

ITEM 04

Time Commenced: 17:15
Time Finished: 20:03

CONSERVATION AREA ADVISORY COMMITTEE 13th June 2019

Present: Chris Collison – (Chair) Co-Optee
Maxwell Craven – Georgian Society
Carole Craven – Georgian Society
Joan D'Arcy – Derbyshire Archaeological Society
Ian Goodwin – Derby Civic Society
David Ling – Derby Civic Society
Chris Twomey, Lathams Architects
Paul McLocklin - Matthew Montague Architects
Cllr Robin Wood – Elected Member
Cllr Jack Stanton– Elected Member
Cllr Michael Carr – Elected Member

Officers in Attendance Chloe Oswald, Conservation and Urban Design Team
Leader
Laura Neale, Major Projects Officer

01/19 Apologies

Apologies were received from John Sharpe and Ian Goodwin

02/19 Late Items to be introduced by the Chair

The Chair advised that Item 5, the report/presentation on Aston Court Hotel, had been withdrawn from this meeting. Application 05/18/00791 85 – 89 King Street had also been withdrawn.

03/19 Declarations of Interest

Maxwell Craven declared interest in 19/00667/FUL 8,10,12 and 14 St Helens Street
Chris Twomey declared interest in 19/00583/FUL Land rear of 37- 40 St Mary's Gate.

04/19 Confirmation of the Minutes of the Meeting held on 18 April 2019

The minutes of the meeting held on 18 April 2019 were agreed as an accurate record.

05/19 Aston Court Hotel Development proposals – Presentation

The Chair advised that Item 5 the report/presentation on Aston Court Hotel had been withdrawn from this meeting.

06/19 Becketwell development proposals – Presentation by St James Securities Ltd

Oliver Quarmby, Managing Director of St James Securities attended CAAC to give a presentation on the Becketwell Development Proposals.

The Committee noted that one of the aims of the proposal was that Derby City needs to become an attractive cohesive place for people to live, work and play. The development of Pride Park has not benefitted the City Centre or business and the development of INTU Shopping Centre has affected the original retail area. Becketwell, at 3.5% of the area of the City, was the largest place available to make an intervention, to try and reverse the decline and encourage people back into the City. CAAC noted that the City of Derby was described as a walled city with the ring road surrounding it. The biggest employers such as Derby University and the best housing options are all on the outside of the ring road. Becketwell is currently a market failure; it has been in a state of dereliction and decline over twenty five years. This perpetual cycle will get worse unless it can be broken.

CAAC noted that one barrier to development of the site was the frontage to Victoria Street. The plan was to open up the area to draw in the city centre and allow people to enter into the regeneration site. The first phase of the development would include a public square and two large interlocking L shaped buildings adjoining each other with shops below such as a supermarket, restaurants and coffee shops. The apartment blocks would be designed to be sold to a single investor who would rent out apartments mainly for professional housing. Amenities such as meeting and library areas would be available for their use in the building.

CAAC noted that there would be a number of key areas on the site including a commercial area which they hoped would attract small start up enterprises. Existing old buildings on the site would be developed to enable their use; new roads in to the development were planned. A corporate area was also planned to attract companies to relocate into the City Centre. A multi-storey car park of six to seven storeys was also planned but would be part built below ground to reduce the height. A hotel and a landmark building inspired by a jet engine were also planned. There would be a green space for people to relax.

The Committee agreed that the analysis of the City Centre was correct, however given that the solution is correct "opening up the site is the key to success". They

queried what assurances there were once Phase One is completed that the rest of the site would be developed. It was confirmed that no assurance could be given but a successful environment can be created which will allow future phrases to move forward.

The Committee were concerned about the height of the nineteen storey tower on the site. They asked if the accommodation could be re-distributed so as to be not so overpowering. It was stated that if Derby wants to be seen as a City then it would need a building of this scale and visibility. The proposal is one of place making and way finding for people so scale is important. The economic side also needs to be considered, an investor would need to have at least 250 apartments in a building to make it financially viable.

The Committee also raised their concerns regarding the Becketwell Head which is still in existence and it was confirmed that a shaped building is planned in this area to reveal the site of the Becketwell Head. The United Reformed Church site was not shown in the proposal but it was confirmed that external discussion is underway agreeing proposals to re-locate into a fit for purpose building elsewhere on the site. The Committee were also concerned that an Archaeology Survey should be carried out as there is a history of a pilgrimage site. It was confirmed that a survey had been commissioned although there was more interest in the industrial buildings on the site.

The Committee noted that the City Centre is declining, there is not much footfall, people are not shopping in the same way, there are changes in the way people live. They asked if there was an appetite for large companies to come to the City, do people want to live in the City Centre. It was confirmed that there is no proposal to build anything unless users are identified: if an area can be created and people come into it then this area should begin to regenerate.

The committee resolved to note the proposal presented for the Becketwell Development



Becketwell Summary
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07/19 CAAC Items Determined since last agenda

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

Resolved to note the report.

08/19 Applications not being considered following consultation

with the Chair

A report of the Strategic Director of Communities and Place, detailing matters not brought before the committee for comment following consultation with the Chair, was considered.

Resolved to note the report.

09/18 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.

CCA - City Centre Conservation Area

Application No. & 03/18/00313 – Middleton House, 27 St Marys Gate, Derby

Location:

Proposal: Listed Building Consent – Alterations: Change of Use from Offices (Use Class A2) to 53 residential apartments (Use Class C3).
Conversion and extensions of caretakers lodge and garage block to provide 13 apartments in two three storey blocks together with associated car parking, landscaping, cycle and bin stores.

Resolved: welcome progression of the scheme and suggest securing the additional details

Welcome the evolution of the scheme. The retention of the curtilage of buildings is also welcomed. The current proposals are more sensitive than those of former schemes. The removal of the roof extension and replacement with the roof lights is welcomed. Would welcome the clarification on the internal works, timber cupboards, M&E vents etc.

CCA - City Centre Conservation Area

Application No. & 03/18/00314 – Middleton House, 27 St Marys Gate, Derby

Location:

Proposal: Listed Building Consent – Alterations: Change of Use from Offices (Use Class A2) to 53 residential apartments (Use Class C3).
Conversion and extensions of caretakers lodge and garage block to provide 13 apartments in two three storey blocks together with associated car parking, landscaping, cycle and bin stores.

Resolved: welcome progression of the scheme and suggest securing the additional details

Welcome the evolution of the scheme. The retention of the curtilage of buildings is also

welcomed. The current proposals are more sensitive than those of former schemes. The removal of the roof extension and replacement with the roof lights is welcomed. Would welcome the clarification on the internal works, timber cupboards, M&E vents etc.

Not in Conservation Area

Application No &. 05/18/00791 – 85-89 King Street, Derby

Location:

Proposal: Full Application: Refurbishment of Commercial Ground Floor Units Together with Formation of 6 Residential Units on First and Second Floors. Installation of Glazing and Repair to External Masonry Including Bricking up of Existing Openings

This item was withdrawn

City Centre Conservation Area

Application No. & 18/01908/FUL – Site of 36 Agard Street, Derby, DE1 1DZ

Location:

Proposal: Erection of 7-9 storey student accommodation comprising of 148 studio flats, together with ancillary facilities and formation of vehicular access of Agard Street.

Resolved: Objection

Despite the marginal change the proposal is still unacceptable as it would have a detrimental impact on the conservation area, listed buildings and heritage assets. Would recommend a reduction to 5 storeys.

City Centre Conservation Area

Application No. & 19/00507/FUL – Land at the Rear of Riverside Chambers and

Location: Cathedral View, Full Street Derby

Proposal Erection of a 75 metre flood defence wall with hard landscaping and associated works.

Resolved: No objections subject to the brick match and consideration of the corner of the building and the wall. Clarification is also sought in terms of the plan accuracies

Would recommend the wall curves at the corner (near the steps/ramp) so it follows the form of the building. The bricks should match those used on the Magistrates Court not those proposed. The quality of the workmanship would be key. Concerns about the length of time the construction will take and the impact on the city centre, closure of the footpath and the quality of the work due to the prominence of this location.

City Centre Conservation Area

Application No. & Location: 19/00508/LBA– Land at the Rear of Riverside Chambers and Cathedral View, Full Street, Derby
Proposal: Erection of a 75 metre flood defence wall with hard landscaping and associated works.

Resolved: No objections subject to the brick match and consideration of the corner of the building and the wall. Clarification is also sought in terms of the plan accuracies

Would recommend the wall curves at the corner (near the steps/ramp) so it follows the form of the building. The bricks should match those used on the Magistrates Court not those proposed. The quality of the workmanship would be key. Concerns about the length of time the construction will take and the impact on the city centre, closure of the footpath and the quality of the work due to the prominence of this location.

No Conservation Area

Application No & Location 19/00631/FUL – Former Friars Gate Goods Yard, Great-Northern Road, Derby DE1 1LT

Proposal Full Application : Erection of a secondary school to include a 3 storey teaching block and separate sports hall building, plus associated infrastructure, landscaping and outdoor sports facilities, and new vehicular entrance from Great Northern Road.

Resolved: consideration should be given to enhancing ecology and increasing landscaping where possible to reflect historic interpretation of the site having railway lines in this area.

Welcome the retention of the view of the Cathedral. Welcome the re-use of this site. The design of the school reflects the design of the Bonded Warehouse. Welcome additional landscaping/planting, ecological enhancement and interpretation that the site was covered with railway lines.

City Centre Conservation Area

Application No & Location 19/00583/FUL – Land Rear of 37-40 St Mary's Gate, Derby

Proposal Full Application - Erection of a dwelling (Use Class C3) and alterations to the parking provision

Resolved: That the development is acceptable in principle but we recommend consideration of change to the materials, particularly the roof materials, so that it relates to its context. Consideration should also be given to the possible archaeological importance of this site.

Concerns with regards to the location of the development, being backland and infilling. Concerns regarding the large picture frame window on the west elevation. Concerns regarding the materials and the roof should be tiled. Would this scheme be a precedent along St Marys Gate? There should be an archaeological investigation.

City Centre Conservation Area

Application No & Location 19/00667/FUL – 8,10.12 and 14 St Helens Street, Derby DE1 3GY

Proposal Change of use from residential/business centre to 56 bed residential care home (Use Class C2) including three storey extensions and alterations

Resolved: Accept and welcome the use in terms of its use and the alterations but would recommend the retention and adaptation of the rear range and any existing features within the building (e.g. the niches and cantilever staircase). Consideration should also be given the front elevation, the stepping down of the ridge and eaves. Would welcome the consideration of re-introducing railings. Welcome the application back once the above has been considered.

This building is a heritage asset. The works to the frontage are an improvement. Was there a condition on the new build elements that required the developer of adjacent development to restore this building? Additional heritage impact assessment work is required. Archaeological condition will be required for any new build. The extension on the front elevation (St Helens Street) should be slightly reduced in terms of ridge/eaves to ensure the step down, scale of the properties is retained and the extension is subservient. The extension envelopes the original and would dominate the elevation. Suggest it is explored whether the proposed use could be housed within the existing rear range with the existing window openings. Would welcome the main entrance on the front elevation but note the issues regarding access. Suggest that additional information should be submitted in respect of the building heritage and archaeological appraisal. Three references were mentioned on the site/building that would help (dated 2006).

10/19 George Rennie Conservation Award

The Committee noted that at their last meeting it was agreed that the "Derby City Heritage Award" should be renamed the "George Rennie City Heritage Award". The Committee discussed and agreed that the arrangements for the Award presentation ceremony should

remain the same as previous years, architects and owners to be invited to a small presentation meeting immediately before the next CAAC meeting in either July or September 2019

The Committee members discussed the recommended nominations further and the following awards were proposed and seconded. The Committee noted that any outstanding work on projects would need to be completed prior to receipt of an award

The six shop fronts at 3-8 Victoria Street - Winner
Annie's Burger Shack – Highly Commended
St James Yard – Commended

The Committee resolved that owners and architects of the winning project categories be invited to attend a small presentation meeting prior to the CAAC meeting in either July or September 2019

11/19 Derby Skyline Study – Heritage Evidence

The Committee noted The Derby Skyline Study – Heritage Evidence which was commissioned last year and completed this year. It was part funded by Historic England. The study was undertaken in response to a brief to provide a robust heritage evidence base to feed into a Tall Building Strategy for the City.

The Committee noted that the information and the identified 31 key views will assist developers in the production of the necessary Heritage Statements/Heritage Impact Assessments that are required as part of any planning application. These will assist them when looking at medium to long views across the City Skyline and help highlight which would be appropriate to test with the Derby 3D Model.

The Committee recognised the work done so far and that consultants would be appointed to progress the next stage. The Committee would like to see the final stages expedited as quickly as possible.

The Committee resolved to note the report.

Minutes End