

Time Commenced: 16:00
Time Finished: 18:00

CONSERVATION & HERITAGE ADVISORY COMMITTEE

31 August 2023

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

Officers in Attendance: Chloe Oswald, Conservation Officer

19/23 Apologies

Apologies were received from Councillor Jonathan Smale, Carole Craven, Georgian Group, Maxwell Craven, Victorian Group, Chris Twomey, RIBA (Chair), Chris Wardle, Derbyshire Archaeological Society

20/23 Late Items to be introduced by the Chair

There were no late items.

21/23 Declarations of Interest

There were no declarations of interest.

22/23 Confirmation of the Minutes of the Meeting held on 7 July 2023

The minutes of the meeting held on 7 July 2023 were agreed as a correct record.
(Proposed by I Goodwin and Seconded by D Ling)

23/23 Items Determined since the last meeting

The Committee received a report of the Strategic Director of Communities and Place on Items determined since the last meeting.

Members received an update on applications that had been determined since the last meeting of the Committee. They noted that 50-51 Friar Gate had been approved since the removal of solar panels.

Resolved to note the report.

24/23 Applications not being considered

The Committee received a report of the Strategic Director of Communities and Place on Items not being considered.

The report detailed matters not being brought before the Committee, for its information. Members noted that it had been decided not to bring these matters to Committee following consultation with the Chair.

Resolved to note the report.

25/23 Applications to be considered

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

City Centre Derby Conservation Area

Application No & Location	23/00702/FUL & 23/00703/LBA 7 Market Place, Derby DE1 3QE
Proposals	Change of use of first and second floors from bank (Use Class E (c) (i) to nine flats (Use Class C3) Alterations to include proposed subdivision of rooms, introducing new bathrooms and kitchens and replacement of existing windows

Resolved: No Objection subject to the conditions regarding scribing round joinery details, blocked doorways, and retaining the historic cistern in place.

CHAC heard that of the original approvals for change of use to a café restaurant or drinking establishment to the ground floor one had lapsed and another was about to lapse. The officer clarified that the applicant did intend to include ground floor use, and there might be a need for a further application for these. As regard the current application the additional ground floor changes would be relatively limited and included changes to opening orientation to doors. The original application had proposed replacing all windows and wall lining, however prior to this meeting it had been confirmed that they would now be looking at repairing windows in good condition and adding secondary glazing to them subject to an acoustic report. The first and second floor there is cornicing, important joinery and the proposal included some subdivision of spaces which was harmful, and it was proposed to remove an old, historic cistern in place.

CHAC welcomed the reuse of the building and amendments to proposals to retain the high-quality windows, to add secondary glazing rather than replacing windows and not adding wall linings. They noted the high-quality details to the front of the building and that the rear section was plainer and had fewer quality elements and details. However, they had concerns about how any new subdivisions would be installed and how doorways were proposed to be blocked up. On the first-floor rear range the main impact would be the extent of the sub-division for kitchen and shower rooms. The officer explained that in the case of one door it would be closed on the circulation side and blocked on the accommodation side. One member emphasised that it was an important building in a prominent location

which had been vacant for about 7 years. The proposal to use the floors was welcomed. A lot of the more important elements in the building would be retained such as the galleried landing on the second floor and the light above which was a particular feature of quality. There was benefit of bringing the building back into use.

CHAC suggested that new walls scribed round any existing joinery features and doors retained, and that doorway architraves, where doors being blocked, amongst other features should be kept on both sides and cornices should not be cut into. CHAC also suggested that the old historic cistern should be preserved and left in place.

Hartington Street, Derby Conservation Area

Application No & 23/00716/FUL, 23/00717/LBA

Location Wilderslowe House, London Road & Osmaston Road, Derby

Proposals Change of use and alterations to Wilderslowe House to form 14 flats and change of use of 121 Osmaston Road to form a dwelling house (Use Class C3)
Alterations in association with change of use to Wilderslowe House to form 14 flats (Use Class C3)

Resolved: No Objection subject to clarification of detail regarding the conservatory and to recess the Lodge extension.

CHAC were informed that the building's conversion to 10 apartments was previously within the application for the Derby Royal Infirmary site. This building had been sold separately, there was now a scheme to convert the house into 14 apartments. The internal state of the building was very poor, efforts had been made to get the building repaired for some time. Following lead theft, a lead alternative was used to repair the roof and the wholesale repairs to the roof is about to be undertaken. The conservatory had been in place since the 1850s, it was proposed to demolish it and rebuilt on the same footprint, remain in the same form but would be re-built with different glazing pattern. A later extension to the house would be retained and a new roof added. It was proposed to create another internal staircase in the building.

The officer explained that the Lodge was included in the proposals, it had been partly re-built in the past. There would be little change to two outside elevations. The existing extension would be enlarged to the front boundary wall and a pitched roof would be added. The east facing side would have a single door replaced by a double door. An extension would be added to one side to house a staircase to the first floor.

The Chair summarised the elements to consider for Wilderslowe House. There would be an extension to the second floor in the roof space. The Lodge was a simple building, an additional extension would be added on one side, another small existing extension would be expanded forward to the boundary wall.

CHAC were pleased to see proposals for the repair of Wilderslowe House coming forward along with reuse. They suggested it was important to reinstate the main staircase and any architectural detail to give a flavour of the building as it had been. However, the rest of the interior was so badly damaged whatever quality could be reintroduced would be welcomed. The additional internal stairway was acceptable as it would help to get the building restored. They expressed concern about the glazing proportions to the proposed rebuilt conservatory and suggested this was reviewed to make sure it was light weight and maintained a change of material to the base of conservatory. CHAC suggested leaving these details to Officers. Regarding the Lodge CHAC suggested that the Lodge extension be set back further from the building line to the other side of the projecting pier.

Hartington Street, Derby Conservation Area

Application No & 23/01007/LBA

Location Wilderslowe House, London Road & Osmaston Road, Derby
Proposals Replacement and reinstatement of stone cladding and brickwork including general cleaning.

Resolved: No Objection subject to further clarification and detail

CHAC suggested that more detailed information was needed to clarify the extent of works proposed on the stonework repairs to elevations and a plan including design of any reinstated elements like the stone balustrade and a more detailed specification and method statement. They accepted the principle of cleaning in this case due to repairs etc. CHAC had no objection subject to further clarification and detail.

Friar Gate, Derby Conservation Area

Application No & 23/01102/FUL

Location Land and former Bonded Warehouse and Engine House
Former Friar Gate Goods Yard Friar Gate, Stafford Street and
Great Northern Road, Derby DE1 1JL

Proposals Restoration and change of use of the Bonded Warehouse (Use Class E), Restoration and change of use of the Engine House (Use Class E) and the erection of up to 280 dwellings (Use Class C), landscaping, access, and cycle provision, sustainable drainage, public and private open space, earthworks, and the partial demolition of existing railway arches.

Restoration, alteration and conversion of the Bonded Warehouse and Engine House (Use Class E) and demolition of existing arches structures adjacent to Friar Gate bridge with part retention of façade.

Resolved: No Objection subject to conditions, comments, and suggestions in the summary statements below for each element of the site and the broad overarching statement being taken into consideration by applicants

The officer provided headline information in relation to the application which involved 3 listed buildings. A Bonded Warehouse, Engine House, and Friar Gate Bridge abutments. The committee heard that the site sat to the west of Friar Gate Conservation area and there were key views into the site from Friar Gate, and a key view to the Cathedral Tower from the site. A Heritage Statement of significance was in place. Committee congratulated the Architect and developer on the level of detail submitted. The proposal was for a residential development and a conversion of the two listed buildings to office space and hospitality venues. The application also included demolition of the majority of the existing abutment arched structure next to the Friar Gate Bridge, which forms part of the listing. In the Bonded Warehouse building elements of the platform remained. Several repairs were proposed for the building. On the Great Northern Road end there would be glazing, and signage installed. Two timber hoists would be re-instated as well as metal doors. Another elevation would have 4 new openings for fire escapes. There was currently not much detail on window proposals. Divisions within the former offices were being removed. It was proposed to install a full height light well in the building. Externally steps would be installed leading up to two fronts doors of the Warehouse. The consultation response from Historic England was noted.

Bonded Warehouse - The chair highlighted that this was a big scheme for the conversion and adaptive reuse of the Warehouse. The Bonded Warehouse has been in a state of deterioration for the last half century. The committee heard that not much remained of the platforms inside the building and suggested that as so little remained that it could be removed. Proposals including existing walls in the former office building being removed and different new aluminium windows were proposed for replacements. CHAC suggested that partition walls were retained and the timber windows in the offices and metal windows on the rest of the building be repaired if possible and if not replaced like for like. The roof was non-existent, and a flat one would be installed with solar panels.

CHAC welcomed the building coming back into use. It was suggested that landscaping and interior design finishes could include elements to re-erect the platforms and railway lines and there could be displays on the buildings and site's history.

Engine House – The officer explained that it was proposed to repair or replace the existing windows, and a fan light would be restored, the roof would be re-instated in parts of the building were lost. CHAC suggested that elements of the existing roof structure be examined to ensure the retention and reuse where possible. Parts of the building would be sub-divided, and a staircase would be incorporated into the Accumulation Tower.

CHAC felt the interpretation of visitor spaces, and use of the Accumulation Tower plus the experience of double height spaces were well done. However, they stated there were too many roof lights on the roof of the building and suggested reduction, questioned whether they could be in pairs with a gap in between, or lined up with existing windows and importantly relate to the room spaces below.

Along-glazed strip of rooflights was also suggested as an option but it was suggested this might have too much visual impact.

Friar Gate Bridge and Abutments (Railway Arches) - The Engineers report had identified that some arches had survived and there was collapse and damage to others. There were possible issues in waterproofing of the structure effectively. Historic England's views about the demolition of the arches and the need for justification including a viability assessment were noted.

CHAC advised there would be a considerable loss for the sake of the scheme if the railway arches were demolished. A CHAC member highlighted a similar project in another area where railway arches had been maintained and used by small businesses. They also suggested a need for a viability statement with economic justification for the demolition proposals.

CHAC were concerned about the loss of historic granite setts and historic surfaces with road surfacing work on the road to the south and north of the bridge and commenting that historic hard surfacing was an important element that should be retained in their original location if possible.

The impact on the Friar Gate Conservation area in respect of views was discussed by CHAC. It was felt that the Conservation Area would be substantially affected. CHAC discussed the house with the gable end, to the north of the Bridge, and its scale and closeness to Friar Gate.

CHAC suggested that as this would be a prominent element the house should be set further back into the site to make the view of it from Friar Gate less dominant and sit more happily being more in keeping with nearby Georgian brick and stone facades. CHAC had objections to the elevation of the house with a gable end and its closeness to Friar Gate.

Apartment Block Stafford Street – The building proposed was 4 storey brickwork and copper with a mansard roof. It was noted that Historic England had raised no issues with the building (as it was away from the listed buildings so out of their scope). CHAC confirmed that it had no issues with the height, scale and massing, layout, materials, or relationship with context.

Wider Site – CHAC noted the design philosophy of blending in with the Bonded Warehouse. It was an industrial setting and a solution that worked well. Terraces were broken up by different styles of houses at varying heights, there was an urban village appeal to the site. The change in level across the site had been created by changing levels in each dwelling, there was a rhythm of traditional terraced housing. Car parking spaces had been provided. However, the site plan showed a poor relationship between the Bonded Warehouse and the Engine House as it showed a car park in between which was intrusive and committee thought that there needed to be more thought on the levels, amount carparking reduced and the amount of landscaping improved in this area. There was also a small triangular area in the middle of the site which gave a keyhole effect and there was scope, which would improve it, to make this space larger. It would be good to

have a sequence of views from the Bonded Warehouse to the Engine House and then through the site into the central space as mentioned above.

CHAC had no objections to the proposals but were concerned about and commented on the lack of relationship between the Bonded Warehouse and the Engine Shed.

Overarching Statement for the proposals - CHAC supported the proposals put forward but had reservations about the demolition of railway arches and the design of the gable face of the house on Friar Gate. They were concerned about the lack of relationship and lack of a link between the Bonded Warehouse and the Engine Shed, other details as outlined above under each element and the loss of granite setts particularly adjacent to the bridge and entrance road.

MINUTES END