

ITEM 04

Time Commenced: 17:15
Time Finished: 18:40

CONSERVATION AREA ADVISORY COMMITTEE **4th July 2019**

Present: Chris Twomey, (Vice Chair) RIBA
Maxwell Craven – Georgian Society
Ian Goodwin – Derby Civic Society
David Ling – Derby Civic Society
John Sharpe - Ancient Monuments Society
Cllr Robin Wood – Elected Member
Cllr Michael Carr – Elected Member

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

12/19 Apologies

Apologies were received from Chris Collison, Paul McLocklin, C Craven

13/19 Late Items to be introduced by the Chair

There were no late items.

14/19 Declarations of Interest

There were no declarations of interest.

15/19 Confirmation of the Minutes of the Meeting held on 13 June 2019

The minutes of the meeting held on 13 June 2019 were agreed as an accurate record.

16/19 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.

17/19 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.

18/19 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. & 08/18/01214 – Wilkinsons Yard, Stafford Street, Derby

Location:

Proposal: Full Application –Erection of a Food Store (Use Class A1) With Associated Vehicular Access and Car Parking

Resolved: to Object

The general consensus from CAAC last time was that this was a fairly standard approach. The revisions to the scheme have not changed significantly, the comments from last time still stand, together with an unwillingness to tackle the whole site. A better design of building was needed but brick was seen as an improvement on silver cladding. A screening wall and planting should be considered on Stafford Street frontage to reduce the visual impact of the store and car parking. CAAC maintain their objections to the design but if approved some Section 106 monies should be requested.

City Centre Conservation Area

Application No. & 19/00644/FUL – 15 Wardwick, Derby, DE1 1HA

Location:

Proposal: Full Application – Change of use of part of ground floor and upper floors from public house/offices to 15 residential units for student accommodation

Resolved: No Objection

The building is early 18th Century with a coach entrance the right hand side. It is planned

to replace the Bar at the back with 2 living units. The staircase to the next door property will be removed. Cladding on the building will be removed, CAAC noted this would be an opportunity to remove the windows. The first floor has quite a lot of subdivisions planned but there was no information provided on drainage outlets, this may affect the position of the dividing walls. Thermal efficiency and acoustics for the building will need upgrading. The Heritage Statement contains inadequate information about the historical significance of the building and more investigation of the historic fabric of the building should be carried out to inform the proposal. CAAC supported the change of use of the building to residential use in principle but there is need for more information in terms of detail and a much more robust assessment of heritage. On the first floor of the building conversion to three rather than four units is recommended to enable retention of more of the historic fabric and internal spaces.

City Centre Conservation Area

Application No. & 19/00645/LBA – 15 Wardwick, Derby, DE1 1HA

Location:

Proposal: Alterations in association with the change of use of vacant accommodation to 15 residential units

Resolved: No Objection

The building is early 18th Century with a coach entrance the right hand side. It is planned to replace the Bar at the back with 2 living units. The staircase to the next door property will be removed. Cladding on the building will be removed, CAAC noted this would be an opportunity to remove the windows. The first floor has quite a lot of subdivisions planned but there was no information provided on drainage outlets, this may affect the position of the dividing walls. Thermal efficiency and acoustics for the building will need upgrading. The Heritage Statement contains inadequate information about the historical significance of the building and more investigation of the historic fabric of the building should be carried out to inform the proposal. CAAC supported the change of use of the building to residential use in principle but there is need for more information in terms of detail and a much more robust assessment of heritage. On the first floor of the building conversion to three rather than four units is recommended to enable retention of more of the historic fabric and internal spaces.

City Centre Conservation Area

Application No. & 19/00646/FUL – Jacobean House, 33-35 Wardwick Derby, DE1 1HA

Location:

Proposal Change of use of upper floors from cafe/restaurant to 10 residential units for student accommodation including installation of new doors to the front elevation
Erection of a 75 metre flood defence wall with hard landscaping and associated works.

Resolved: To object

CAAC noted that the Heritage statement on the building contains inadequate information and further investigation of the historic fabric of the building should be carried out to inform the proposal. Further information about the steel structure on the second floor should be provided. The subdivision of the first floor room on the left street front was not well thought through, there are original 17th century ceiling spaces in existence which need to be protected. The first floor rooms should not be partitioned in this manner.

Enclosure of the main staircase to the ground floor is also unfortunate and may not be practical. Use of the main entrance should be considered for the apartments and use of the former coach entrance to access the ground floor unit. CAAC recommended refusal due to harm to the historic significance of the listed building.

City Centre Conservation Area

Application No. & Location: 19/00647/LBA– Jacobean House, 33-35 Wardwick Derby DE1 1HA

Proposal: Alterations in association with the change of use of vacant accommodation to 10 residential units.

Resolved: To object

CAAC noted that the Heritage statement on the building contains inadequate information and further investigation of the historic fabric of the building should be carried out to inform the proposal. Further information about the steel structure on the second floor should be provided. The subdivision on the first floor room on left street front was not well thought through, there are original 17th century ceiling spaces in existence which need to be protected. The first floor rooms should not be partitioned in this manner.

Enclosure of the main staircase to the ground floor is also unfortunate and may not be practical. Use of the main entrance should be considered for the apartments and use of the former coach entrance to access the ground floor unit. CAAC recommended refusal due to harm to the historic significance of the listed building.

City Centre Conservation Area

Application No & Location 19/00898/FUL – Assembly Rooms, Market Place, Derby DE1 3AH

Proposal Refurbishment works comprising of front extensions at ground floor level to the Market Place elevation and the change of use of the existing Tourist Information Centre to create new retail (Use Class A1) and restaurant (Use Class A3), together with other external alterations including cladding to the exterior of the multi-storey car park and new plant to the car park roof.

Resolved: No Objection

CAAC were disappointed that no changes had been incorporated since the pre-application had been submitted. However, they welcomed the continued use and renovation of the building. CAAC raised objections to the removal of the glazing mullions to the first floor which are an essential part of the original design, they also objected to the painting of the brickwork which would result in loss of some of the building's architectural significance. New interventions should be bold but also respect the character of the building. Extensions to the front elevations up to the furthest building line are supported, although there are concerns about the proposed detailing of the elevations. There is a missed opportunity to link to two elements of the extensions. CAAC were concerned about the four signs on the first floor which do not respond to the horizontal design of the facade. The projection sign was welcomed. The ceiling from Newcastle House in the building was discussed CAAC suggested commissioning an expert as the ceiling should be professionally conserved.

CAAC supported the proposal of re-using the building, but they were concerned about the loss of the mullions as they were an integral part of the building and removing them serves no purpose. CAAC re-iterated the importance of making the relationship with the square as strong as possible.

Any Other Business

George Rennie Award - CAAC noted the restructuring of the building on St Peter's Street and suggested that it should be considered for the George Rennie Award next year.

Tall Buildings -Tender submissions have been scored, Urban Initiatives have the contract. There will be a number of workshops and opportunities taking place to feed into the process. Urban Initiatives will be taking the lead with these. Officers will keep CAAC updated as to timing. It is planned to have workshops completed by October or November 2019.

Minutes End