Director of Corporate and Adult Social Services

REVIEW OF BUILDINGS OF HERITAGE AND IMPORTANCE – i) REVIEW UPDATE and ii) STAGE 1 – BRIEFING PAPER

RECOMMENDATION

1. To receive the information.

SUPPORTING INFORMATION

UPDATE

- 2.1 At the June meeting Members indicated a wish to review 'Buildings of Heritage and Importance' because:
 - it was a new addition to the Commission's portfolio, so offered a fresh area of interest and
 - it co-incided with the launch of a new English Heritage guide 'Making the Most of Your Local Heritage: A Guide for Overview and Scrutiny Committees'
- 2.2 On 6 July the Chair held a meeting with Richard Williams, the relevant Assistant Director and his colleagues to explore the value-adding potential for a review and how it might be conducted. A note of the meeting is attached as Appendix 3. Due to temporary capacity issues it was agreed that any topic review could only be supported from the start of 2010. A two stage process was offered that might meet the Commission's needs without an extensive review, whilst also keeping the option open for further exploration in 2010.
- 2.3 Mr Williams offered to have an issues paper prepared, to be produced by relevant officers, for the Commission in the autumn. This will explain give the local scene. To align with the format of the English Heritage Guide, the intention would be for the information to answer the two key questions in that Guide:
 - A. How can the historic environment contribute more toward our Authority's main strategic aims?

B. How is our Authority protecting key historic assets for future generations?

Additionally, it would take account of some of the questions set out in the four Case Studies.

STAGE 1

- 2.4 As a first stage, the information contained in a briefing note, recently prepared in April 2009, has been made available to the Commission. This is attached as Appendix 2.

For more information contact:	Rob Davison 01332 255596 e-mail rob.davison@derby.gov.uk
Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 – Stage 1 - Briefing Appendix 3 – Note of the meeting held 6 July 2009

Appendix 1

IMPLICATIONS

Financial

1. None arising from this report.

Legal

2. None arising from this report.

Personnel

3. None arising from this report.

Equalities impact

4. Yet to be assessed.

Corporate Priorities

5. This report links with: 'Making us proud of our neighbourhoods', 'Leading Derby towards a better environment' and 'Creating a 21st Century City centre'.

Appendix 2

Introduction

This note has been produced in April 2009 to provide some background information about initiatives that the City Council have been dealing with that English Heritage have an interest in. These cover:

1. Public Realm initiatives
2. Heritage Grants Schemes
3. Production of Planning policy / guidance
4. Development Control schemes
5. World Heritage Site.

1. Public Realm Initiatives

The PR Strategy was adopted by Derby CC in March 2007. We have since completed a new footbridge over the A52 (St Alkmund's Way), launched the improvements at Cathedral Green, undertaken substantial re-paving at East Street and finished partial improvements to the Market Place and Victoria Street. The following further improvements are proposed over the next 1-2 years:

- **Full Street Corridor** – detailed designs are currently being drawn up and construction will start later this year at the Morledge end of this important thoroughfare. This scheme is being undertaken largely to pump-prime commercial developments on adjoining sites (which could catalyse over £75m in private sector development activity and indirectly create over 150 jobs)
- **Castleward Boulevard** – similarly detailed designs of the whole scheme are underway and construction of the Station end will commence later this year. This is designed to coincide with procuring a development partner to create a high quality urban village in the heart of the city to counteract urban sprawl and bring new life to this part of Derby
- **Wayfinding Structures** – a Masterplan has been produced showing how the Council can comprehensively improve signage and wayfinding (including public art). Wayfinding Structures are about to be designed and we may be in a position to start erecting them later this year
- **Grants Schemes** in City Centre Conservation Areas – more details below.

2. Heritage Grants Schemes

Improvements to the public realm in Derby started amongst other things with the **Derby THI scheme** and progressed into a **building repair and shop front reinstatement scheme**. This scheme is jointly funded by English Heritage and Derby City Council (£200k pa 2008-2011). It involves:

- Historic building repair and shop front reinstatement grant support
- Area based grant scheme focused on City Centre Conservation Area and part of Friar Gate Conservation Area
- Started in 2008 the take up to date has been quite encouraging given the general economic climate.
- Properties where work about to start include on the Strand; St Michael's Church, Sadlergate Bridge etc. There has been lots of interest by local owners.

3. Planning Policy / Guidance

Under the auspices of the PR Strategy the Council has had the following documents produced:

- **Tall building Strategy** completed in draft and due to go out to public consultation – this will become adopted Supplementary Planning Guidance later this year (and includes a £D computer model of the City Centre that is already being used by developers and the Council to help gauge the impact of bigger new developments)
- **Shop front and Advertisement Guide** in draft and out to public consultation – this will then assist property owners in their plans to improve property in the city (in many cases in conjunction with access to grants – see 2 above).

4. Development Control – Large Projects

Project	Status	Context	What our Conservation Team role has done
St Helens House environs	Planning permission granted – 165 apartments	Adjacent to grade I listed St Helens House	Negotiated retention of locally listed buildings, reduction in height and design details.
St Helens House change of use to hotel and erection of 46 apartments & 3 townhouses	Planning and listed building consent pending	Grade I listed	Key role in development team working successfully with applicant on enabling development scheme. Negotiated retention of listed curtilage buildings & appropriate re-use of principal building.
Jury's Inn Hotel inc 89 apartments, restaurant, casino, bar	On site	Setting of WHS, 2 conservation areas & Cathedral	Advised on potential impact on views affecting the historic areas and buildings.
Cathedral Green landscaping and bridge	Completed	Setting of Silk Mill and within WHS	Key role in selection of bridge contractor and advised on materials, space layout and historic context.
St. Georges Square (Princes Supermarket) - 25 apartments, offices, restaurants, retail	Planning permission granted	Setting of Cathedral, within City Centre Conservation Area	Advice on massing and layout and design given.
One Cathedral Green (Full Street, Police/Courts) 74 apartments, offices, cafes etc	Planning and listed building consent granted	Grade II listed building, within City Centre Conservation Area & setting of WHS.	Detailed advice on re-use and alterations to listed building taken on board by architect, & reduction in massing.
Riverlights – bus station, retail and leisure	On site	Setting of City Centre CA and WHS	
Hippodrome Theatre - alterations to form multi-storey car park	Planning and LBC recently submitted	Grade II listed building at risk, significant amount of advice provided by EH to date regarding future of building	Built Environment Team is leading on enforcement issues before and after collapse of roof, was involved in injunction proceedings etc. Pre-application advice given on PPG15 requirements.
Station Interchange	Still at pre-application stage	Adjacent to grade II listed building and within the Railway Conservation Area	Negotiated retention of historic buildings and are currently advising on public realm materials and further advice having regard to the historic context.
Agard Street/Ford Street	Pre-application with public consultation 24/4/09	Setting of grade I, grade II* and within Friar Gate Conservation Area	Key role in development team and advice provided on re-use of listed Friar Gate bridge and impact of new build on significant historic setting. Scheme reduced in scale significantly.

5. World Heritage Site

- DCC facilitates the Economic Development Steering Group for Derwent Valley Mills and sits on the Technical Panel and overall Partnership. Through the former a number of **studies and smaller scale projects** have been completed. One of these looks at the feasibility of re-creating a Riverbus along the River between Exeter Bridge and Darley Abbey Mills.
- Another project funded via this group involves establishing a **Darley Abbey Mills/Abbey Masterplan** - Funding offer obtained from ERDF for building conditions, conservation plans, options appraisal/feasibility and Masterplan – for two lots of buildings within the World Heritage Site (Darley Abbey Mills Complex and Darley Abbey Stables). This project is about to be procured with DCC as client and will be completed within 6 months.
- We have a programme of **Conservation Area Appraisals** and management Plans are being undertaken for all conservation areas. One of these is for the Darley Abbey Ward containing important part of the WHS.

Despite some positive progress, examples of which are noted above, DCC officers are concerned about the pace of change, the apparent lack of a shared vision for the WHS and the **complex partnership structures**. A meeting was held between Alan Smith, Adrian Farmer (WHS Coordination Officer), Anthony Streeton and Barry Joyce (Derbs County Council) at the turn of the year. It was agreed that the partnership does need some re-invigoration and a good start would be for the City and County CEO's to liaise about a potential way forward.

Author: Alan Smith Head of City Development & Tourism; July revisions by Rob Davison

Appendix 3

Planning and Transportation Commission Proposed review of Buildings of Heritage and Importance – note of a meeting held on Monday 6 July 2009

Present: Cllr Poulter, Richard Williams, Chloe Oswald, Alan Smith, Rob Davison

Richard was thanked for holding the meeting so promptly, which would enable a report back to the Commission on 27 July. It was explained that when Members had given initial consideration to a work programme on 15 June there was enthusiasm to review Buildings of Heritage and Importance. That was prompted by two factors. It was a new area for the P&TC having only being added to the Commission's portfolio at the Annual Meeting. Secondly, English Heritage had just published 'Making the Most of Your Local Heritage: A Guide for Overview and Scrutiny Committees'. This included four case studies.

As this was potentially a sizeable review that would take substantial member time, Rob was concerned to establish whether there could be value adding potential.

Reference was made to the limited capacity in the Built Environment team which was further affected by unavoidable absence. Therefore Richard requested that any review should start later in the municipal year. Cllr Poulter was agreeable to a review, if pursued by the members, commencing in at the start of 2010. A part year work programme could be agreed for the period up till Christmas.

Richard offered to have an issues paper prepared, to be produced by Chloe and the team, for the Commission in the autumn. It would give the local scene. To align with the format of the English Heritage Guide, the intention would be for the information to answer the two key questions in the:

A How can the historic environment contribute more toward our Authority's main strategic aims?

B How is our Authority protecting key historic assets for future generations?

Additionally, it would take account of some of the questions set out in the Case Studies.

As an initial step Richard said that information contained in a briefing note, previously prepared for Ray Cowlshaw, could be made available to the Commission. This would be initially sent to Rob.

It was noted that two of the four Case Studies were Stoke 'Making the most of what you've got' and Stockport 'Open days: engaging with your local community'. If a review was pursued, visits could be made to those nearby authorities, ideally for Stockport when an open day was taking place. Rob said reviews often included visits to enable an element of compare-and-contrast to be made with other councils; these were normally after members had been fully informed of Derby's policy and practice. Cllr Poulter said Chloe or a colleague would be welcome to take part in any visit, which would be after the Commission was appraised of Derby's policy and practice. Chloe offered to check whether there were other, more local examples.

Chloe explained that the new Local List, which had been in preparation for over two years, would shortly be launched. Alan said that English Heritage had not reassessed the statutory lists for many years. It was felt that as some entries in the Local List might warrant inclusion in the statutory lists, the launch might make timely to ask EH to review Derby. A scrutiny review might be value adding by putting pressure on EH to undertake a long-overdue review of all Listed Buildings in Derby.

Reference was made to other English Heritage documents that listed sites considered at risk. In Derby there were six: St Helen's House, Darley Abbey Mills, three railway premises and Allestree Hall. Richard explained that developments nearing completion eg of the Roundhouse should see five removed from the list. The exception was Allestree Hall described by EH as 'The internal condition of the building is poor but fair overall. The building is vacant and its future use uncertain'. Additionally six Conservation areas had also been listed as at risk by EH; it was commented that prior liaison might have avoided some entries.

The opportunity was then taken for Richard to briefly update Cllr Poulter on other issues.

RD
15/7/9