

Time Commenced: 17:15
Time Finished: 18:45

CONSERVATION AREA ADVISORY COMMITTEE

5 March 2020

Present: Chris Collison (Chair)
Carole Craven – Georgian Group
Maxwell Craven, Georgian Group.
Joan D'Arcy Derbyshire Archaeological Society
David Ling, Derby Civic Society
Paul McLocklin - Chamber of Commerce
Chris Twomey, (Vice Chair) RIBA
Cllr Mike Carr – Elected Member
Cllr Robin Wood – Elected Member

Officers in Attendance: Chloe Oswald, Conservation Officer and Arran Knight, Planning Officer

51/19 Apologies

Apologies were received from Ian Goodwin, Derby Civic Society and John Sharpe, Ancient Monuments Society

52/19 Late Items to be introduced by the Chair

The following late items were discussed.

Friar Gate Conservation Area

Application No. & 19/01641/FUL

Location: Land adjacent to 73 Friar Gate, Derby, DE1 1FN

Proposal: Demolition of social club outbuilding. Erection of six apartments (Use Class C3)

Resolved: To object, the revised scheme does not preserve or enhance the character of the conservation area and remains detrimental to the listed building in the vicinity. The Committee repeated their comment that the building should be brought further forward, but emphasised that the scheme should be radically improved so that it does respect the street scene, conservation area and listed building.

The committee noted that this was a revised scheme; the previous application was in December 2019. The direction of travel was better, but the pitch of the roof on the building was too steep, and the building itself could be relocated further forward on the

site. However, overall there needs to be a radical rethink of the scheme as the revised proposal was clumsy, has a lack of design intent and the contextual analysis was inappropriate. The site deserves far better so that it respects the street scene, conservation area and the listed building.

City Centre Conservation Area

Application No. & 19/01783/FUL

Location: Market Hall, Albert Street, Derby DE1 2DB

Proposal: Roof repair works to include a new patent glazing system to the ridge, new ventilation louvres, and re-fixing of existing finials. New liquid roof finish to replace existing. Removal of the existing roof access ladder, and installation of new ridge and gutter safety walkways and access ladders. Installation of new internal stair at first floor with new dormer to access roof.

Resolved: No objection, the applicant was clearly aiming to maintain the integrity of the building.

The committee were informed that since the last meeting new information had been included in the application as follows:

- In the previous application the dormer had over door access, this has now been removed and is lower than the parapet so it cannot be seen.
- More detail was available on vents on the ridge and the glazed roof.
- The impact on decorative details on the underside of the ridge was discussed. It was initially planned to remove, but since reviewed it was planned to retain all of type A which are more decorative. A post was needed to support the roof. The committee noted that engineers are looking to retain as much pre-structure as possible.
- There was a need for some cabling in the roof space, it would be run on the underside of the roof, eight junction boxes would be installed, four each side of the roof. The committee noted that there are also ground and first floor temperature sensors in place.

The committee felt the applicant was clearly working to maintain the integrity of the building.

A councillor updated the committee on the proposals for the open windows on the 1980's side of the Market Hall as well as the rest of the staircase, a councillor had requested that the Committee see the proposals at an early stage to allow them to comment. It was noted that a report was progressing to Cabinet in April and it was hoped to bring it to the next meeting of CAAC on 16 April 2020. The report would also cover paint analysis. The committee asked if Room G could be booked for the meeting as it had a good view of the Market Hall site to be discussed.

Strutts Park Conservation Area

Application No. & 20/00249/LBA

Location: Convent of Mercy, 11 Bridge Gate, Derby, DE1 3AU

Proposal: Retrospective consent for removal of an alterpiece and table from first floor former chapel

Resolved: To defer decision at this time, research to be undertaken, if significant then the Committee to look at again. Officers to decide whether to bring back to the Committee in the light of the findings of the research.

The Committee were informed that de-consecration of the Chapel took place on 15 July 2018. The removal of the Alterpiece and table came to light after an application was submitted to make changes to the building. The Chapel was to become a meeting space, and a free standing organ was to be moved into the space where the Alterpeice and table had been located. The Committee were also informed that the church still has the Alterpiece, but it was stored off-site. The Committee were concerned that the Alterpiece had been designed by the architect Pugin and they recommended a thorough record/examination be made of the Alterpiece and table to ascertain its characteristics. If there was any signature or if the findings were significant, then the Committee would look again at this item. It was agreed officers should decide whether to bring back to the Committee when research was completed.

Allestree

Application No. & 20/00250/LBA

Location: 8 Cornhill, Derby, DE22 2FT

Proposal: Installation of six replacement windows

Resolved: No objection, subject to window detailing and the window frames to be set within the aperture further.

The Committee were informed of the replacement of six windows to a listed building. The officer confirmed that the original building dated from 1737. The Committee noted that the replacement windows would be in the same style and would be similar to the ones in place now. The Committee suggested that the setback of the windows be considered.

53/19 Declarations of Interest

Declarations of Interest were noted for the following:

Chris Twoomey 05/18/00771, Land of Phoenix Street, Derby DE1 2ER

Chris Twoomey 19/01783/FUL, Market Hall, Albert Street, Derby DE1 2DB

Chris Twoomey 20/00248/LBA, Convent of Mercy, 11 Bridge Street, Derby DE1 3AU

54/19 Confirmation of the Minutes of the Meeting held on 23 January 2020

The minutes of the meeting held on 23 January 2020 were agreed as an accurate record.

55/19 Draft Tall Buildings Study

The committee discussed the draft Tall Buildings Study and the comments received from a member of CAAC

- Sections 5.3 Emerging Building Heights and 5.6 Definition of Tall Buildings for Derby – in both these sections reference is made to the Becketwell site and the height of the proposed high-rise building, stated as 19 storeys. In their latest Planning Application St James Securities have reduced the proposed high-rise building height to 11 storeys.

The Committee agreed that the study should be updated but this can be done without CAAC intervention

- Table 9.1, CL1 Becketwell regeneration site – under Site Specific Design Criteria can the following sentence be added "Tall buildings to be set-back from the historic area of Victoria Street to maintain street enclosure of 4-5 storeys, (see Design Principle D8, a Human Scale Experience and Figure 10.6)".

CAAC agreed that that the sentence about tall buildings being set back from the historic area of Victoria Street should be added.

The committee agreed that their original recommendations, which were made at the CAAC meeting on 05 December 2019, still stand with the addition of the following sentence at the end of recommendation one "The siting of any new tall building should not significantly, adversely affect important views identified in the City Skyline and Significant Views Study and in particular of the Cathedral tower", and an additional recommendation "The City Council should take whatever action is necessary to ensure the new Tall Buildings Study, and the City Skyline and Significant Views Study, achieve the greatest possible weight at the earliest date".

Committee resolved to comment as follows on the draft Tall Building Strategy:

- 1. The Committee strongly supported the conclusion that there is no role for new tall buildings in the Historic City Centre and considered that the Cathedral should be the most dominant and largest building in the historic area, although there were other historic buildings with distinctive decorative roof shapes that were important including the Silk Mill, Guildhall tower, Former Central Library, St Werburgh's Church, St Mary's Church etc. The siting of any new tall building should not significantly, adversely affect**

important views identified in the City Skyline and Significant Views Study and in particular of the Cathedral tower

- 2. The Committee considered it is essential the height of developments in the Riverside area should step down to respect the World Heritage Site.**
- 3. The Committee felt it important that proposals for the Becket Well regeneration site need to respond sensitively to surrounding heritage assets and skyline views. Tall buildings should be set-back from the historic area of Victoria Street to maintain street enclosure of 4-5 storeys, (see Design Principle D8, a Human Scale Experience and Figure 10.6).**
- 4. The Committee did not consider it necessary to have tall buildings marking the gateway into the City Centre in the Derby Station area, and that such a proposal could not be supported due to adverse impact on the designated Conservation Area and nearby listed buildings in that location.**
- 5. The Committee felt it essential that the Tall Buildings Strategy should emphasise the need for high quality of development. Tall Buildings in any location should be integrated into and enhance the surrounding area. Given their inevitable prominence, Tall Buildings should be of the highest quality in terms of building style/detailed design and materials used. It was suggested that some form of competition could be used to attract suitable potential designs and that a Design Panel could fulfil an important role. Tall buildings need to be proportionate and in scale with the local area and they should also be environmentally sustainable. Landmarks do not always have to be tall but they do have to be brilliant examples of high quality, well-designed buildings.**
- 6. The City Council should take whatever action is necessary to ensure the new Tall Buildings Study, and the City Skyline and Significant Views Study, achieve the greatest possible weight at the earliest date.**

56/19 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.

57/19 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.

58/19 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.

Not in Conservation Area

Application No. & 05/18/00771

Location: Land off Phoenix Street, Derby, DE1 2ER

Proposal: Erection of a New Building providing 202 Residential Apartments (Use Class C3) including Ancillary Floor Space together with associated car parking, servicing, site infrastructure and landscaping.

Resolved: To object

CAAC reiterates previous objections to the scheme on the grounds of its detrimental heritage and townscape impacts. CAAC recognises the global standing of ICOMOS and considers its response should be assigned the greatest of weight in the Planning balance.

CAAC also recognises the significance of the changing Government agenda, which through the publication of the 'National Design Guide' (2019) and the report of its 'Building Better Building Beautiful Commission' (2020), is refocussing away from profit motive based on volume and speed of delivery, towards recognition of lasting quality, beauty of place, and social benefit. The conservation and enhancement of heritage assets is central to this revised agenda.

Not in Conservation Area

Application No. & 20/00072/FUL

Location: Bramble House, Kingsway Hospital, Kingsway, Derby, DE22 3LZ

Proposal: Demolition of existing buildings and erection of three accommodation blocks comprising an 80 bed care home and 66 extra care assisted living units (Use Class C2) accessed from Kingsway, associated car parking and landscaping

Resolved: To object to the proposal in that it involves the unnecessary loss of a locally listed building of some character and the proposed buildings are inferior and of poor visual quality. CAAC suggested that a revised application should review approach and examine the possibility of the retention of this building with extensions undertaken in an appropriate manner.

The proposal was to demolish existing building and erect three separate blocks with car parking. The committee felt the existing building was of particular significance; they would urge the applicant to consider revising the scheme to include the building and the lodge. They queried whether the applicant had explored the potential for re-use or adaption of the current building rather than demolishing it. The committee asked if there was scope to revise the scheme to form an "H" shape.

Not in Conservation Area

Application No. & 20/00219/FUL

Location: 5 Friar Gate, Derby, DE1 8BU

Proposal: Change of use from art gallery/bar (Use Class D1) to 20 studio flats for student accommodation (Sui Generis Use) and part of the ground and first floors into space (Use Class B1)

Resolved: To defer this item to the next meeting on 16.04.20

The committee postponed this item to the next meeting on 16.04.20 as the information has not been submitted in time and the application has not been validated.

Minutes End