

**18 Agard Street, Derby
Historic Environment
Desk Based
Assessment &
Heritage Statement**

Client: GCLP LTD

AB Heritage Project No:50124

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18 Agard Street, Derby

Historic Environment Desk Based Assessment & Heritage Statement

Client	GCLP Ltd
Project Number	50124
Prepared By	Daniel Dodds
Illustrated By	Pighill Illustrations
Approved By	Andy Buckley

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Enquiries To:

AB Heritage Limited (Head Office)

Jarrow Business Centre

Jarrow, South Tyneside, NE32 3DT

Email: info@abheritage.co.uk

Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by GCLP Ltd to produce a Historic Environment Desk Based Assessment & Heritage Statement to support a Planning Application for the construction of a new, block of studio flats and associated amenities and parking at 18 Agard Street, Derby.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.
- 1.1.3 This report also contains consideration of the heritage setting and importance of designated and non-designated heritage assets within the study area of Number 18 Agard Street, as well as an assessment of the impact the proposed development would have on those assets, including the Friar Gate Conservation Area.

1.2 Site Location & Description

- 1.2.1 The site of the proposed development is located at 18 Agard Street, Derby DE1 1YS. The site lies to the north west of the city centre, beyond the A601 ring road (Fig 1). The site is centred on NGR: SK 3465 3649 and lies at the northern eastern limit of the Friar Gate Conservation Area (see Section 6 for more detail of the Conservation Area).
- 1.2.2 The site is currently occupied by a two-storey former medical supplies laboratory and retail store. Agard Street itself is a street characterised by large scale student accommodation buildings and offices and commercial properties.
- 1.2.3 Number 18 faces north east on to Agard Street, and the present site is set slightly back from the street front. Immediately to the west, is Northgate House, a large, modern, seven-storey, block of offices. To the east is number 16 Agard Street, a red brick building housing a charity.
- 1.2.4 Opposite 18 Agard Street to the north across the road, is Sir Peter Hilton Court, a range of four-storey blocks of student accommodation for the University of Derby.
- 1.2.5 To the rear of the proposed development site, much of the space is taken up with car parks. The rear of number 18 Agard Street backs on to the rear of the Grade II Listed number 42 Friars Gate which is currently the commercial offices for several companies. The back plot and garden of Number 41 Friar Gate (Grade I Listed Building) also adjoin the rear of the application site.

1.3 Geology & Topography

- 1.3.1 The solid geology of Derby consists of Triassic Mudstone (Keuper Marl). The site is situated within the valley floor of the River Derwent and, as such, the overlying drift geology comprises floodplain alluvium overlying sand and gravel derived from Millstone Grit (British Geological Survey, 2017).

- 1.3.2 The site lies at approximately 55m AOD. The site is currently on an urban street, characterised by large and tall buildings, with hardstanding carparking.

1.4 Proposed Development

- 1.4.1 The proposed development is for the demolition of an existing building and the construction of a new block of studio flats. The proposed building will be for nine stories at the front end facing on to Agard Street (the ninth story is to be set back, to restrict views of it from Agard Street).
- 1.4.2 The building will be reduced in height to a total of four stories. The building has been designed to maintain the linear appearance of the site. The building will be constructed of red brick which reflects the dominant building material on both Agard Street and Friar Gate (Fig 2).

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 National Planning Policy Framework paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 2.1.3 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'
- 2.1.4 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Derbyshire Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 5th April 2017 and 15th November 2017;
 - A visit to the Derbyshire Record Office on 5th April 2017; and
 - Additional relevant documentary and online historic sources.
- 2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the Historic Environment Record (HER);
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Derbyshire Record Office
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary; and
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 A consultation was held on the 23rd of March between Daniel Dodds (Principal Heritage Consultant, AB Heritage) and Nichola Manning (Historic Environment Record Officer, Derbyshire County Council).
- 2.3.2 During consultation, it was agreed that a study area of 500m would be sufficient to capture the HER Data and the Listed Assets surrounding the proposed development (Pers Comm. 2017).
- 2.3.3 The report also addresses concerns raised by Historic England and Derby City Council's Conservation Officer and the Urban Design Team (HE, DCC 2017).

2.4 Methodology of Works

- 2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site
- 2.4.2 In relation to buried archaeological remains, where archaeology is known to exist, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical

significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor / Not Sig.	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of GCLP Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II Listed Building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 The Derby City Local Plan – Part 1 Core Strategy was adopted in January 2017. This document contains saved policies as outlined in the City of Derby Local Plan Review (2006): Chapter 9 Environment. The key policies that are relevant to the current proposal are:

CP- 20 Historic Environment

The Council recognises the historic environment as one of Derby’s greatest resources and will protect it through the preservation, enhancement, restoration and repair of heritage assets.

Designated and non-designated heritage assets of importance within Derby include:

- Statutory and Locally Listed Buildings
- Conservation Areas
- Scheduled Monuments, Archaeological Alert Areas and other archaeological remains
- Historic Parks and Gardens Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted.

City of Derby Local Plan Review (2006 – Saved Policies)

Policy E18: Conservation Areas

The policy recognises the importance of the City's architectural and historic buildings and seeks to preserve and enhance the special character of the Conservation Area. The policy is intended to ensure that any new development will behave a detrimental impact on the special character of the Conservation Area in terms of the siting and alignment of the buildings, the materials, scale and design of the buildings.

Policy E19: Listed Buildings and Buildings of Local Importance

The policy states that the development will not approved where it would result in the demolition of statutory Listed Buildings.

Policy E21: Archaeology

Planning permission will not be granted for development which is likely to adversely affect nationally important archaeological remains, whether scheduled or unscheduled, or their settings.

Where archaeological sites or monuments of more local importance, and their settings, are likely to be adversely affected by development, physical preservation in situ will be the preferred option and applications may be refused.

Within the Archaeological Alert Areas, or other areas of archaeological potential where the City Council considers that a proposed development will affect remains of archaeological significance, applicants will be required to provide the results of an archaeological evaluation before the planning application is determined in order to enable an informed and reasonable planning decision to be made.

The evaluation should comprise:

- an archaeological assessment of the archaeological impact of the proposed development, which may include a field evaluation of the site, undertaken in accordance with a written specification agreed with the city Council
- a written mitigation strategy prepared to the satisfaction of the City Council demonstrating how the impact of the proposed development on archaeological remains will be alleviate

Where, following an archaeological assessment, the Council considers that the need for development outweighs the need for preservation in situ of the archaeological remains, conditions will be attached to planning permissions, or developers required to enter into legally binding agreements with the City Council, to secure an appropriate programme for the investigation and recording of archaeological remains prior to and during development, and for the subsequent analysis and publication of results.

Where appropriate, the City Council will seek to secure the enhanced management and preservation of archaeological sites and their settings.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The proposed development site lies within the Friar Gate Conservation Area (Fig 5).
- 4.1.2 There are no other known designated or non-designated heritage assets within the proposed development site.

Within the Study Area

- 4.1.3 On the north side of Agard Street behind a block of modern apartments on Searle Street, is the site of Garford & Brother lace factory and textile mill (HER 32471) c. 115 m north west of the proposal site. And to the east of this, also on the north side of Agard Street is the site of an elastic factory c. 68 m north of the proposal site (now behind Sir Peter Hilton Court student accommodation blocks, HER 32171)
- 4.1.4 Friar Gate Conservation Area is centred on Friar Gate, c. 50 m to the south of the application site, and is characterised by a series of Listed Buildings that date from the 18th century onwards. These comprise:
- The Grade I Listed Building of Pickford's House (HER 18974 and National Heritage List for England reference (NHLE) 1287620)
 - Grade II* Listed Buildings at Number 27 (HER 18980 NHLE 1216457),
 - Grade II* Listed Building at Number 42 (HER 18982 NHLE 1216463),
 - Grade II* Listed Buildings at Number 43-44 (HER 18983 NHLE 1216527)
 - Grade II * Listed Building at Number 47-51 (HER 18984 NHLE 1287582)
 - Grade II* Listed Building at Number 99 Friar Gate (HER 18985 NHLE 1216586).
- 4.1.5 The southern area of the land formed by Friar Gate and Agard Street was crossed by the former Great Northern Railway Derbyshire and Staffordshire Extension (known locally as the Derby Friar Gate Line). This line is now disused but the viaduct that carried it across Agard Street and Friar Gate (along the former Short Street, c. 55 m east of the proposed development site) is recorded (HER 99013).
- 4.1.6 The Grade II Listed, former Friar Gate Railway Bridge (HER 32220 NHLE 1216461) lies on the south side of Friar Gate. The site of the former Friar Gate Railway Station (HER 32109) lies c. 145 m south west of the proposed development site.
- 4.1.7 At the north end of the former Friar Gate Railway Bridge lies an enclosed courtyard c. 70 m south east of the proposal site. This was originally on the south side of the former Short Street. This cobbled court yard is the site of the Midland Tramway Depot (HER 18974). This site is also locally listed and contains a series of original tramlines bedded in cobble setts.

4.2 Previous Works in the Study Area

- 4.2.1 Several archaeological works have been undertaken near the proposal site. Most have been undertaken since 2000 and included several Historic Environment Desk Based Assessments in advance of various developments, along with subsequent archaeological interventions.
- 4.2.2 Nearest to the proposal site was a series of works at Friar Gate and Agard Street in advance of the student accommodation at the east end of Agard Street and Ford Street. These included an Historic Building Recording exercise on the late Victorian Tram Depot (HER18974) c. 60 m south east of the proposal site. Further works on this site included an archaeological evaluation and watching brief which uncovered the footings of late 19th century terrace houses (AB Heritage 2012).
- 4.2.3 Archaeological evaluation trenching at the corner of Cavendish Street and Ford Street c. 140 m east of the proposal site uncovered further evidence of industrial period activity.

4.3 Archaeology & History Background

The Prehistoric Period (c.500,000 BCE – AD 43)

- 4.3.1 Evidence from the Palaeolithic period, during which Derby like most of the rest of the country would have been densely forested, has been recorded in the form of stone tools from Little Chester, Litchurch and Normanton, c. 1 km north to the north east, c. 2 km to the south east and c. 2.25 km to the south respectively (Lord, 1996).
- 4.3.2 The Neolithic period (c. 4000 – 2500 BCE) saw the advent of agriculture and pottery use in north western Europe. This led to the clearing of previously forested areas. Evidence for Neolithic activity has been recorded at Chaddenden, c 3.5 km to the north east of the proposal site, and at Allenton c. 5 km to the south east.
- 4.3.3 However, despite the above, there is currently no known recorded prehistoric archaeological evidence directly related to either the proposal site or the wider study area.

The Roman Period (c. AD 43 – AD 410)

- 4.3.4 During the Roman period a Fort and small town were established north of the modern core of Derby, in what is now Little Chester c. 1.25 km north east of Agard Street. The Peak District was a valuable source of lead during the Roman Period.
- 4.3.5 No finds from the Roman period have been located within the proposal site, though the Roman road of Ryknield Street (Margary number 18d) is recorded c. 400m west of the proposal site.

The Medieval Period (AD 410 – AD 1536)

- 4.3.6 Derby was part of the Viking Danelaw during the early medieval period. By the 10th century Derby was brought under the control of the Anglo Saxons, and within the English sphere. By the end of the 10th century Derby had a thriving trading community which was manifested by a mint and a market.

- 4.3.7 In 1137 St Helens Abbey (HER 18957) was founded on a site c. 375 m to the north east of the proposal site. The Abbey later became a hospital and remained so until the dissolution of the monasteries (Derby City Council 2012).
- 4.3.8 There is currently no known evidence of medieval activity from within the limits of proposed development.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.3.9 Derby was granted the right to Local Government under a Royal Charter from Charles I in 1637. It was during this period that Derby began to experience prosperity from its manufactured output. Derby was noted for its porcelain production from the mid-18th century producing many famous potteries such as the Chelsea Derby and Derby Wares.
- 4.3.10 Historic mapping from this period shows the study area changing from a predominantly rural hinterland on the edge of the city (Plate 1), to an area of urban and industrial activity. The Moneypenny map of on agricultural land or unused hinterland.

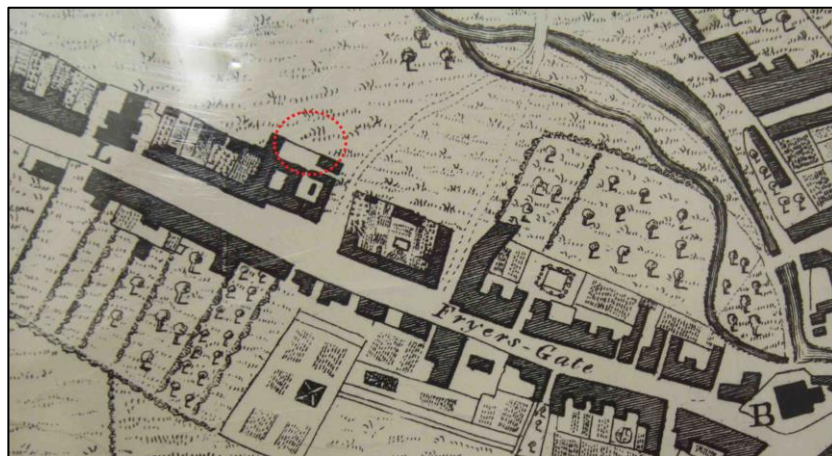


Plate 1. Map of 1791 – George Moneypenny Delin showing site before Agard Street established.

- 4.3.11 The site remained largely undeveloped until the mid-eighteenth century, when the land was made available for development. A series of grand domestic residences and small institutional buildings, typically with long gardens to the rear, were constructed at Friar Gate, whilst surviving earlier buildings in the immediate vicinity were re-fronted according to the fashionable Georgian style (Derby City Council 2012).

The Modern Period (AD 1801 – present)

- 4.3.12 By the turn of the 19th century Agard Street had been established. Building on Agard Street appeared to have been restricted to the north side, whereas the south side was still dominated by the rear plots and gardens for the properties on Friar Gate (Plate 2)

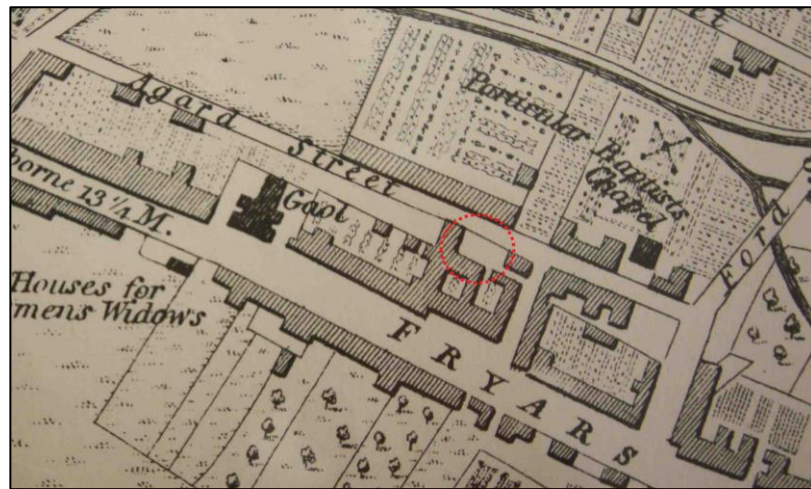


Plate 2. Map of 1806 by G Cole. Showing site on Agard Street dominated by Friar Gate

- 4.3.13 The 1806 Map by Cole (Plate 2) shows the site to have been occupied by a building that appears to be an extension of Friar Gate. It is notable that the study area is still characterised by the fine dwellings and commercial properties of Friar Gate and the associated gardens and orchards, although there is a gaol and a 'House for Clergymens Widows'.
- 4.3.14 By 1876 the Great Northern Railway had been constructed across Friar Gate and Agard Street. Plate 3 shows the location of the site to the west of the railway. The map shows the study area has been heavily developed since the previous map, with the open aspect gardens from Friar Gate having been enclosed by building on the south side of Agard Street.
- 4.3.15 The Bemrose map of 1876 shows that the site itself has been further developed, with the extension of the buildings on the site now taking up much more space.

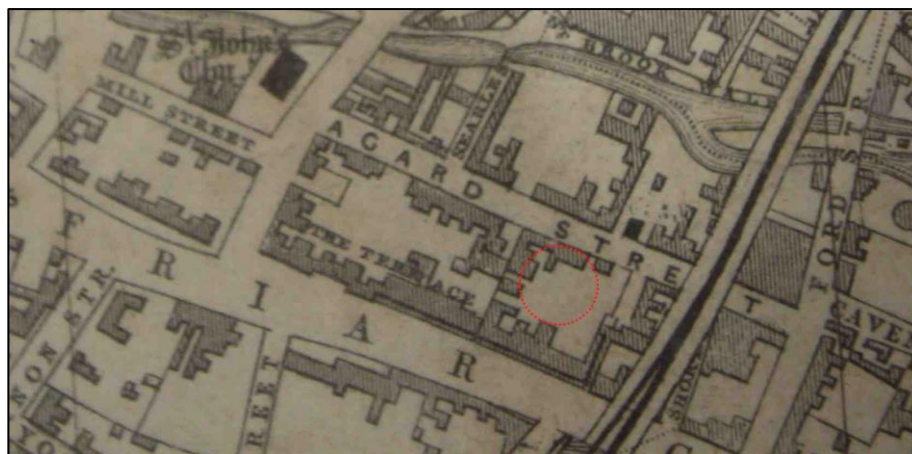


Plate 3. 1876 – Bemrose & Son. Showing increase in building on Agard Street

- 4.3.16 The Derbyshire archives hold a building plan dated from 1893 and recorded as Number 18 Agard Street, in which alterations to an existing building labelled as the 'late Rickard's Mill' are approved. The altered building would appear to have been perpendicular to Agard Street with the widest end fronting the street. The building appears to have been maintained as a mill and operated by the Bothamley Brothers (Plate 4).

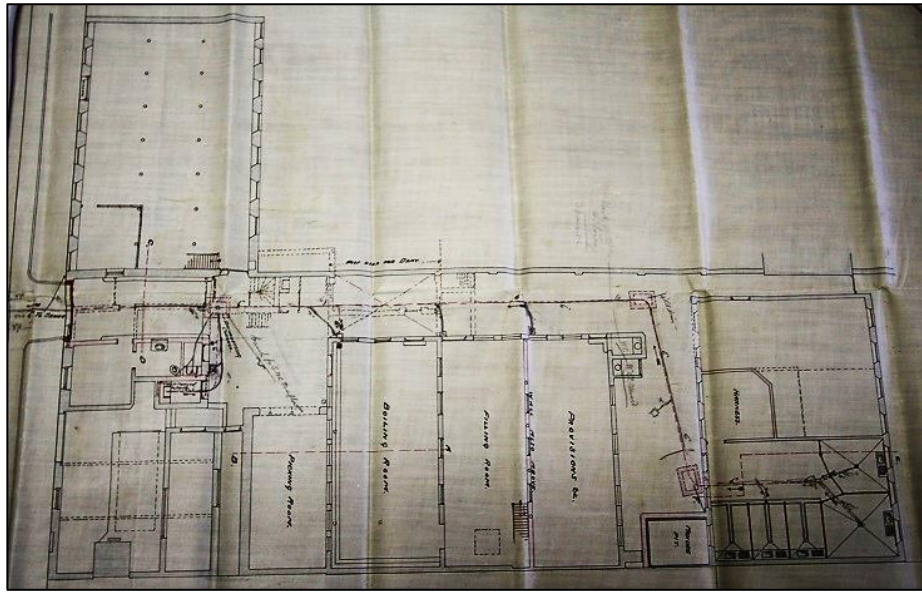


Plate 4. Plan of proposed alterations to the 'Late Rickard's Mill' of 1893. Agard Street is on the left side

- 4.3.17 The OS Map of 1901 (www.nls.uk) clearly shows the adjacent redbrick building at Number 16, but it is unclear whether the building depicted in the plan on Plate 4 is present at Number 18. There is wide space between the rear of Friar Gate and the site of Number 18 Agard Street.
- 4.3.18 The OS Map of 1951 (available online) shows Number 18 Agard Street adjacent to 'The Cottage' the small red brick building at Number 16 Agard Street, and Number 20 labelled as the Tape Mill (now replaced by Northgate House). Number 18 itself is shown as a small rectangular building aligned lengthwise with Agard Street. The building shown on this map is of a smaller scale than that shown previously and much smaller than the building that currently occupies the site.
- 4.3.19 By the 1970s the key change is the demolition of the Tape Mill building at Number 20 Agard Street and its replacement with the multi storey office block of Northgate House. A partial OS Map of Derby available online (www.nls.uk) shows that Northgate House was constructed after 1975 but before 1985.
- 4.3.20 Immediately to the east of Number 18 Agard Street, is the small red brick building, which currently houses a charity and is depicted on recent OS maps online, as a pharmacy – this building is reminiscent of early 20th century or interwar housing.

4.4 Site Visit

- 4.4.1 A site visit was undertaken by Lucy Dawson on the 4th March 2017 and by Daniel Dodds on 15th November 2017. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.4.2 The site is currently occupied by a two storey, former retail and office building (Photo 1).



Photo 1. Looking SW. Number 18 Agard Street in the centre of the shot. Northgate house to the right of shot

4.4.3 The building occupying the site is longer than it is wide, measuring c. 600 square metres in plan. The site is surrounded by level areas of hardstanding for carparking (Photo 2).



Photo 2. Showing view to rear of Number 18 Agard Street with car parking



Photo 3. View NE from rear of number 18 Agard Street looking towards Sir Peter Hilton Court in the background

5. ARCHAEOLOGICAL RESOURCE ASSESSMENT

5.1 Known Archaeological Resource

- 5.1.1 Although there are no known archaeological assets recorded within the development site, there has been a degree of archaeological investigation and recording nearby. Evaluation and Archaeological Watching Brief works carried out in advance of and during construction work for the new student accommodation at the corner of Agard Street and Ford Street revealed evidence of pre-twentieth century Derby (AB Heritage 2012).
- 5.1.2 The archaeologists during these works recorded the footings of two rows of terrace houses, which also included a likely butchers shop. This work was carried out to the rear of number 30–31 and 32 Friar Gate, in the courtyard close to the Victorian Tram Depot c. 70m south east of the proposal site.

5.2 Past Impact Within the Site Boundary

- 5.2.1 Prior to the early post medieval period, there is no known evidence for activity either from the site or within the near vicinity. The site lay within an area of hinterland or possibly agricultural fields (Plate 1), and it is possible that some ploughing may have taken place on the site.
- 5.2.2 As this part of Derby industrialised from the 19th century, we can see from the historic maps (Plates 2 & 3) that a range of buildings were constructed on the site, including a possible mill depicted on Plate 4. These were subsequently demolished and built over. The construction, demolition and subsequent clearing of these building is likely to have had an adverse impact on any underlying archaeological deposits.
- 5.2.3 It is likely that the construction of the extant building on the site will have also caused a degree of damage to any underlying archaeology, or the remains of previous buildings present within its footprint. It is possible that some levelling of the land surrounding the extant building, used for parking, might also have occurred, again possibly truncating underlying archaeological features.

5.3 Potential Archaeological Resource

- 5.3.1 There are no known prehistoric finds within the site or the wider study area, while the known Roman settlement of Little Chester is located 1.25 km north east of the proposed development site. The site also lay outside of the medieval core of Derby, and is believed to have been used as agricultural or hinterland (Plate 1).
- 5.3.2 It was not until the late 18th century, with the urbanisation / industrialisation of the surrounding area, that the site can be clearly documented as coming into active use, with the site being developed into an industrial function as Rickard's Mill (Plate 4).
- 5.3.3 Based on this information is it concluded there is a low potential for the survival of archaeology dating to all periods, apart from the post-medieval onwards, when there is thought to be a Medium potential for encountering remains related to the site's industrial past. These features would likely be of Local importance in line with Table 1 which includes undesignated structures / buildings of limited historic merit.

5.4 Predicted Impact of Proposed Development on Archaeology

- 5.4.1 It is considered that remains associated with the industrial past use of the site are likely to be encountered during the construction of the proposed new building. It is likely that the foundations and footings of the proposed new building will exceed those of the extant building in both plan and depth. Therefore, it is likely that the potential depth of impact will be greater than the existing depth of truncation. This will mean that hitherto undisturbed archaeological deposits could be damaged during the construction groundwork for the new development.
- 5.4.2 The proposed development is considered to have the potential to disturb remains that have probably already been truncated, not least by the construction of the extant building. In line with Table 2 this would be considered a Negligible to Low magnitude of impact upon any surviving below ground remains, because 'the detectable impacts to the baseline archaeological resource are thought to be slight or barely distinguishable'.
- 5.4.3 Based on the likely importance of any features identified being of Local importance, in line with Table 1 which includes for undesignated assets of limited historic merit, this would equate to a Minor Adverse Significance of Effect at worst. Overall, in NPPF terms, it is considered, from a heritage perspective, that the proposed development will pose less than significant harm to the archaeological resource.

6. HERITAGE SETTINGS ASSESSMENT

6.1 Heritage Assets Discussed

- 6.1.1 The application site lies on the south side of Agard Street and it is this street itself that marks the northern limit of the Friar Gate Conservation Area, which incorporates the back plots and gardens of the various Listed Buildings along Friar Gate.
- 6.1.2 It should be noted that Agard Street is not mentioned in the Derby City Council Friar Gate Conservation Area Appraisal and Management Plan (2012) and the heritage setting, and historic appearance of the Friar Gate Conservation Area is experienced almost exclusively from Friar Gate and Ashbourne Road.
- 6.1.3 There is a markedly different experience of the setting of the Conservation Area from the Agard Street location, not least due to significant, and in places complete, shielding by properties. Therefore, for the purposes of best explaining these differences, this report will assess the potential impacts on the heritage settings of potential receptors in the following way:
- The Friar Gate Conservation Area (Friar Gate Division);
 - The Friar Gate Conservation Area Friar Gate (Agard Street Division);
 - A group of 3 Listed Buildings on Friar Gate; and
 - The Church of St John the Evangelist.

6.2 The Friar Gate Conservation Area (Friar Gate Division)

- 6.2.1 The Friar Gate Conservation Area was designated in 1969, becoming the first Conservation Area in Derby. According to the Derby City Council Friar Gate Conservation Area Appraisal and Management Plan (2012), the special character and appearance of the Friar Gate Conservation Area derives from the following features:
- Linear Conservation Area of historic roadside development alongside one of the ancient western exits from Derby City Centre to Ashbourne i.e. Friar Gate and Ashbourne Road c. 50m south of the development site;
 - Friar Gate, a wide thoroughfare of medieval origin containing a pre-Conquest Church site (St Werburgh's, rebuilt and much altered) the site of a Dominican Friary now demolished and contains many high-quality buildings from the 17th, 18th and 19th centuries, particularly notable for its outstanding collection of Georgian town houses;
 - Variety of architectural styles (Jacobean, Georgian, Regency and Victorian) reflecting the phased periods of building during the 17th, 18th and 19th centuries as Derby expanded westwards;
 - An area containing many buildings of architectural and historic interest, a high proportion of which are Listed Buildings and many others which make a positive contribution to the area's historic character and appearance; and

- Mainly high quality, well maintained buildings of redbrick with stone detailing, of three stories.

6.2.2 Friar Gate, although containing a diverse range of buildings illustrated by age, style and materials, presents a coherent and unified composition. When viewed from Friar Gate and the adjoining Streets of Friar Court, Larges Street and Vernon Street, the setting of the Conservation Area is enhanced by the broad and tree lined appearance of Friar Gate and Ashbourne Road.

6.2.3 The key thoroughfares of Friar Gate and Ashbourne Road afford long views taking in the range of buildings and styles, particularly along the north side (Photo 4).



Photo 4. Looking south east along Friar Gate from the corner with Bridge Street

- 6.2.4 It is clear that the heritage setting as presented on Friar Gate and Ashbourne Road is a key contributor to the overall importance of the Friar Gate Conservation Area, including the north fronts of the individual buildings.
- 6.2.5 However, the following shots, taken from key vantage points along Friar Gate towards the development site, will show that the proposed development will have no visual impact from Friar Gate itself.
- 6.2.6 Each of the following views were taken with a 35mm lens to best replicate the human visual experience. The position of the proposed development has been scaled and added to the shots in redline to show the relative position of the proposal.



Photo 5. Looking south-east from Mill Street and taken from the drive of the church of St John the Evangelist (Proposed Building shown as redline)



Photo 6. Friar Gate from Larges Street looking south-east (Proposed Building shown as redline)



Photo 7. View towards the front of Pickford's House (Proposed Building shown as redline)



Photo 8. Looking north-west towards Pickford's House from telephone box at Friar Gate Bridge (Proposed Building shown as redline)

6.2.7 In conclusion, photographs 5 to 8 have shown that the proposed development, like the other large buildings on Agard Street, will not be visible from the Friar Gate street scene. Furthermore, the very few gaps between the Friar Gate properties, preclude any glimpsed or snatched views of the proposed development for those passing along Friar Gate either on foot or by motor vehicle. For this reason, no further impact assessment on this part of the Friar Gate Conservation Area will be undertaken.

6.3 The Friar Gate Conservation Area (Agard Street Division)

- 6.3.1 Agard Street has a markedly different heritage setting and character to that of Friar Gate and Ashbourne Road. As noted above, Agard Street is not mentioned in the Derby City Council Friar Gate Conservation Area Appraisal and Management Plan (2012).
- 6.3.2 The heritage setting of Agard Street is that of a mixed residential and commercial setting. The application site lies on an important (but not major) city road. The site is flanked by modern development of a mainly residential and commercial nature. Notable buildings within the setting include the seven story Northgate House immediately to the north west of the application site, the partly constructed seven-storey building c. 65m to the south east, and the four-storey Sir Peter Hilton Court opposite the application site, which presents a monolithic character aspect to that part of the street. Photographs 10 & 11 show the current street scene of Agard Street.
- 6.3.3 Agard Street is also characterised by much surface car parking, with car parking within the grounds of the buildings on the street, next to Northgate House and at the corner of Ford Street and Agard Street c. 130m east of the application site.
- 6.3.4 The application site is currently occupied by a disused medical equipment laboratory and retail pharmaceutical premises. The building is also surrounded by car parking (Photo 2). This modern building is not designated and has no heritage value.
- 6.3.5 Despite the above, Agard Street still maintains a proportion of the linear back plot development pattern, demonstrated by historic mapping. This is most clearly identified by the application site and the sites to the east, as far as Ford Street. This historic pattern of linear back plot development has been almost completely lost to the west of the application site.
- 6.3.6 The rear of the setting of Number 18 Agard Street, lies adjacent to the back plots of significant properties on Friar Gate – notably Number 41 Friar Gate (Pickford’s House), which is a Grade I Listed Building, and Numbers 42 & 43 - 44 Friar Gate, which are Listed Grade II* (impacts to these heritage assets are considered below).
- 6.3.7 Views towards the rear of these buildings and their back plots are limited from Agard Street by intervening buildings and car parks, as well as boundary walls and fences. As an explanation, Photo 5 is typical of the views available from Agard Street southwards into the rear of the buildings on Friar Gate. It must be borne in mind, however, that the heritage setting of the rear of the Friar Gate buildings are not considered to contribute in a meaningful way to the importance of those Heritage Assets.



Photo 9. From Agard Street at the front of the application site, looking south towards rear of Grade I Listed Pickford's House

6.3.8 Overall, it is considered that the heritage setting of Agard Street is not considered to contribute to the importance of the Friar Gate Conservation Area in any meaningful way. This is because the Friar Gate Conservation Area was designated because of the buildings of 17th century date and later, that frame a high-quality street scene, while Agard Street is a heavily re-developed street with very few survivors from this period, and a number of late 20th century modern developments.



Photo 10. Looking north west towards the church



Photo 11. Looking SE along Agard Street, past the student accommodation blocks and Northgate House

6.4 A Group of 3 Listed Buildings on Friar Gate

The Grade I Listed Building of Number 41 Friar Gate or Pickford's House (NHLE: 1287620)

- 6.4.1 This building lies to the rear of the application site. The house fronts Friar Gate and lies c. 50m south of the application site (Photo 12). The NHLE list entry describes the buildings as;

'A fine house of circa 1770. Architect Joseph Pickford. Red brick with stone dressings; 3 storeys; 5 sash windows in moulded stone surrounds. Centre recessed under round-headed stone arch over all 3 storeys. On each side the building breaks forward with one window, the three 1st storey windows having panels of balusters below, while the centre has also a frieze and cornice.

Windows on either side of central arch have ornamental bands below sills. Modillion cornice and open pediment surmounted by 3 large ball-heads. Slates. Fine central doorcase with side lights and having Roman Doric engaged columns and plain pilasters; frieze with "dam" type ornament, modillion pediment, traceried fanlight and 6-panelled door. 5 stone steps up. Interior: Good entrance hall with Adam style plaster plaques and decoration and good Hopton Wood stone staircase with simple hardwood handrail.

Rear ground storey room has a restored Adam style marble fireplace. [Numbers] 27 to 32 (consec), Friar Gate Railway Bridge, [Numbers] 35 to 39 (consec), [Numbers] 41 to 51 (consec) form a group with [Number] 47 Ford Street'.



Photo 12. View of Pickford's House from the south side of Friar Gate looking north

- 6.4.2 The front facing element of Number 41 has no direct visual connection with the proposed development from Friar Gate. The views from the rear of the building and from the back gardens (Photo 13 & 14) overlook the Agard Street part of the Friar Gate Conservation Area (see above).
- 6.4.3 The photographs below (Photo 13 and 14) show that the views from the rear of Number 41 have a markedly different setting than that from the front of Friar Gate. The modern layout of buildings along Agard Street, to the rear of Number 41 Friar Gate, reflects the traditional manner in which the properties would have been laid out in this area, namely that of linear strip development off Agard Street. However, while this original plan layout partially survives in the modern street scene, the 'heritage setting' does not tie into the importance of any of the designated assets along Friar Gate, and in fact would have unlikely been a major factor to the setting of the Conservation Area or the Listed Buildings at any point, having always been the later functional development at the rear of Friar Gate



Photo 13. View from rear upper floor of Pickford's House. Application site to the left of the cars



Photo 14. View from rear upper floor of Pickford's House. Note the garden in the foreground and the new building on the right

The Grade II* Listed Building of Number 42 Friar Gate (NHLE: 1216463)

6.4.4 This building is adjacent to Number 41 Friar Gate (Photo 8), and lies immediately to the rear of the application site; indeed, the extension of Number 42 Friar Gate and the existing Number 18 Agard Street adjoin one another. This joining of the Listed Building to the current building in the proposed development site is considered to have a direct, detrimental effect to the importance of Number 42 Friar Gate, because of the clash of styles and materials of the adjoined buildings and the very low heritage value of the modern building.

6.4.5 The NHLE list entry for Number 42 describes the building as;

'Mid C18. Red brick; 3 storeys; 5 sash windows (some with blind cases) with flat brick arches, stone key-blocks and sills; centre breaks forward with one window; central stone doorcase

with rectangular moulded frame, moulded pediment on consoles and traceried fanlight; modillion eaves cornice; slates. Recessed 3-storeyed one window wing on right-hand side. [Numbers] 27 to 32 (consec), Friar Gate Railway Bridge, [Numbers] 35 to 39 (consec), [Numbers] 41 to 51 (consec) form a group with [Number] 47 Ford Street.

- 6.4.6 As with Number 41 Friar Gate (above), although views from the rear of Number 42 take in the existing building at 18 Agard Street and its extension, there is no direct intervisibility with the proposed development site when viewed from the important element of the Friar Gate Conservation Area.

The Grade II* Listed Building of Number 43 - 44 Friar Gate (NHLE: 1216527)

- 6.4.7 This building lies to the rear of the application site and is adjacent to Number 41 Friar Gate. The NHLE list entry describes the building as;

'Mid C18. Red brick with stone dressings; 3 storeys; 5 sash windows; arcaded 1st storey, the central window having frieze and pediment. Ground storey has 2 Venetian windows and central doorway with Roman Doric pilasters, open modillion pediment, traceried fanlight with keyblock over and 6-fielded-panelled door; 4 stone steps up. Modillion eaves cornice and small parapet; old tile roof. Recessed, 3-storeyed one window wing on left-hand side. [Numbers] 27 to 32 (consec), Friar Gate Railway Bridge, [Numbers] 35 to 39 (consec), [Numbers] 41 to 51 (consec) form a group with [Number] 47 Ford Street'

- 6.4.8 As with Numbers 41 and 42 Friar Gate described above, this building has no direct intervisibility with the proposed development from the important viewpoint of Friar Gate. Views from the rear of number 42 Friar Gate will be similar to those demonstrated for Number 41 and for Number 42 Friar Gate.

6.5 Grade II* Listed Building of the Church of St. John the Evangelist (NHLE: 1215810)

- 6.5.1 Located c. 180m to the north-west of the application site is the Grade II* Listed Building of the Church of St. John the Evangelist. This Gothic Revival church in the Early English style was built in 1828. It is a distinctive building visible from Agard Street and the front of the application area (Photo. 15).



Photo 15. Church of St John the Evangelist

- 6.5.2 The church lies within a churchyard setting with original iron railings and mature trees. The heritage setting of the church yard is considered to contribute to the importance of the church to a slight degree. However, it is the architectural and communal properties of the building itself that the church derives most of its heritage importance. Therefore, the impact of the proposed development upon the setting of the church will not be assessed.

7. HERITAGE IMPACTS ASSESSMENT

7.1.1 Based on the above discussions, it has been established that the potential impact on the heritage setting of the following assets will be assessed:

- The Friar Gate Conservation Area Friar Gate (Agard Street Division); and
- A group of 3 Listed Buildings on Friar Gate.

7.2 The Friar Gate Conservation Area (Agard Street Division)

7.2.1 As shown above, the character of Agard Street is defined by large modern buildings and surface car parking. The east end of Agard Street does retain some semblance of the historical linear back plots of Friar Gate / Agard Street, but this is only demonstrable as far west as Northgate House immediately west of the application site. Beyond Northgate House modern piecemeal development has eradicated the historical linear patterning of the street.

7.2.2 The following photos (16-18) shows that the proposed building appears in character with the general view of Agard Street. Please note the computer-generated image of the proposal is scaled, but does not represent the final materials or appearance of the building.



Photo 16. Looking north-west along Agard Street from Cavendish Street with CGI mock-up of the proposed building



Photo 17. Looking south-east along Agard Street from Bridge Street with CGI mock-up of proposed building

- 7.2.3 Photographs 16 & 17 show that the building is broadly in character with the other buildings on the street and that the proposal maintains a position on the kerb front, which the extant building does not. Thus, the proposal will reinstate kerbside uniformity currently missing.
- 7.2.4 While the proposed development undeniably makes its presence known on Agard Street (Photo 18), it is considered that the scale and massing of the building is not alien to the context of the recent buildings on the street. The use of red brick, will reflect the palette of colours and textures evident from the partially visible, rear elevations of Friar Gate, and the similar materials employed in the newer buildings on Agard Street.
- 7.2.5 Overall the proposed development is considered to have a Negligible Magnitude of Impacts to the heritage setting of Agard Street, in Line with Table 2. This is because the proposed building is in keeping with the residential and commercial character of the street, while maintaining the historical linear layout of the plot.



Photo 18. Looking towards number 41 & 42 Friar Gate from 18 Agard Street kerb

7.3 A Group of 3 Listed Buildings on Friar Gate

The Grade I Listed Building of Number 41 Friar Gate or Pickford's House (NHLE: 1287620)

- 7.3.1 Photographs 19 & 20 have been taken from an upper rear window from Pickford's House. These shots include a scaled impression of the proposed development. The proposal design includes that the development maintains a gap of 5.1m from the car park of Pickford's House to the proposed building to the west and this is a larger than the gap currently existing at the site. This design will ensure that the current view to the rear of Number 41 is better than the existing partial view.



Photos 19 & 20. Taken from Pickford's House into the rear of the Conservation Area

The Grade II* Listed Building of Number 42 Friar Gate (NHLE: 1216463)

- 7.3.2 As described in Section 6.4.4 this Listed Building is marred by the direct adjoin at the rear by the functional extension from both Number 42 Friar Gate and 18 Agard Street. The removal of the modern building under the proposed application is considered to have a Direct Low Beneficial Magnitude of Impacts to the setting of Number 42 Friar Gate.

The Grade II* Listed Building of Number 43-44 Friar Gate (NHLE: 1216527)

- 7.3.3 The perceived heritage impact for the rear of this Heritage Asset is considered to be very similar to that demonstrated for Number 41 Friar Gate (see Section 7.3.1 above).

7.4 Summary

Table 4: Summary of Impact Assessment & Significance of Effects

Heritage Asset	Designation	Magnitude of Impacts	Significance of Effects
The Friar Gate Conservation Area (Agard Street Division)	N/A	Negligible Adverse	Minor Adverse
No 41 Friar Gate	GV I	Low Adverse Indirect	Moderate Adverse
No 42 Friar Gate	GV II*	Low Beneficial Direct	Moderate Beneficial
No 43-44 Friar Gate	GV II*	Low Adverse Indirect	Moderate Adverse

- 7.4.1 Overall, in line with Table 2, the proposed development is thought to have a Low Indirect Magnitude of Impact to the character and setting of the Friar Gate Conservation Area (Agard Street Division) and the rear of the key Designated Heritage Assets on Friar Gate i.e. *'Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. slight alterations to the setting or structure'*. This is mainly demonstrated by the change in massing of the site, from the existing smaller building.

8. RECOMMENDATIONS & CONCLUSIONS

8.1 Recommendations

Archaeology

8.1.1 It is recommended that an archaeological trial trench evaluation be carried out where the proposed building falls outside of the footprint of the extant building. This will allow for the examination of ground conditions, prior to the commencement of the construction phase. This will allow for the ordered planning of any mitigation work, if deposits worthy of preservation by record are encountered.

8.1.2 This is in line with Local Plan Policy E21 which states;

'areas of archaeological potential where the City Council considers that a proposed development will affect remains of archaeological significance, applicants will be required to provide the results of an archaeological evaluation before the planning application is determined in order to enable an informed and reasonable planning decision to be made'.

8.1.3 These recommendations would be subject to the approval of the from the Local Planning Archaeologist.

Built Heritage

8.1.4 Because the existing building on the application is deemed to have no heritage value, no further work is recommended on the extant building.

8.1.5 It is recommended that the final design of the proposed building is shown to understand and where possible reflect the designated assets of the Friar Gate Conservation Area. This will be most easily accomplished through the use of quality materials and sympathetic design choices such as stone detailing which will reference the appearance of the buildings on Friar Gate.

8.1.6 The final decision regarding further work or mitigation will be taken by Derby City Council.

8.2 Conclusions

8.2.1 This report concerns the potential impacts to a number of Heritage Assets both potentially buried (in the case of archaeology) and the surviving built heritage – particularly the Friar Gate Conservation Area, and the highly designated Heritage Assets that are close to the application site.

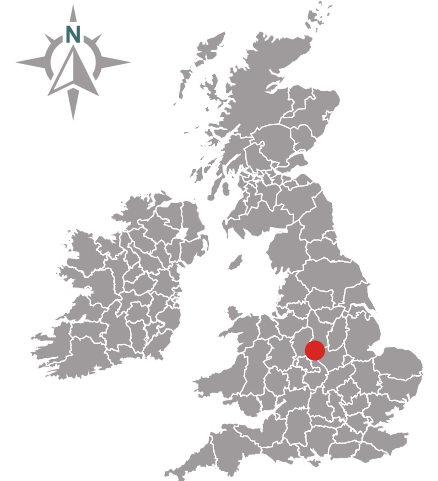
8.2.2 The report concludes that there is a low potential for the survival of post medieval or industrial period archaeology surviving on the site, and that this can be quickly established by an appropriately sized field evaluation.

8.2.3 The report also concludes that while there is no discernible visual impact to the Friar Gate Conservation Area from the important viewpoints at Friar Gate and Ashbourne Road, there is a potential for the proposed development to pose a potentially Moderate Adverse Significance of Effects to the rear settings of Numbers 41 and 43-44 Friar Gate. While it is considered that

the removal of the existing building where it adjoins the rear Number 42 Friar Gate will pose a Moderate Direct Beneficial Significance of Impacts to the fabric and setting of the Heritage Asset.

9. REFERENCES

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- Derby City Council 2006 City of Derby Local Plan Review
- Derby City Council 2012 Friar Gate Conservation Area Character Appraisal and Management Plan
- Derby City Council 2017 City of Derby Local Plan
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- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
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KEY
★ Site Location

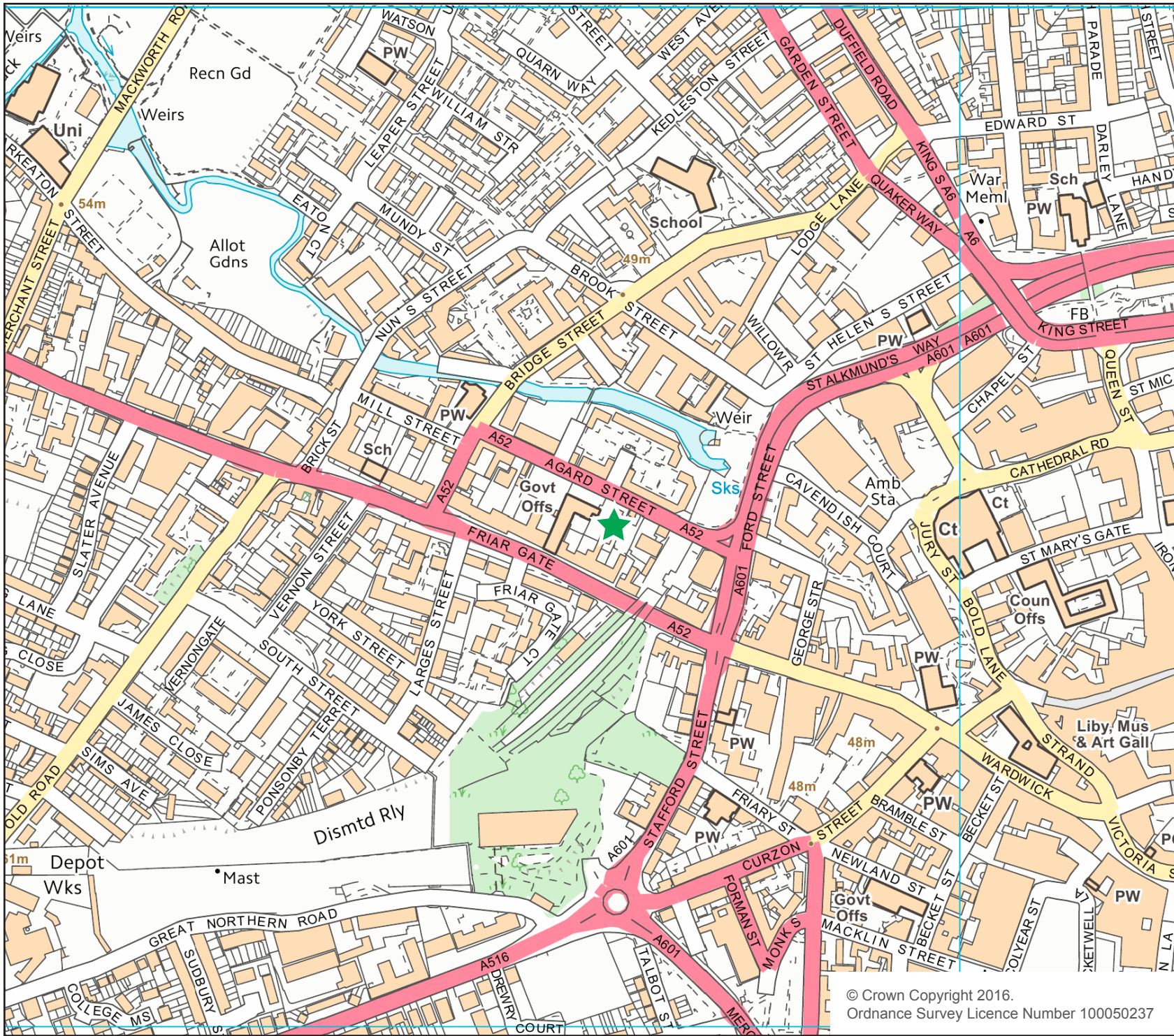


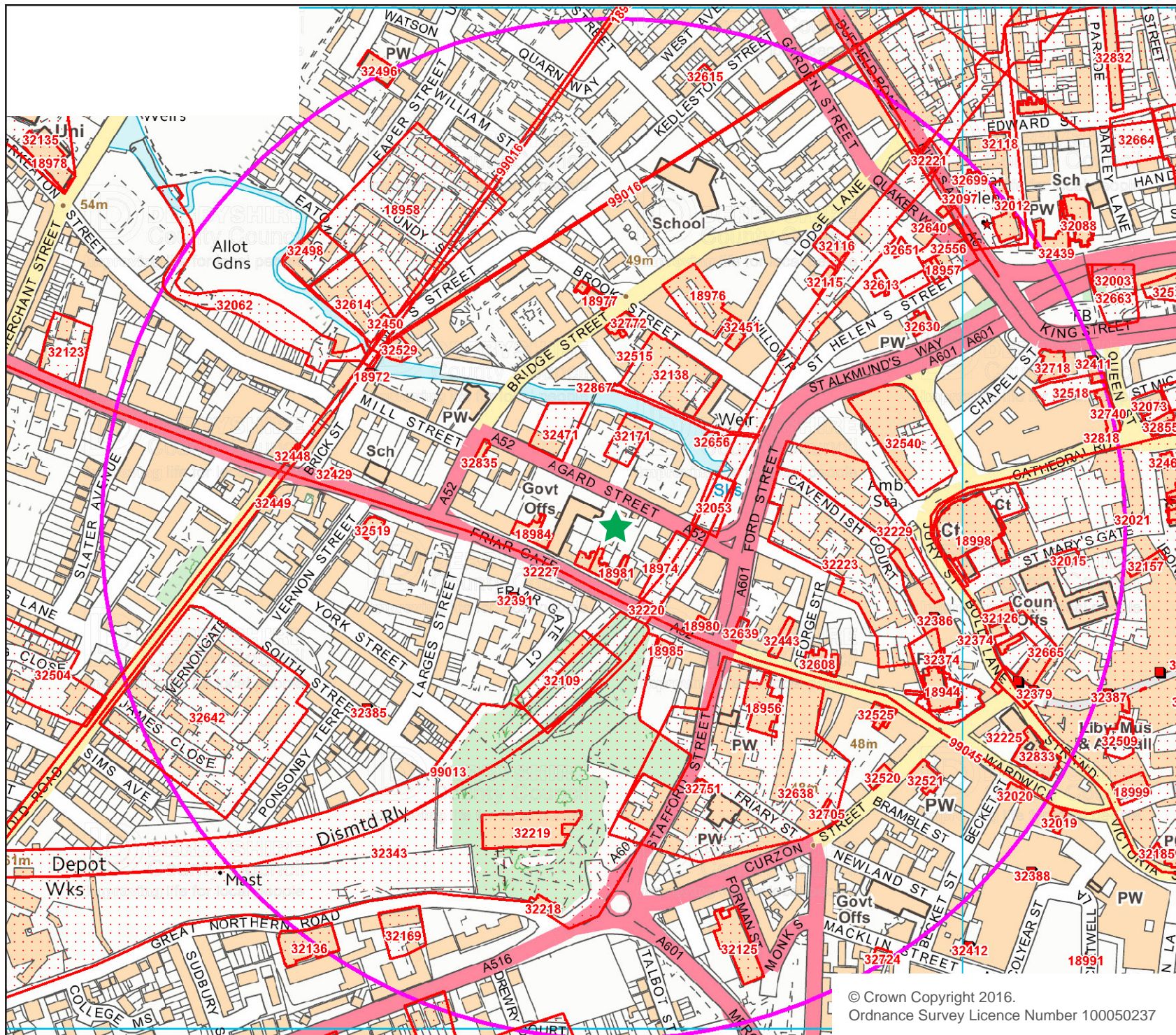
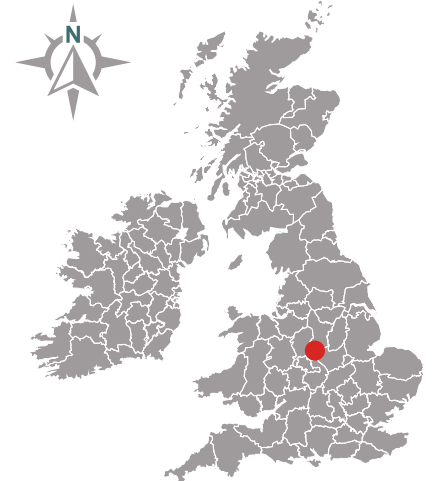
Figure 1: Site Location

Project: 18 Agard Street, Derby

Date: 11/04/17 Job No: 50124

Drawn by: PL Approved by:





KEY




-  Site Location
-  Search Area (250m)
-  HER Features

Figure 2: Map of Cultural Heritage Features

Project: 18 Agard Street, Derby

Date: 11/04/17 Job No: 50124

Drawn by: PL Approved by:

A	Window treatments and layout amended.	SG	11-06-2017
B	Roof line boundary updated.	SG	26-06-2017
C	Client information updated.	SG	03-07-2017
D	Rear boundary updated.	SG	14-07-2017
E	Layout updated to revised heritage assessment.	SG	11-12-2017



Subject to surveys and approvals from the Local Authority and Building Control.



Architects - Project Managers - Quantity Surveyors
 130 New Walk
 Leicester, LE1 7JA
 Tel: 0116 204 5800, Fax: 0116 204 5801
 email: design@rg-p.co.uk, www.rg-p.co.uk

Project:	A development at 18 Agard Street, Derby
Client:	GCLP Ltd.
Sheet title:	Ground Floor Plan
Ref:	40886/ 004E
Scale:	1:100 @ A1
Date:	28/02/2017
Drawn:	SG
Checked:	AW

Schedule of Accommodation

Level	Units
GF	13+ communal facilities
1F	24 studio flats
2F	24 studio flats
3F	24 studio flats
4F	19 studio flats
5F	19 studio flats
6F	16 studio flats
7F	11 studio flats
8F	6 studio flats
Total	156 studio flats
	studio flat = c. 18m ²
	1 WC studio flat = c. 20m ² +



All dimensions to be checked on site. This drawing is the property of the Architect and not to be reproduced without their permission. Distance Surveying may information reproduced with permission of HESCO Crown Copyright reserved. r/g/p Ltd. Trading as r/g/p.



GROUND FLOOR PLAN
 14 Studio Flats

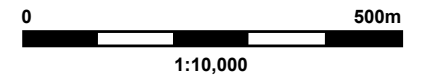
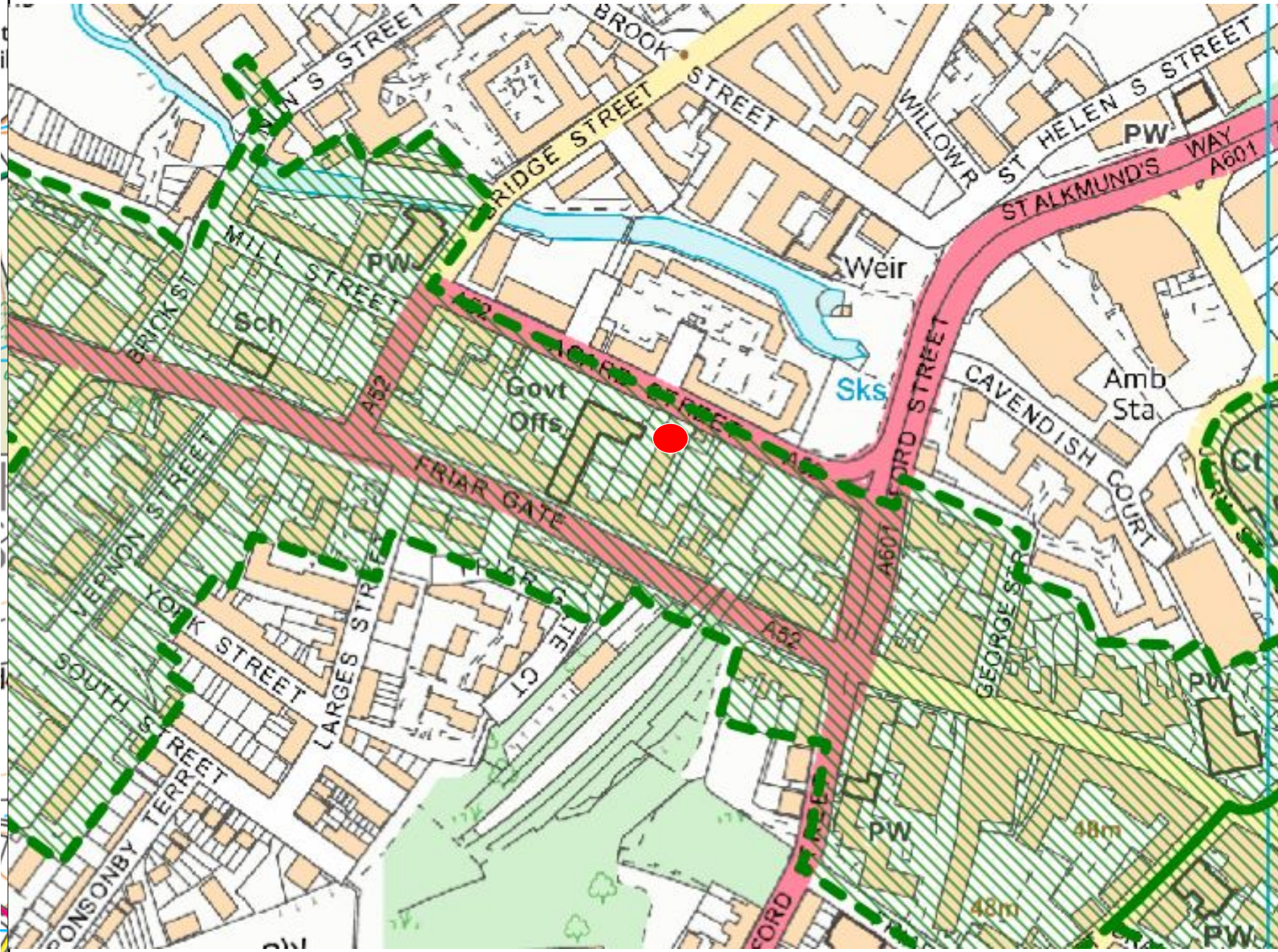
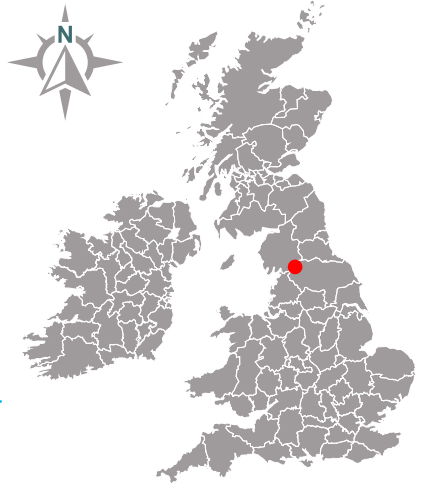
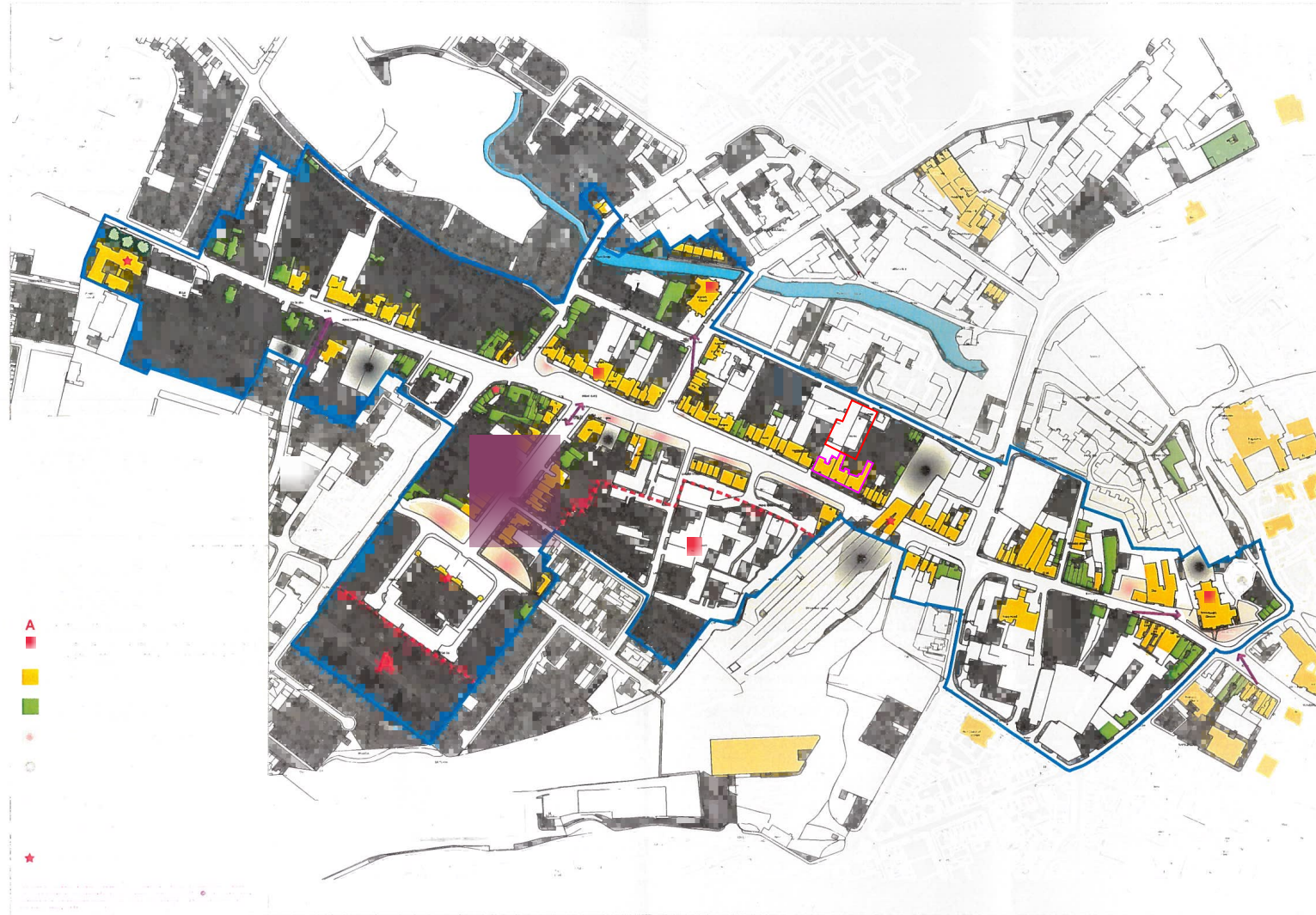


Figure 4. Conservation Area

Agard Street, Derby

Date: 22/11/17



KEY

- Site Boundary
- Listed Buildings



Figure 5. Affected Listed Buildings

Date: 14/12/2017 Job No: 50124

Drawn by: PL



Figure 6 Photo Shot Plan

Agard Street, Derby

50124

15/12/2017



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk