

**Connecting Derby:
An Historic Buildings
Assessment
2004**

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Connecting Derby:

An Historic Buildings Assessment 2004

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Connecting Derby: An Historic Buildings Assessment

Summary

In March 2004 Birmingham Archaeology undertook an historic buildings impact assessment for the Connecting Derby road scheme. The work was commissioned by Derby City Council in order to assess the effect on the historic environment of the proposed demolition of a number of properties, which lie on the planned route of the new road scheme. The buildings are situated in the City of Derby at various locations around the Connecting Derby route, and were grouped into five separate areas. All buildings were 19th or early 20th century in date. One of the principal areas of concern is Area 1 (Five Lamps) where it is suggested that there is a strong case for the retention of those structures it is proposed to demolish in order to maintain the historic character and architectural integrity of the locality. The other main issue lies in Area 3 (Curzon Street/ Stafford Street/ Uttoxeter New Road junction) where a small early 19th-century industrial unit has been located (43-44 Talbot Street). In addition a number of other later 19th –century buildings of interest have been identified, demolition of which would require mitigation in the form of archaeological recording at varying levels.

1.0 Introduction

- 1.1 In March 2004, Birmingham Archaeology undertook an historic buildings impact assessment for the Connecting Derby road scheme. The work was commissioned by Derby City Council in order to assess the effect on the historic environment by the proposed demolition of a number of properties, which lie on the planned route of the road scheme.

2.0 Site Location (Fig. 1)

- 2.1 The buildings are situated in the City of Derby at various locations around the Connecting Derby route. They have been grouped according to five separate areas as follows:-
- Area 1 – Five Lamps (Phase 3B, Fig. 2)
 - Area 2 – Ford Street (Phase 1A, Fig. 3)
 - Area 3 – Curzon Street/ Stafford Street/ Uttoxeter New Road junction (Phase 3A, Fig. 4)
 - Area 4 – Abbey Street/Gerrard Street/Forester Street (Phase 3A, Fig. 5)
 - Area 5 – Osmaston Road/Leopold Street/Bradshaw Way Roundabout (Phase 3A, Fig. 6)
- 2.2 Another area, adjacent to King Street and St Helen's Street was dealt with in a separate study (Hislop 2003).

3.0 Objectives

- 3.1 To provide sufficient information for informed planning recommendations to be made regarding the standing buildings it is proposed to demolish.

4.0 Methods

- 4.1 The buildings were assessed through by means of a rapid record comprising written notes and photographs, supplemented by documentary (mainly cartographic) research in Derbyshire Record Office and Derbyshire Local Studies Library. The buildings that are considered in this document are those of potential historic or architectural interest that might be affected through demolition or through alterations to their settings. Recommendations for building recording (Section 11.0) are based on the standards of the Royal Commission of the Historical Monuments of England (RCHME 19996).

5.0 Area 1 – Five Lamps

Historical Background

- 5.1 In 1882 when the area was surveyed for the 1st edition of the Ordnance Survey map, the Five Lamps area had not yet taken on the character that defines it today (Fig. 7). It was a crossroads where Duffield Road, the main thoroughfare leading south into Derby was joined at oblique angles by Kedleston Road from the west and by Belper Road from the east. Within the acute angle between Duffield Road and Kedleston Road was a large house called ‘The Elms’, but there were no other buildings in the immediate vicinity except for two short rows of terraced houses on either side of Duffield Road to the south of the crossroads.
- 5.2 By 1901, when the second edition of the Ordnance Survey map appeared, the locality had undergone a transformation (Fig 8). A new street (West Avenue) had been built, which joined the crossroads from the southwest between Duffield Road and Kedleston Road. At the junction with Duffield Road a curving terrace of four houses had been built (now 1-3 Kedleston Road and 40-42 West Avenue) to link the terraces of West Avenue with those of Duffield Road. At the corner of Kedleston Road and West Avenue a terrace of five houses had been erected (now Nos 5-13 Kedleston Road). A house had been built on the north side of Belper Road at the corner with Duffield Road (now 110 Duffield Road), and at the southern junction with Duffield Road two pairs of semi-detached house had appeared (the present Epworth Villas and Park Bank). This is very much the arrangement that exists today.

Descriptions of Buildings Affected

2 Kedleston Road (The Elms) (Plate 1)

- 5.3 House. Late 18th century with later alterations and additions. Red brick (Flemish bond) on ashlar plinth. Southwest (Kedleston Road) Front – Three storey main house to right (southeast) with coped parapet and six-panelled door to left of centre. Twelve-pane glazing bar sash to left of door with a smaller version above on each of the upper floors, all have wedge lintels grooved as voussoirs and raised keys. To the right of the door are two small plate glass sashes on ground and first floors. Early 19th-century two-storey extension block to left (northwest) breaking forward from main house. Large glazing bar sashes with wedge lintels, those to first floor grooved as voussoirs with raised keys. First-floor windowsill band and coggled brick eaves course. 20th-century single-storey brick extension with slate roof to left (northwest).

1-3 Kedleston Road & 40-42 West Avenue (Plate 2)

- 5.4 Row of terraced houses. Late 19th/early 20th century. Similarities in style to 5-13 Kedleston Road (q.v.). Red brick (Flemish bond) on blue brick plinth with stone dressings, plain tile roof with crested ridge tiles, and brick off ridge chimney stacks. Two storeys with coved eaves cornice. Stone steps to six-panelled doors with rectangular overlights and bracketed cornice hoods; alternating square and canted bay windows. At first floor level Nos 3, 42 and 40 are of three bays, No.1 of two bays. Sash windows throughout with small panes to upper frame, and plate glass to lower. Breaking through the coving at each end of the row is a timber-framed gable with fretted barge boards and finial. In front of the houses is a narrow terrace fronted by a retaining wall of squared and dressed large stone blocks with herringbone tooling marks and rounded coping stones.

5-13 Kedleston Road (Plate 3)

- 5.5 Row of terraced houses. Late 19th/early 20th century. Similarities in style to Nos 1-3 Kedleston Road & 40-42 West Avenue (q.v.). Red brick with stone dressings, plain tile roof with crested ridge tiles and brick off-ridge chimney stacks. Two storeys and attic with coved eaves cornice. Nos 7-13 each of two bays with part-glazed door and canted bay window under a continuous pentice roof supported on decorative brackets. Sash windows with small-pane upper frames and plate glass lower frames. Single gabled dormer to all five houses. No. 5, at the left hand end of the row, is dominated by a two-storey oriel with plain parapet. Set back to the left-hand end is a single-storey lean-to front porch containing a door with overlight beneath a three-centred arch with impost, raised key and hood mould. Front gardens enclosed by a high retaining wall of rock-faced squared stone blocks.

110 Duffield Road (Plate 4)

- 5.6 Detached Arts and Crafts style house situated in an elevated position on the north side of the Five Lamps junction at the corner of Belper Road and Duffield Road (north). Late 19th/early 20th century. Yellow brick ground storey and timber-framed and tile-hung upper storey, plain tile roof and brick ridge stack. 2 storeys and attic. Central half-glazed door and flanking side lights within stone surround. Projecting wing to left with hipped roof and ogee-domed polygonal turret to left-hand corner. Pargeted right-hand gable. Front garden retaining wall rising high above the street.

Epworth Villas and Park Bank (Plate 5)

- 5.7 Two pairs of semi-detached houses. Red brick with ashlar dressings, and plain tile roof with crested ridge tiles and brick end stacks. Two storeys and attic. Park Bank, to the left, is in a Gothic style with centre recessed between a pair of gabled bays with decorative bargeboards. Central doors flanked by canted bay windows with crenellated parapets. Paired lancets at first floor level with sill and impost bands. Epworth Villas to the right has central doors, mullioned windows and gabled dormers.

6.0 Area 2 – Ford Street

Historical Background

- 6.1 One of the buildings that will be affected by the scheme in Area 2, No.5 Agard Street, was in existence by 1852 (Fig. 9). So too was The Vine Inn on the corner of Cavendish Street (now ‘The Late Bar’). Another building, 33-35 Ford Street, had been built on the corner of Agard Street by 1882, it is recognisable from its canted wall line (Fig. 10). The situation remained largely unchanged until the 1940s by which time (1947 Ordnance Survey map) 5 Agard Street, which had hitherto been situated within a tightly packed block of buildings had become an isolated structure enclosed within a yard (Fig. 11).

Descriptions of Buildings Affected

5 Agard Street (Derby Clutch Centre) (Plates 6 & 7)

- 6.2 Former shop fronting Agard Street. Mid-19th century. Brick, painted to sides and plastered to front, plain tile roof, brick internal end stacks. Two storeys, three bays. Original timber shop front of central door with window to left, brackets to each side of the window to support a former cornice, now gone. Original plate glass sashes survive to first floor left and right, the other two windows have been replaced in the mid to late 20th century. Mid-20th century garage/industrial unit to the rear. Painted brick and asbestos tile roof, not of special interest.

33-35 Ford Street (Plate 8)

- 6.3 Shops with domestic accommodation. Late 19th century. Red brick, hipped slate roof and off-ridge brick chimneystack. Occupies a plot on the corner of Ford Street and Agard Street, No. 33 to the north with angled front elevation. Two storeys with toothed eaves band. Shop front of No. 35 wraps around the corner of Ford Street and Agard Street and comprises a two-leaf half-glazed corner door with overlight, flanked by large shop windows. To the left of this shop front, towards Ford Street is a three-bay house (No.33) with central door and sash windows with border lights. Windows and doorway have chamfered stone lintels and sill. Shop window to left of central doorway; central first floor window with semi-circular arch.

7.0 Area 3 - Curzon Street/ Stafford Street/ Uttoxeter New Road junction

Historical Background

- 7.1 The 1852 Board of Health map shows a semi-rural area (Fig. 12). Curzon Street led southwest from the city centre, its line continued by Uttoxeter New Road, South Street joined this main road from the northwest and Talbot Street from the south. Stafford Street had not yet been built. On the east side of Talbot Street, close to its north end, was a building (now 43-44 Talbot Street) containing a wide covered entrance. This gave access to a yard containing a further building to the rear, opposite the covered entrance. The impression is of industrial premises. None of the other buildings affected by the road scheme was in existence by this time.
- 7.2 The Talbot Street premises can be seen more clearly on the Ordnance Survey 1st edition map of 1882, by which time Talbot Street had been built up with more conventional terrace housing with narrow alleyways to the rear yards (Fig 13). By 1886 (Kelly's Directory) No. 23 Talbot Street, which was the property closest to Curzon Street on the north side, and which is probably to be identified with the current No. 44, was occupied by Robert Greatorex, spar manufacturer. It is possible, then, that the yard to the rear of 43-44 accommodated a spar manufactory.
- 7.3 There had been several other changes to the area by 1882, not least the construction of Stafford Street, which now joined the crossroads from the northeast, and a railway station and goods yard to the north of it. The goods yard was bounded by a wall and had an entrance at the road junction (both still in existence). At the northeast corner of Talbot Street the building that now houses Freddie's Bar had been built; it was divided into three properties which are to be identified with Nos 25-27 Curzon Street, which in 1886 were occupied respectively by Alfred Johnson, stone mason, John H. Blyth, greengrocer, and Mrs Elizabeth Turner, confectioner (Kelly's Directory). On the northwest corner a

house with a canted bay window towards Uttoxeter New Road (now The B & H Community Centre) had appeared.

Descriptions of Buildings Affected

Railway Station Yard Wall, and Electricity Sub Station Stafford Street (Plates 9-12)

- 7.4 Boundary wall along the west side of Stafford Street (Plate 9). Mid to late 19th century. Red brick (English bond) with shaped brick coping and integral piers raised one brick height above the coping, surmounted by stone caps. At the south end of the wall, at the junction with Curzon Street and Uttoxeter New Road, are three gate piers flanking vehicular (west) and pedestrian (north) entrances (Plate 10). All three gate piers were surmounted by stone caps of the same design as those of the wall piers, but the southern pier has been truncated and its stone cap lies in the yard to the west. The entrance is paved with stone sets and there is a rounded kerb stone against each pier towards the entrance (Plate 11).
- 7.5 Inserted into the yard wall and against the northernmost pier is a doorway with a stone lintel inscribed 'DERBY CORPORATION ELECTRICITY DEPT/SUB STATION 1931'. The sub station itself is a small red brick building contemporary with the door lintel (Plate 12).

Freddie's Bar, Curzon Street (Plate 13)

- 7.6 Public House. Mid to late 19th century with later alterations. Red brick with stone dressings, slate roof and off-ridge chimney stacks. Three storeys with stone coped plinth and dentilled eaves. Four-pane sash windows with raised and moulded surrounds and first and second floor sill bands.

86 Curzon Street (Broadway Tyres) (Plate 14)

- 7.7 Car showroom. Two-phase early to mid-20th century building occupying a triangular plot at the junction of Curzon Street and Stafford Street. Irregular quadrilateral-plan block, probably a garage, with gable end towards Curzon Street, containing a large vehicular entrance with lunette above. Later extended to the west and south to form a roughly triangular plan complex with car showroom to the south. Red brick, corrugated asbestos roof.

B & H Community Centre, Uttoxeter New Road (Plate 15)

- 7.8 House. Late 19th century. Painted brick with painted ashlar dressings, slate roof, brick chimney stacks. Two storeys, two-bay section to the left, and two-storey, three-light bay window to the right under a separate roof. The left-hand section has a door to the right with semi-circular overhead and heavily moulded surround. Canted bay window to ground floor left with semi-circular central light with

panelled spandrels. All the openings are original but both door and windows have been replaced in the late 20th century.

43 and 44 Talbot Street (Plate 16)

- 7.9 Pair of semi-detached houses and associated workshop, possibly a spa manufactory. Early to mid-19th century. Red brick (Flemish bond), slate roof, brick end stacks. Two storeys, three bays. Large carriage entrance to centre flanked by the two house doors. All the windows have been replaced in the late 20th century but are within the original openings, which, like the doorways, have gauged brick heads. To the rear is a yard containing a large contemporary two-storey workshop. The interior of the building was inaccessible at the time of this survey, and its exact function could not be discerned, but observation through the windows showed that it had a small forge in one of its corners.
- 7.10 Nos 43 and 44 Talbot Street now form part of a three-phase terrace. The other houses are of lesser interest, being late 19th century in date, and having had most of the original doors and windows replaced (Plate 17).

8.0 Area 4 – Abbey Street/Gerrard Street/Forester Street

Historical Background

- 8.1 In 1852 Abbey Street was in existence and partially lined with terraced housing, but none of the buildings affected by the road scheme had yet been erected (Fig. 14). By 1882 there was still a large gap where Nos 82-98 now stand but the present Nos 87-89 had been built, the latter having a large garden to the rear laid out with paths (Fig. 15). Both were occupied in 1886 by James Parkin (Kelly's Directory). Forester Street was to a great extent built up with terraced houses but there was no sign yet of the present Nos 27-33 (Fig.16), which first appear of the 1901 map, by which time Nos 82-98 and No. 91 Abbey Street had also been built (Fig.17). In 1935 No. 91 housed T. Beadle & Co. Ltd, wholesale wireless dealers.

Descriptions of Buildings Affected

82-98 Abbey Street (Plate 18)

- 8.2 Row of late 19th-century shops and houses, not of special interest.

85 Abbey Street (Plate 19)

- 8.3 House. Late 19th century with later alterations. Red brick, slate roof. 20th-century shop front occupying almost the entire ground storey. Original window opening at first floor level containing late 20th-century window.

87 Abbey Street (Plate 20)

- 8.4 House. Mid to late 19th century. Red brick, 20th-century interlocking concrete tile roof, brick ridge stack. Two storeys with eaves band, three bays. Central door with overlight and doorcase with cornice hood. Late 20th-century ground-floor windows in original openings with rusticated wedge lintels and raised keys. First floor retains original windows with sill band and narrow border lights.

89-91 Abbey Street (Plate 21)

- 8.5 Late 19th century with later alterations. Red brick (Flemish bond) with terracotta and stone dressings. Two storeys with modillioned and moulded eaves cornice to a stone-coped blocking course. At ground level a carriage entrance to left under steel beam, 20th-century shop fronts. At first floor level there are five bays mostly of 4-pane sash windows, the three left-hand bays within recessed panels, of which the centre one has a round arch window with ornately moulded raised key and beneath it a raised panel bearing a crown. Above, the bay breaks through the blocking course to terminate in a raised parapet flanked by volutes.

Wall at corner of Gerrard Street and Wilson Street (Plate 22)

- 8.6 Garden retaining wall. Mid to late 19th century. The c.15m length of wall is aligned north-south and fronts Gerrard Street to the north of its junction with Wilson Street. Squared and dressed large stone blocks with herringbone pattern tooling and some surviving coping stones. Incorporated into the structure towards the north end are three gateposts flanking two blocked entrances.

27-33 Forester Street (Plate 23)

- 8.7 Terrace of houses and shop/workshop. Late 19th century. Red brick, slate roof, off-ridge brick chimney stacks. Two storeys. 20th-century windows within original surrounds with moulded sills, aprons and chamfered lintels.

9.0 Area 5- Osmaston Road/Leopold Street/Bradshaw Way Roundabout

Historical Background

- 9.1 The building affected by the road scheme in Area 5 is 76 Osmaston Road (Shabu Bagan Restaurant) (Fig 18). This building appears on the 1882 map situated at the corner of Osmaston Road and Leopold Street, as a house with canted bay windows at the front and a large garden to the rear.

Descriptive Notes of Buildings Affected

76 Osmaston Road (Shabu Bagan Restaurant) (Plate 24)

- 9.2 House, now restaurant. Later 19th century with 20th century alterations. Villa in a nominal Italian style. Painted brick and hipped slate roof. Three storeys. Late 20th-

century restaurant front to ground storey. 20th-century windows to upper storeys within 19th-century openings with sill bands and raised and moulded surrounds. The Shabu Bagan occupies a prominent corner position at the junction of Leopold Street and Osmaston Road, and has considerable group value with its next door neighbour, No.82, which is of similar date.

10.0 Conclusions

Area 1 – Five Lamps

- 10.1 Within the Five Lamps area it is proposed to demolish No. 40 West Avenue and the retaining wall to the front gardens of Nos. 5-13 Kedleston Road. Other alterations are confined to modifying the lines of the carriageways and will not affect the historic character of the location.
- 10.2 No.40 West Avenue forms part of a terrace of houses of rather unusual curved design forming a distinct architectural entity, and its demolition will have a serious adverse effect on the composition, not least because it would lose one of the two gables in which the front elevation terminates. The probable effect can be readily appreciated from a perusal of Plate 2. The demolition of the retaining wall in front of Nos 5-13 Kedleston Road would also have a serious adverse effect on the historic character of the property, though this would be mitigated by the proposed reconstruction of the wall in a new position using the original materials.
- 10.3 Quite apart from the impact on these individual buildings, there will be an effect on the wider Five Lamps area to which they make an important contribution. The unusual character of Five Lamps is owed to it being based around the convergence of several thoroughfares at a point at which a relatively steep slope starts to level out as it descends towards the city. This has resulted in the surrounding buildings being at a variety of levels, and the disposition of the roadways has had its effect on the character of the architecture. The most notable examples of this are No. 2 Kedleston Road, which is to remain unaltered, and Nos 1-3 Kedleston Road/40-42 West Avenue, both of which have been designed to fit into corner positions.
- 10.4 The 18th-century No. 2 Kedleston Road is a reminder that the area has a longer history than is immediately apparent, but Five Lamps in its present guise is very much a creation of the late 19th/early 20th century. This gives the neighbourhood an unusually high degree of architectural coherence, and both the buildings affected by the road scheme make significant contributions to it. Nos 1-3 Kedleston Road/Nos 40-42 West Avenue form a prominent counterbalance to No.110 Duffield Road, which lies diagonally opposite, and which is an essential component of the three-building sub-group on the west side of Five Lamps. The retaining wall in front of Nos 5-13 Kedleston Road is echoed by examples in front of the other four main buildings of this period within Five Lamps and is therefore an essential part of its architectural character.

10.5 Overall effect – Severe adverse.

Area 2 – Ford Street

10.6 It is proposed to demolish No. 5 Agard Street and Nos 33-35 Ford Street. Both are of interest historically as examples of 19th-century shops with domestic accommodation above, and both are little altered externally. Nos 33-35 Ford Street, in particular, makes an aesthetic contribution to a streetscape that is generally poor in architectural character. The two buildings form a group with the former Vine Inn (now The Late Bar) on the opposite side of Ford Street, a contemporary of No. 5 Agard Street, and their demolition would have a severe adverse effect on the surviving 19th-century heritage in this part of Derby. None of the buildings to the north of No.5 Agard Street are of historic or architectural interest, however, and their demolition will have a largely neutral impact. The same is true of the former Day Nursery, a 1960s building on the east side of Ford Street, which is also scheduled for demolition.

10.7 Overall effect – Severe adverse

Area 3 – Curzon Street/ Stafford Street/ Utttoxeter New Road junction

10.8 There will be a considerable impact on the character of the road junction in that a new traffic island and road that is planned for this position which will mean the destruction of all the buildings in the immediate vicinity. Most of these date from the latter half of the 19th century, so there is a reasonably coherent architectural personality to the group. Most important are the structures associated with the former railway station, demolition of which will have a severe adverse effect on the wider goods station complex, the main building of which occupies an elevated position to the north of Stafford Street and has a strong influence on the historic character of the area.

10.9 Another significant building is 43-44 Talbot Street, which lies in the path a proposed new road. This structure, architecturally of c. 1830, was evidently a small manufactory. The fact that a spar manufacturer lived in one of the houses, suggests that it may have been a small spar works, though the (incomplete) inspection has failed to confirm or refute this possibility. Its interest lies in its comparatively early date, its combination of domestic and industrial functions, and in the fact that it has survived reasonably well.

10.10 Overall effect – Moderate adverse

Area 4 – Abbey Street/Gerrard Street/Forester Street

10.11 The main interest in this area is 89 Abbey Street, a moderately substantial double-fronted house of c.1860 with a degree of architectural pretension, in a largely

unaltered state. Its loss would have a moderate adverse effect on the architectural character of the area.

10.12 Overall effect – Moderate adverse

Area 5 – Osmaston Road/Leopold Street/Bradshaw Way Roundabout

10.13 Although No. 76 Osmaston Road has been considerably altered, it still has an imposing presence, and in concert with its next door neighbour exercises a strong influence on the architectural personality of the neighbourhood. Its loss would have a moderate adverse effect on the historic environment.

10.14 Overall effect – Moderate adverse

11.0 Recommendations

Area 1 – Five Lamps

11.1 The preferred option is preservation *in situ* of No. 40 West Avenue and the garden wall of Nos 5-13 Kedleston Road, in order to maintain the distinct historic character of Five Lamps. In the event of demolition a minimum of RCHME Level 3 record of both structures.

Area 2 – Ford Street

11.2 Demolition of 5 Agard Street and 33-35 Ford Street would be regrettable, but would be mitigated by an RCHME Level 3 record.

Area 3 – Curzon Street/ Stafford Street/ Uttoxeter New Road junction

11.3 Further investigation of 43-44 Talbot Street to establish its significance. Minimum of RCHME Level 3 record if decision is made to demolish.

11.4 RCHME Level 1 record of B & H Community Centre, Uttoxeter New Road.

11.5 RCHME Level 2 record of Freddie’s Bar, Curzon Street, and attached properties

11.6 RCHME Level 3 Record of railway goods yard wall and gatepiers, including electricity sub-station doorway, and entrance drive.

Area 4 – Abbey Street/Gerrard Street/Forester Street

11.7 RCHME Level 2 record of 89 Abbey Street, including photographic record of surrounding buildings.

11.8 RCHME Level 1 record of stone wall on Gerrard Street

Area 5 – Osmaston Road/Leopold Street/Bradshaw Way Roundabout

11.9 RCHME Level 2 record of 76 Osmaston Road.

12.0 Acknowledgements

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