

# ITEM 04

Time Commenced: 16:00

Time Finished: 17:15

## **CONSERVATION & HERITAGE ADVISORY COMMITTEE**

**9 June 2022**

Present: Councillor Mike Carr  
Councillor Robin Wood  
Councillor Sue Bonser  
Ian Goodwin - Derby Civic Society,  
David Ling – Co-opted Member  
Paul McLocklin – Chamber of Commerce (Vice-Chair)  
Chris Twomey – RIBA (Chair)

Officers in Attendance: Chloe Oswald, Conservation Officer

### **01/22 Appointment/re-appointment of Chair**

Chris Twomey was re-elected as the Chair of CAAC

### **02/22 Appointment/re-appointment of Vice Chair**

Paul McLocklin was re-elected as Vice Chair of CAAC

### **03/22 Apologies**

Apologies were received from Chris Collison - Co-opted Member, Maxwell Craven - Victorian Group, Carole Craven - Georgian Group, Chris Wardle, Derbyshire Archaeological Society

### **04/22 Late Items to be introduced by the Chair**

There were no late items

### **05/22 Declarations of Interest**

The Declarations of Interest are listed below.

Item 09 – Applications to be considered

22/00533/FUL and 22/00534/LBA Market Hall, Albert Street, Derby DE1 2DB and 22/00792/FUL and 22/00793/LBA, Land at St Peters Churchyard, St Peter's Churchyard, Derby DE1 1NN - Chris Twomey

22/00294/FUL, 21 Alice Street, Derby DE1 2BY – Paul McLocklin and Cllr Carr

22/00582/LBA and 22/00583/ FUL, Museum and Art Gallery, The Strand, Derby DE1 1BS - Cllr Wood.

## **Item 10 – George Rennie City Heritage Award 2019-2021**

Silk Mill Museum of Making, Cllr Wood,  
Market Hall Roof Phase 1, Chris Twomey,  
30, 32, 34 Green Lane, Paul McLocklin

### **06/22 Confirmation of the Minutes of the Meeting held 14 April 2022**

The Minutes of the meeting held on 14 April 2022 were agreed, however the Board asked if the minutes could be amended as below.

**22/00262/FUL and 22/00263/LBA, The Corner Pin Swarkestone Road, Derby DE73 5UA.** The Resolution from CHAC should have read “Objection to the proposal with a request to receive further details at a future meeting”.

**22/00421/FUL - PSI, Sir Peter Hilton Court, Agard Street, Derby, DE1 1RG**  
Comments regarding the cladding of the building and entrance area which should have been minuted as CHAC had concerns regarding the external materials and the impact of weathering.

### **07/22 CHAC items determined since the last Agenda**

The Committee received an update on previous applications that had been determined since the last report.

**Resolved: to note the report**

### **08/22 Applications not being considered following consultation with the Chair**

The Committee were asked to consider a report of the Strategic Director of Communities and Place, detailing matters not being brought before them for their information. It had been decided not to bring these matters to the Committee following consultation with the Chair.

**Resolved: to note the report**

### **09/22 Applications to be considered**

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

## **Conservation Area Nottingham Road**

<b>Application No &amp; Location</b>	22/00294/FUL 21 Alice Street, Derby DE1, 2BY
<b>Proposal</b>	conversion of existing workshop and storage building into workshops, offices and stores. Demolition of storage building to the east of site and construction of a parking courtyard.

The Committee had no objection to the conversion of the existing large building or the proposed demolition of the adjacent storage building.

**Resolved: No Objection**

## **Nottingham Road Conservation Area**

**Application No &** 22/00295/CAD  
**Location** 21 Alice Street, Derby DE1 2BY  
**Proposal** Demolition of storage building

The Committee had no objection to the conversion of the existing large building or the proposed demolition of the adjacent storage building.

**Resolved: No Objection**

## **City Centre Conservation Area**

**Application No &** 22/00533/FUL and 2200534/LBA  
**Location** Market Hall, Albert Street, Derby DE1 2DB  
**Proposal** Refurbishment works including demolition works to form new external openings for new windows/doors, demolition of existing island stalls and panoramic lift and stair, new feature staircase, new balcony guarding, new lift, new toilets, partial demolition of first floor slab to Poultry Market, replacement of 1980s metal flat roof and installation of PV panels, refurbishment of retail units and new first floor bottle bar, with associated building services, including extract ventilation, space heating, drainage, water, fire detection, lighting, power and data supplies, new feature lighting to barrel-vaulted roof and internal finishes and redecoration. Plus, demolition of external buildings: 3no. kiosks (Osnabruck Square) and 3no retail units (Lock-up Yard).

The Committee heard that further information had been received from the applicant regarding the areas of clarification they had sought.

The design of the feature staircase, CHAC comments had been taken on board fully, below the feature staircase the timber panelling had been changed to simple timber boarding, to match that found elsewhere in the building.

CHAC had asked how the glazing between the brass handrail and historic balustrade would be cleaned and if debris between the glazing and the metal work could be removed? They noted that the inner face can be easily cleaned from the balcony side; the outer face needed to be cleaned regularly from the balcony and mechanisms were in place to achieve this.

CHAC had asked about the sufficiency of lifts to the balcony. It was confirmed that there are sufficient lifts based on target occupancy levels. The new lift can carry 10-persons and was an increase in speed and capacity on the current lift arrangement. The new lift will be fully wheelchair/mobility scooter accessible, with level threshold, call points, emergency alarm,

There was a selection of floor finishes shown at the last meeting and CHAC members had asked for clarification on where the finishes were to be used. They heard that there are currently two options for floor finishes either natural stone or polished concrete for the ground floor and a flooring type which resembles timber block to the balcony.

The decorative light unit was of a slightly different style to the one proposed previously, they would be a smaller unit but there would be more of them to provide different lighting effects. The lighting strategy reflected the need to provide alternative lighting arrangements that can be adapted to suit the different types of evening uses and special events.

CHAC had questioned whether there was sufficient width of a pair of doors, it was confirmed that the width would be adequate.

CHAC heard that the essence of the scheme had not changed. The question on the lift had been answered adequately. The lighting design was more effective, the spotlight design concealed lighting units were more appropriate for modern spaces. The two floor finish options provided were down to client choice, either stone flags or polished concrete. Photographic evidence showed stone flags had been used on the market hall floor in the past.

CHAC members preferred the use of stone flags on the floor and suggested that the joints would be obvious in a polished floor, However, one member raised concerns about slip hazards if the stone floor was polished, would it be easier to clean a polished concrete floor. It was confirmed that stone develops a patina of age whilst polished concrete can become pitted if pedestrian traffic is heavy.

There was general discussion surrounding the possibility of the central market closing and how this might affect the brief for the work on the market hall where there are several stores located. The officer was asked to check with officer colleagues for advice. CHAC had no objection to the application but did highlight their preference for the stone flag floor rather than polished concrete.

**Resolved: No Objection with a preference for a stone floor.**

## **City Centre Conservation Area**

<b>Application No &amp; Location</b>	22/00583/FUL and 22/00582/LBA Museum and Art Gallery, The Strand, Derby DE1 1BS
<b>Proposal</b>	22/00583 FUL - Replacement of roof materials and rainwater goods, associated repairs to roof. 22/0582/LBA - Replacement of roof materials and rainwater goods, associated repairs to roof, addition of two internal accessible WCs and internal accessibility improvements

The Committee were informed there were two applications, one was for the repair of some roof materials and changes to rainwater goods and the other for the addition of two internal accessible WCs.

There were three blocks (A, B and C). Block A was the oldest building and proposed work included new lead gutters, some tile replacements to pitched roofs with matching tiles. Block B had most changes which included a replacement asphalt roof laid on new insulation, new rainwater down pipes which matched

those existing a section of new lead roof to replace the existing, new fall from height barriers and a Mansafe line. On Block C it was proposed to re-roof the flat roof and undertake a limited raising of the plant area to allow maintenance below.

It was proposed to install two new accessible WC facilities in Block B and Block C. In Block B the WC would be located on the ground floor in the corner of the former children's library and accessed by a new lobby between the Children's library and the ramp leading through to Block C on the main circulation route through the building. The WC and lobby would be in the form of a "pod" in the corner of the room. The ceiling of the pod would be aligned with the upper transom of the window and would not extend up to the ceiling so that it did not affect the existing cornice. In Block C the new accessible WC would be on first floor in the south-west corner and would be accessed by a new lobby next to the lift. It will be located in existing office space.

Some changes to the entrance to the main museum included additional handrails, an increase in size and the removal of a mat.

CHAC had no objection to the application; they felt there was good attention to detail with investigation undertaken into possible locations for the two new accessible WCs. The solution was not ideal but was the best option.

**Resolved: No Objection**

## **City Centre Conservation Area**

<b>Application No &amp; Location</b>	22/00755/FUL and 22/00756/LBA Ye Olde Dolphin, 6-7 Queen Street, Derby DE1 3DL
<b>Proposal</b>	External works to include removal of roof coverings to rear external trade area, existing corner stage and shed and making good. Making good of railings and retaining boundary walls. Erection of pergola, railings with access gate and bench seating

The Committee noted the proposal to remove the ad-hoc roof coverings to the rear of the building, the erection of a pergola, access gate and seating. A corrugated plastic sheet was proposed for the covered area and oak posts would be installed. There would be no changes to the early 16<sup>th</sup> century building, all the changes would be in the yard to the rear of the property and included the removal of a stage and a rationalisation of the seating area.

CHAC had no objection, they supported the removal of ad hoc buildings and welcomed the proposals which they felt would be an improvement, but they had concerns about a polycarbonate sheet being used as roofing on the oak frame which was an elegant structure and would be complemented more by a glass roof than one of polycarbonate which wears quickly but, it was understood that a polycarbonate sheet would be less expensive and easier to replace. CHAC also felt that the proposed new railings at the side of the ramped access would be better if the railings could be stepped properly with the increase and diminish rather than follow the slope of the ramp.

**Resolved: No Objection, CHAC supported the removal of the unplanned additions over time. However, they would prefer a glass roof than a polycarbonate roof for the covered area and asked that this be discussed**

with the applicant. They also would prefer a more traditional treatment for the railings and ramp slope.

## Green Lane Conservation Area

<b>Application No &amp; Location</b>	22/00792/FUL and 22/00793/LBA Land at St Peters Churchyard, St Peter's Churchyard, Derby DE1 1NN
<b>Proposal</b>	Use of the land as an outdoor street food market including erection of 12 market stalls, seating area and associated ancillary structures, decking and ramps.

CHAC were reminded of the previous application in September 2021. The comments made by the Committee included concerns about the disturbance of below ground archaeology and the need to ensure the necessary archaeological fieldwork took place. The likelihood that as part of the churchyard there are graves; there were gravestones around the perimeter. CHAC had felt the previous proposal was lacking in imagination, the open area could be retained by removal of some kiosks to enable the creation of a larger central and open seating, perhaps with covered seating. The kiosk design was poor and the use of uPVC materials in the construction was not beneficial. CHAC had previously objected on the details of the project but did not have any great reservations overall.

CHAC noted that this application had taken on board their previous comments. The current proposal was for 12 market stalls of a timber structure with greened roofs, previously 19 stalls had been proposed, there would be seating for approximately 100 people and toilets would be installed.

CHAC noted the contents of an email which highlighted there could be human burials on the land from the 10<sup>th</sup> century when St Peter's Church could have been founded. Such human remains are protected by statute under the 1857 Burials Act. In response to Derby City Council's Consultation the County Council had advised that an archaeological field evaluation should take place before proceeding with the development. However, the only measure made by the applicant to address the issue had been to provide a written Scheme of Investigation for an archaeological watching brief. This was inadequate for a proposal which could result in the disturbance of a large number of human remains. There was a need to understand the potential impact of the proposal on the human remains before continuing. The applicant should be asked to submit a more detailed indication of ground disturbance from this proposal, other than just on tree roots, and the provision of findings from an archaeological field evaluation.

CHAC heard that the existence of a burial site was speculative. However, to have a ground evaluation would be useful, particularly as the ground levels had been raised. The scheme was well considered in protecting the trees and there was appropriate access to the site though a new hole in the wall, and the stonework would be used to repair the back wall. Another CHAC member felt the scheme was better and that if the ground level had been raised then any burials would be at a considerable depth and not likely to be affected. A full-scale site excavation would be a large undertaking and perhaps trial trenching could be used or perhaps it would be better to leave the ground undisturbed. The structures proposed were lightweight and not permanent so the land could be put back in place after use. CHAC noted the central courtyard was not covered and it was suggested that a free-standing canopy could be put in place, but it was decided that using umbrellas

to provide cover would be the simplest solution. CHAC had no objection and supported the proposal and they hoped that it would improve that area of Derby.

**Resolved: No Objection**

**10/22 George Rennie City Heritage Award Report  
2019-2021**

There were declarations of interest from the following Cllr Wood, Museum of Making, Chris Twomey, Market Hall Roof Phase 1 and Paul McLocklin 30.32.34 Green Lane. They were asked not take part in general discussion or vote on these items,

The Committee considered the heritage projects which had been nominated for an award.

**CHAC resolved to agree the awards in principle as listed below and agreed to delegate authority for the final decision to the Chair who would consult with absent committee members before confirming the result before the Awards ceremony.**

**2019**

Long Mills Repairs at Darley Abbey 2019 – Winner  
The Shed Café at Darley Abbey Mills – Highly Commended  
30, 32 and 34 Green Lane Shop Fronts and reinstatement of Sash Windows – Highly Commended

**2020**

Silk Mill Museum of Making – Winner  
Green Lane House (former Quicksilver) – Highly Commended

**2021**

Market Hall Roof – phase 1 – Winner  
Bridge Chapel roof repairs – Highly Commended  
119 Old Chester Road/151 City Road, no award was recommended

25-26 St Mary's Gate was not included due to planning issues (*Planning and Listed Building Consents and outstanding conditions which have not been discharged*)

MINUTES END