



The Jacobean House, 33 Wardwick, Derby
Heritage Statement for conversion of a Grade II Listed Building*
Part 1 - Text and Figures

Client: 3GP

April 2019

Report No. HS/jacobeanhouse/AH288/08/04/19V1

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HERITAGE STATEMENT FOR CONVERSION OF A GRADE II* LISTED BUILDING TO RESIDENTIAL USE.

Site name: The Jacobean House
Location: 33 Wardwick, Derby City Centre NGR SK 35077 36215 (Figure 1).
Oasis ref: commerc1- 344129
Report No: HS/jacobeanhse/AH228/08/04/19V1

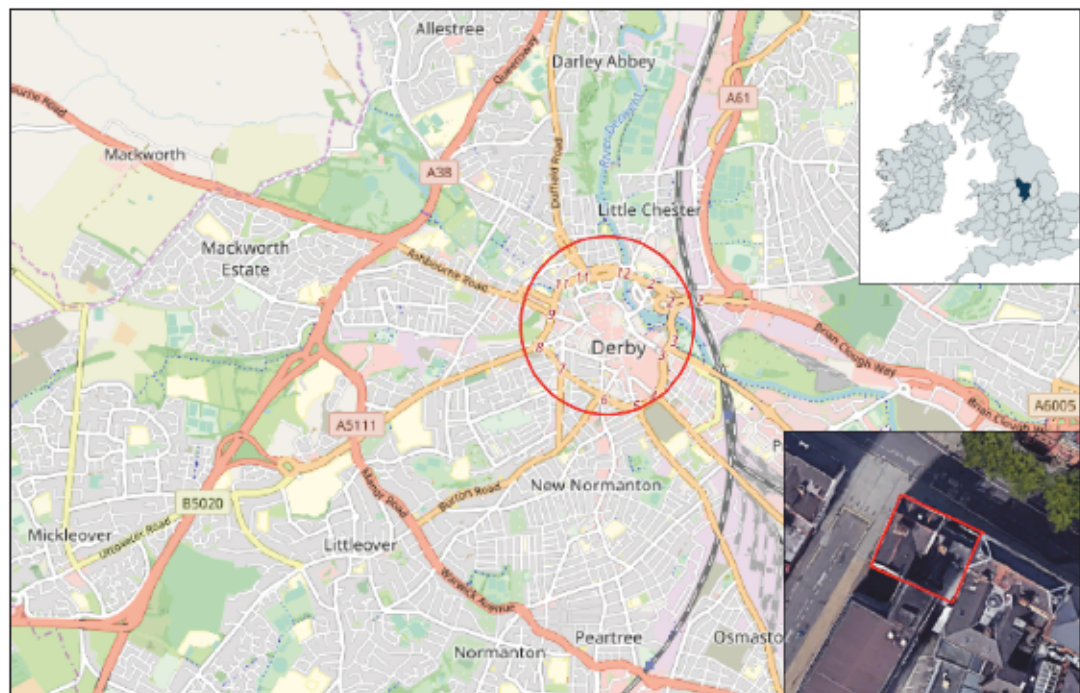


Figure 1. Location Plan

PART 1 INTRODUCTION

Background to scheme: Avalon Heritage Ltd (AHL) has been commissioned by 3GP Ltd (the client) to prepare a Heritage Statement (HS) to support a planning application and listed building consent to be submitted to Derby City Council (the LPA) for the conversion of the upper floors of The Jacobean House, 33 Wardwick into residential use with commercial use on the ground floor. The building is Grade II* listed and is therefore defined as a building or structure that is of particular importance with more than special interest. The residential component of the scheme is to create a mix of self-contained apartments aimed at students and young professionals.

In light of this the applicant has commissioned a Heritage Statement prepared by a suitably qualified heritage professional in order to inform on the proposed scheme and to support the planning application and listed building consent. The Heritage Statement will contain an assessment of potential impacts from the scheme on the heritage significance of the building, but it is recognized by the applicant that further discussions with the Derby City Conservation Officer (CO) and Historic England (HE) may be necessary during the determination period in order to review additional options for conserving/enhancing the heritage significance of the building.

This HS contains a statement of significance, identification of potential impacts to that significance from the proposals and a justification for the proposed scheme. The Jacobean House is situated on Wardwick to the southwest of the historic market place and is within the Derby City Conservation Area and within the Cathedral Quarter Business Improvement District. The building is four-storey with the ground floor and first floors of the building formerly functioning as a restaurant with office and service areas on the remaining floors. The property has been vacant for some time and is in need of renovation and maintenance.

A previous planning application (03/12/00239) to convert the building for residential use was granted by Derby City Council in 2012 but not taken forward.

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Derby City Council. In particular, the following guidance has been used in the preparation of this report:

- *Managing Significance in Decision Taking in the Historic Environment*, Good Practice in Planning 2 Historic England 2015;
- *The Setting of Heritage Assets*, Good Practice in Planning 3 Historic England 2017;
- *Conservation Principles, Policies and Guidance April* Historic England 2008;
- *Standards and guidance for historic environment desk-based assessment*, Chartered Institute for Archaeologists (CIfA 2014);
- *National Planning Policy Framework, NPPF DCLG 2012 rev, 2018*;
- *Planning Policy Guidance*, DCLG 2012;
- *Derby City Local Plan Core Strategy*, Derby City Council, January 2017;
- *City Centre Conservation Area, Appraisal and Management Plan*, Derby City Council 2012.

A site visit was undertaken by the author of this report in order to assess the significance of the building and to evaluate potential impacts from the proposals on that significance. This report is accompanied by a separate document which presents a catalogue of plates intended to illustrate the discussions below.

This HS does not include a full building recording report but contains an appraisal of the building both internally and externally sufficient to inform the planning application process and listed building consent.



Figure 2. Location of The Jacobean House, 33 Wardwick.

PART 2- HERITAGE AND SIGNIFICANCE

Historic Context:

A comprehensive historic background to the Derby City Centre Conservation Area is contained within the conservation area appraisal (DCC, 2012) and this HS will use relevant information from that report in its discussion of the historic context of 33 Wardwick, the Jacobean House. Consultation has also been undertaken of the following sources in order to set the building into its historical and archaeological context:

- The Derbyshire County Council Historic Environment Record (HER);
- Online sources including British History Online;
- The National Heritage List (Historic England);
- Historic OS maps online.



Figure 3. Extract of Derby City Centre Conservation Area showing location of 33 Wardwick.

Summary

Historic Development:

The earliest evidence of permanent settlement in Derby was a Roman fort built on high ground in the Belper Road area overlooking and guarding a crossing over the River Derwent. The Romans remained in Derby, *Derventio*, until c. 350 AD. In the early Saxon period, a *burh* was formed but was over-run by Vikings at the end of the 9th century when Derby became part of the Danelaw. Around 921 AD the present settlement of Derby was recaptured from the Danes by the Saxon Queen Ethelfleda and became an administrative and market centre. By the late Saxon period Derby had become a town of some importance.

By the 13th century the market place had come into being, first mention of it being in a market charter of 1210. At this time the town had grown substantially. The Derby City Centre Conservation Area is commensurate with the historic market town and its planform retains elements of its medieval origins with churches and the market place fronting an ancient spinal route comprising King Street, Queen Street, Iron Gate, Corn Market and St. Peter's Street. The conservation area is characterised by rows of long narrow buildings fronting directly onto the streets reflecting the boundaries of medieval burgages although amalgamation of plots in the post-medieval period led to eaves lines and front elevations running parallel to the road, as is the case with the Jacobean House.

John Speed's map of *Darbye* 1611 (Figure 4) depicts the early 17th century layout of Derby and shows a street pattern relatively unchanged from the medieval period. However, throughout the post-medieval period Derby continued to grow with an economy dominated by cloth-making and brewing. During the 18th century another main industry was the production of fine porcelain which was granted a royal charter in 1773 by King George III.

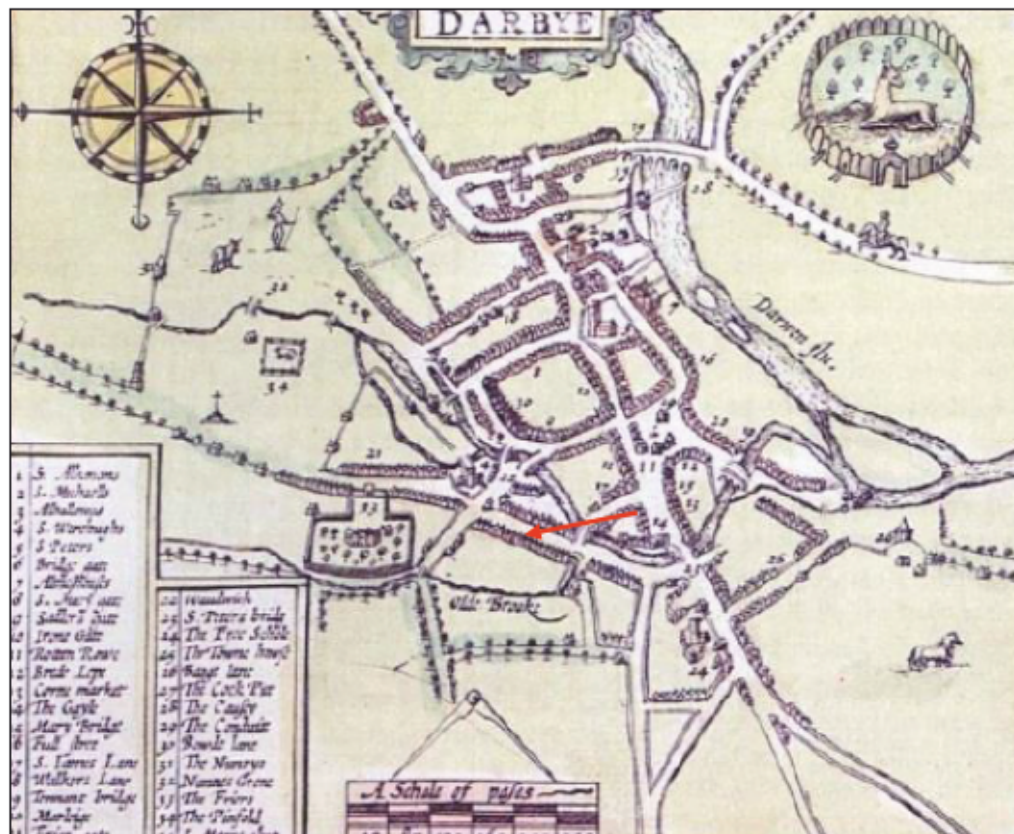


Figure 4. John Speed's Map of Derby 1611, approximate location of 33 Wardwick.

By 1791 eight turnpike roads converged on Derby and new road services cut the coach journey time to London. In 1793 work started on a canal joining Derby with the Trent and Mersey canal. Despite its growing industrialization in the 18th century it was still a market town with its economy largely agricultural rather than industrial (Figure 5).

During the first half of the 19th century the population of Derby underwent a considerable increase which led to a number of improvements in the town including gas street lights and footpaths paved with stones or bricks. This century also witnessed the arrival of the railway and significant improvements in public health and education. The town continued to prosper into the early 1900s with an electric tram system installed in 1904 and the arrival of Rolls Royce in 1907, the latter giving a huge boost to the town's economy.

During the 1930s the outer ring road was completed and in the post war period the Council began building the inner ring-road which took ten years to complete.

The application site:

Wardwick is one of the oldest streets in the city and the possible site of an early Saxon settlement centred on St. Werburgh. The name may derive from the Old English personal name *Wearda* or come from the word *wearde* which was related to the Old Norse *vartha* meaning a beacon. The *wick* element of the name most likely arises from the Old English *wic* meaning a *farm* or *collection of buildings*. Although one of the oldest streets in the city centre Wardwick boasts a fine stock of 17th and 18th century buildings which are grander and larger in scale than elsewhere and generally brick built suggesting that during the Tudor period Wardwick was the reserve of higher status townspeople.

The Jacobean House is a good example of a high-status Jacobean townhouse, possibly designed by the renowned Elizabethan and Jacobean architect Robert Smythson. Originally the house, built in 1611, was known as Gisborne's House after the prominent Derbyshire family who were resident there during this period, and as well as the house the property had grounds which extended between Macklin and Curzon Street. The house, which was the earliest brick building

in Derby, started as a five-gable house but in 1855 was partially demolished to make way for Beckett Street. In 1907 the house was opened as the Jacobean House Café but by the 1980s had been occupied by an estate agent. In 2002 the house became the Haus Restaurant, but this closed in 2011 and the house stood empty until 2016 when Alchemy opened. However, the latter did not last, and the building has remained vacant to the present day.



Figure 5. Moneypenny Map of Derby 1791 showing approximate location of 33 Wardwick.



Figure 6. OS County Series: Derbyshire 1:2500 1882 - 1884

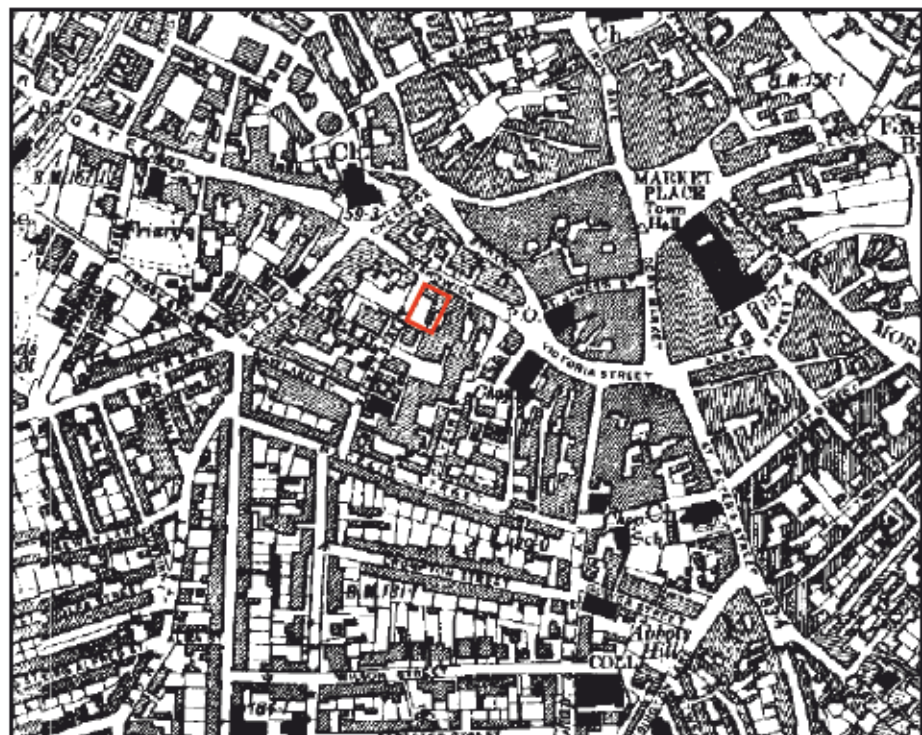


Figure 7. OS County Series: Derbyshire 10,560 1901

The cartographic evidence above demonstrates that the plot which is occupied by the Jacobean House was in existence from at least the early 17th century when John Speed's 1611 map (Figure 4) depicts a row of buildings clustered along the frontage of Wardwick. The parcel of land, comprising the Jacobean House and a yard/garden, shown on the 1791 map (Figure 5) is quite extensive and rather than reflecting the long narrow medieval burgage plots found elsewhere in the city centre suggests an amalgamation of earlier plots with the front elevation of the house

running parallel to Wardwick. The house at the time of Moneyppenny's plan was a five-gable house so occupied a considerable frontage along the road, its size pointing to it being a townhouse of considerable status.

By the end of the 19th century the Jacobean House had undergone contraction as a result of the construction of Beckett Street (Figure 6) but still retained gardens to the rear of the house. The garden area was still present on the 1901 OS map (Figure 7) although by this time the house was no longer freestanding and had been adjoined by a building on its south east elevation. The planform of the house on the 1883 and 1901 maps has remained the same to the present day although the garden area has now been infilled by Burdett House (Figure 8).

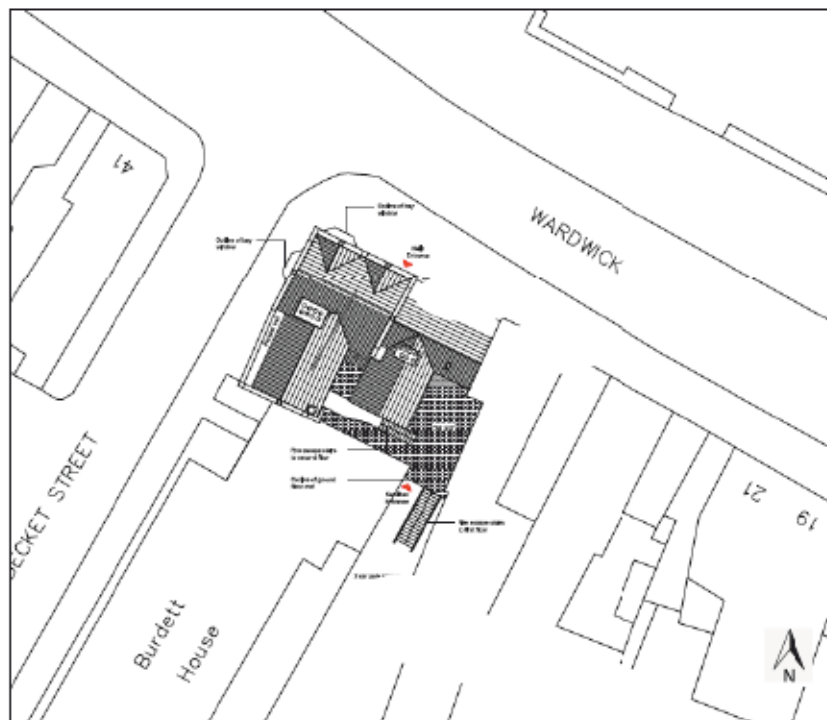


Figure 8. Modern planform of The Jacobean House.

Assessment of Significance and Setting:

Historic England concedes that assessments of **significance** may be subjective, but the National Planning Policy Framework (NPPF) notes that it is ultimately for the LPA to assess **significance** based on evidence provided by applicants. This report is primarily intended to provide that evidence and this report suggests the following for the LPA to consider when making its assessment.

The NPPF glossary describes **significance** as the value of a heritage asset to this and future generations because of its heritage interest. The Historic England publication *Managing Significance in Decision Taking in the Historic Environment (GPA 3, 2015a)* states that an understanding of the nature, extent and level of the significance of a heritage asset is necessary in assessing how adaptable an asset may be to change, the best means of conservation and how relevant policies should be applied.

Historic England's publication *Conservation Principles* (HE, 2008) further clarifies the concept of **significance** as the value of a heritage asset which may be evidential, historical, aesthetic or communal.

Evidential value is defined as the potential of a place to yield evidence about past human activity and primarily associated with physical remains or historic fabric.

Historical value arises from the ways in which past people, events and aspects of life can be connected through a place to the present. This can derive from particular aspects of past ways of life. It can provide a direct link to the past and to notable families, persons, events or movements.

Aesthetic value is the way in which a heritage asset provides sensory and intellectual stimulation including design value such as of a building, structure or landscape as a whole. It may also include its physical form, and how it lies within its setting.

Communal value is the meaning of a place to the people who relate to it and for whom it relates to their collective experience or memory. It may be commemorative or symbolic and be associated with identity or collective memory.

The significance of a heritage asset is normally related to a combination of some or all of these values.

The contribution that **setting** makes to the significance of a heritage asset is considered to mean the surroundings in which a heritage asset is experienced. NPPF makes it clear that *the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset (Historic England GPA 3 *The Setting of Heritage Assets*).

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from a heritage asset will play an important part, the way a heritage asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places (ibid).

Historic England provides guidance on approaches to assessing the setting of a heritage asset and its contribution to the significance of the heritage asset. A staged approach is advised:

- **Step 1** is to identify which heritage assets and their setting are affected;
- **Step 2** is to assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset and considers the physical surrounding of the asset, including its relationship with other heritage assets, the way the asset is appreciated and the asset's associations and patterns of use;
- **Step 3**, if appropriate, is to assess the effect of the proposed development on the significance of an asset by considering its location/siting, form/appearance, additional effects and permanence;
- **Step 4** is to maximise enhancement and minimise harm;
- **Step 5** relates to making and documenting the decision and monitoring outcomes.

Steps 1 to 3 are considered in the preparation of this report in order to inform the planning application and listed building consent process. However, Steps 4 and 5 will be considered as the planning process moves forward and once further discussion, including a site visit, has been undertaken with the CO.

**Derby City Centre
Conservation Area:**

The Derby City Centre Conservation Area was designated by the City Council in 1987 on account of its special appearance and character. The conservation area appraisal summarises those special qualities amongst which are qualities relevant to the significance of 3 Market Street itself:

- The city's historic street pattern of an ancient north-south spinal route along Queen Street, Iron Gate, Market Place and Corn Market;
- Medieval side streets containing significant architecture of the 17th, 18th and early 19th centuries;
- An area containing many buildings of architectural and historic interest, a high proportion of which are listed and many others which make a positive contribution to the area's historic character and appearance;
- Prevalent use of local red brick and stone with a few surviving examples of 16th and 17th century timber-framing;
- Enclosed areas to the rear of thoroughfares, known as yards, accessed by narrow arched alleys;
- Significant planned urban spaces and squares such as the Market Place.

On the basis of the above it can be said that the Jacobean House is an important component part of the architectural and historic importance of the conservation area and is located in a prominent position at the junction of Wardwick and Becket Street.

The Jacobean House:

This section should be read alongside the catalogue of plates accompanying this HS.

The Jacobean House is a grade II* listed building described on the Historic England listing as:

C17. A fine red brick house of four storeys and two gables. L-shaped on plan, with a two-storey wing, with a balustraded parapet, breaking forward over a two-storey bay; two four-light bays below the gables, each of two-storeys with a balustraded parapet. Stone dressings throughout, and a moulded stone string-cours uniting all windows in each storey. Windows are rectangular with mullions and, on ground and first storeys, extend across the front, except for an arch-headed mullion (former coach arch) on left of ground storey. Each gable has a two-light mullioned window, moulded stone coping and a stone ball finial. Modern doorway in round-headed arch in C17 stone case with contemporary ornament, and segmental moulded pediment, with date 1611 in tympanum. Interior retains several features although considerably altered. Overmantels and some paneling remain, but staircase is modern. The building was well restored in 1974.

The front elevation of the Jacobean House forms an imposing façade indicating the high status of the early 17th century house in a prominent location fronting Wardwick, a historic route through the city (Plates 20 to 22). The architectural detailing to the front elevation is characteristic of the Jacobean period, in particular represented by its impressive fenestration and balustraded parapet and forms an integral part of the streetscape. There are, however, serious signs of disrepair and weathering on the front elevation especially on the stone parapet.

The ground floor of the building has been subject to considerable modern alteration (Plates 3 and 4) as a result of its former use as a bar and restaurant but retains period features such as a large, stone moulded fire surround with a carved wooden over-mantel and fairly extensive wall paneling (Plates 1 and 2). The staircase from ground floor to first floor has been modified with a modern balustrade but the risers and treads along with the dado paneling on the staircase wall all appear to be original (Plate 6).

The covered entrance to the rear of the original coach arch has been incorporated into the ground floor and formed part of the former restaurant. In terms of its original planform the ground floor appears to have been subject to alteration represented by opening up rooms which would once have been separate, to accommodate previous uses of the building.

A hatch in the floor to the left of the fireplace leads down into brick barrel vaulted cellars which extend under the building to the level of Beckett Street (Plate 5).

The first floor has also undergone considerable modern intervention but retains a number of period-features original to the house. These include a large fireplace with stone moulded surround topped by an elaborately carved overmantel (Plate 7), extensive areas of in situ wall paneling, a second stone fire surround with four-centred Tudor arch (Plate 8), visible chamfered main beams and decorative joinery (Plates 11 and 12). As with the ground floor it appears that the first-floor planform has been altered with historically separate rooms being opened up to create larger spaces (Plates 9 and 10).

The second floor has been completely changed by modern intervention and apart for the original staircase from the first floor (Plate 13) retains virtually no original features and this extends to the planform which has been considerably modified (Plates 14 to 16).

The third floor/attic, accessed by a narrow winder staircase (Plate 17), retains major elements of the original roof structure, of particular significance is the presence of a cruck beam (Plate 18) and main purlins. Whilst some common rafters have been replaced, probably during the 19th century there are also a number which appear to be original to the house. In addition, a partition wall constructed of lathe and plaster is still present (Plate 18). Some of the glazing panes in the leaded window casements have the green tinge which might suggest that they are original (Plate 19).

Significance:

The Jacobean House retains much of its original built form and architectural detailing both internally and externally and is a fine example of a Jacobean townhouse. It derives its significance from its evidential, historic and aesthetic values and this is encapsulated in its designation as a grade II* listed building. Although the evidential value of the original circulation patterns and functionality of various rooms and floors has been diminished by later interventions, it is still legible and allows a delineation between the more public and private parts of the house. The loss of the original extent of the house when Beckett Street was constructed in the late 1800s has served to further erode its evidential value. The survival of Jacobean features such as staircases, fireplaces and wall paneling enhance both the evidential and aesthetic values of the house.

The historic value of the house arises from the link it provides to aspects of status, societal trends and family life during the Jacobean period. The surviving early 17th century architectural details and features, such as elaborate fireplaces and wall paneling, in the house are typically expressed as a descending hierarchy of architectural treatment of different floors with the ground and first floors forming the living and sleeping spaces for the family and the second and third floor providing accommodation for servants. The status of the Jacobean House as the earliest brick-built building in Derby, constructed by a prominent local family the Gisbornes, reinforces its historic value.

Although the house now has limited communal value being essentially vacant, it has been a part of the street scene on Wardwick for over four-hundred years and as a positive building makes a strong contribution to the group value of other similarly dated historic buildings within the conservation area.

PART 3 – PLANNING POLICY, PROPOSALS AND IMPACT ASSESSMENT.

**Planning
Policy:**

Relevant national planning policy and legislation makes clear that LPAs are under an obligation to consider not only the preservation/conservation of heritage assets but also the impacts from a proposed development on their significance and on the contribution to that significance provided by their setting. Based upon the information provided by an applicant the decision-

maker must apply planning judgement to the particular facts and circumstances, having regard to the relevant policy, guidance and advice.

Section 2 of the NPPF, *Achieving Sustainable Development* states that the purpose of the planning system is to contribute to the achievement of sustainable development, described as the objective of meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of NPPF is a presumption in favour of sustainable development.

For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan, or,
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - a. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or,
 - b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this regard the NPPF recognizes that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Section 16 of the NPPF sets out the Government's planning policies on the historic environment and how these are expected to be implemented. The emphasis is on planning requirements and decisions within the planning system being relevant and proportionate to the significance of a heritage asset potentially affected by a proposal.

Paragraph 194 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset (from alteration or destruction or from development within its setting) should require clear and convincing justification. Where a proposed development will lead to **substantial harm** to (or total loss of significance) of a designated heritage asset, LPAs should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits (para. 195). Where a development proposal will lead to **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, where appropriate, securing its optimum viable use (para. 196).

Where non-designated heritage assets are concerned the NPPF requires that LPAs take into account the impact of a proposal on the significance of the heritage asset in determining the application. In particular, when weighing the impact of a development on the significance of a non-designated heritage asset LPAs will need to use a balanced judgement regarding the scale of any harm or loss and the significance of the heritage asset (para. 197).

In determining planning applications, the NPPF also requires that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation. It also encourages LPAs to consider the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

The NPPF defines **archaeological interest** as:

...evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

All heritage assets, including those within the historic built environment, can have archaeological interest, but very often archaeological interest pertains to buried remains and above-ground remains in the form of earthworks and historic landscape features.

The NPPF emphasises that the information required in support of applications for planning permission should be no more than is necessary for an LPA to reach an informed decision and that the level of information provided needs to be proportionate to the significance of the heritage asset affected and the impact on that significance (including setting) from a proposed development.

Therefore, the aim of this HIS is to provide a sufficient level of information regarding the presence of designated and undesignated heritage assets (including buried archaeological remains) and the potential impact on them of the proposed development in order for the LPA to exercise its planning judgement with regard to the planning application in question.

The Listed Buildings Act 1990 which sets out the general duties of Local Planning Authorities with regard to the exercise of planning functions within a conservation area and the relationship of proposals to any listed buildings states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

With regard to development affecting buildings or land in a conservation area the Act requires the LPA to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* (Section 72).

Local Planning Policy is contained in the *Derby City Local Plan Core Strategy* (DCC January 2017) which recognizes the historic environment as one of Derby's greatest resources and it sets out the council's approach in section CP20 of the Core Strategy:

Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted.

The Council has the following relevant policies with regard to development affecting the historic environment:

Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted.

The Council will:

- a. require that where proposals have the potential to impact upon heritage assets, a statement of significance and an impact assessment are submitted to ensure that the importance of the asset and the extent of any impact are fully understood. Heritage assets will be conserved in a manner appropriate to their significance.*
- b. require proposals for new development that have the potential to impact upon the significance of heritage assets (including through development affecting the setting) to be of the highest design quality and to preserve and enhance their special character and significance through appropriate siting, alignment, use of materials and mass and scale and take account of best practice guidance.*
- c. require appropriate recording of heritage assets where necessary, but particularly where development will lead to loss of significance.*

- d. support the sensitive re-use of under-utilised assets consistent with their conservation, whilst also recognizing that managed change may sometimes be necessary if heritage assets are to be maintained in the long term.
- e. continue to record and monitor heritage assets that are at risk and take action where necessary. The Council will support re-use and change where necessary to preserve the assets for the future.

The Core Strategy recognizes that some buildings are threatened by redundancy, dilapidation and general neglect and will encourage owners to find new beneficial uses to secure their long-term future.

Proposals:

The proposals are to convert the upper floors of the Jacobean House into self-contained studio apartments for rent, aimed at young professionals and students whilst the ground floor will be retained for commercial use.

Proposed alterations would comprise the following:

Ground floor (Figures 9 & 10)

- Using the coach arch and its original covered entrance (now incorporated into former bar space) as a new entrance to the apartments on the upper floors. The bottom of the central staircase will be enclosed by a newly created lobby separating the staircase from the proposed new commercial area.
- Two modern openings, created when the covered passage from the coach arch was incorporated into the ground floor bar, will be infilled with studwork.
- An opening will be created through two original walls and an existing opening infilled with studwork to create access to the new staircase lobby.

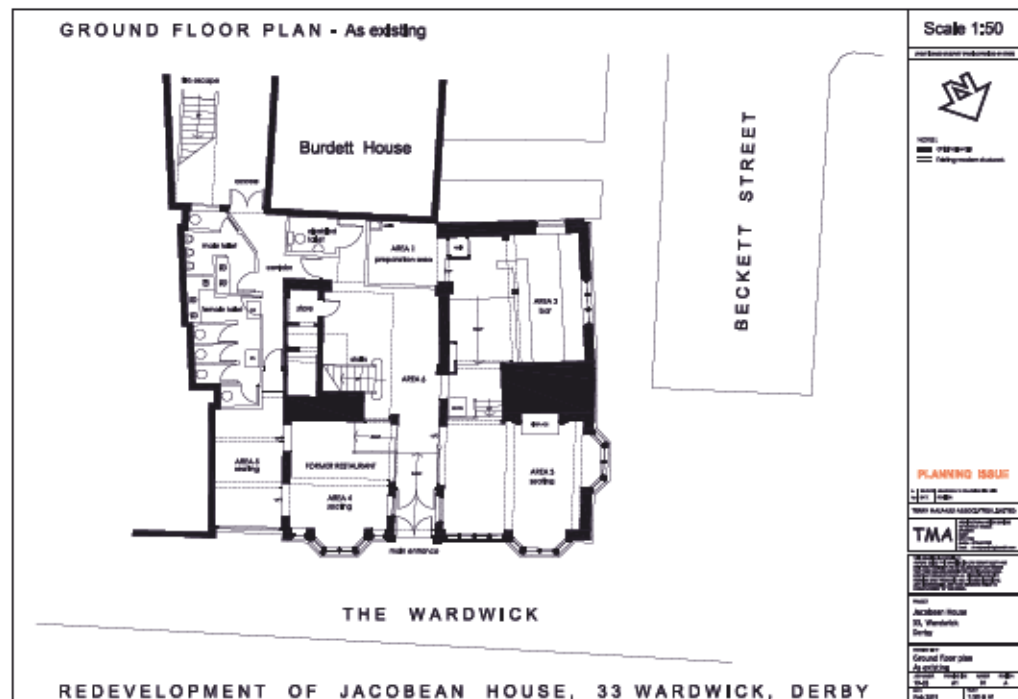


Figure 9. Existing Ground Floor Plan



Figure 10. Proposed changes to Ground Floor.

First Floor (Figures 11 & 12).

- Subdivision of the first floor to create 4 apartments using stud partition walls.
- Infill of a small storage cupboard under the stairs.

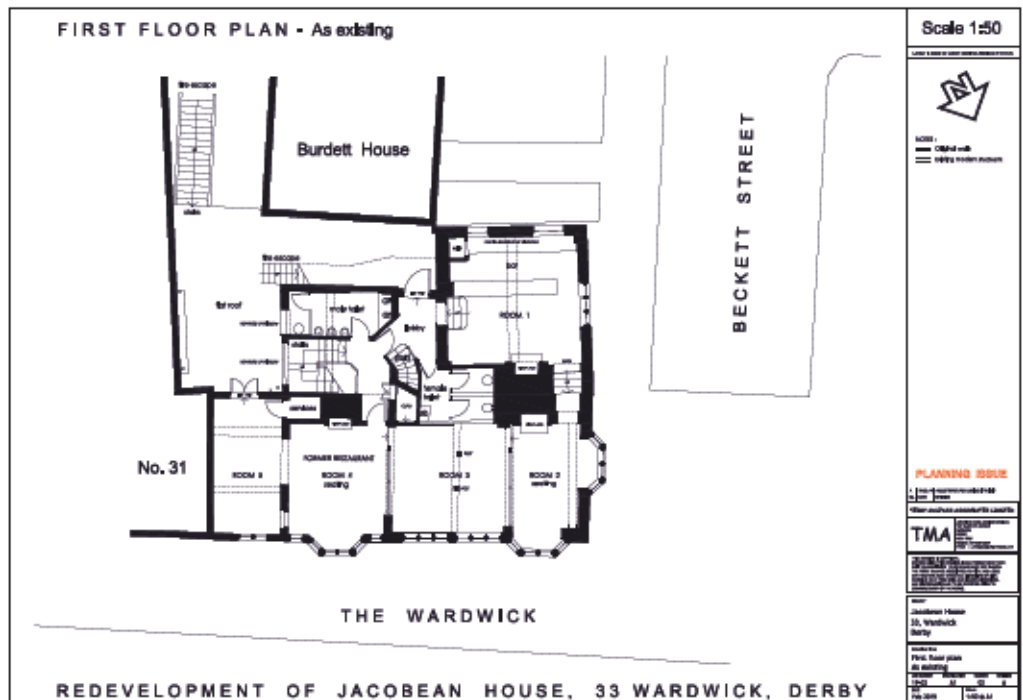


Figure 11. First floor as existing.

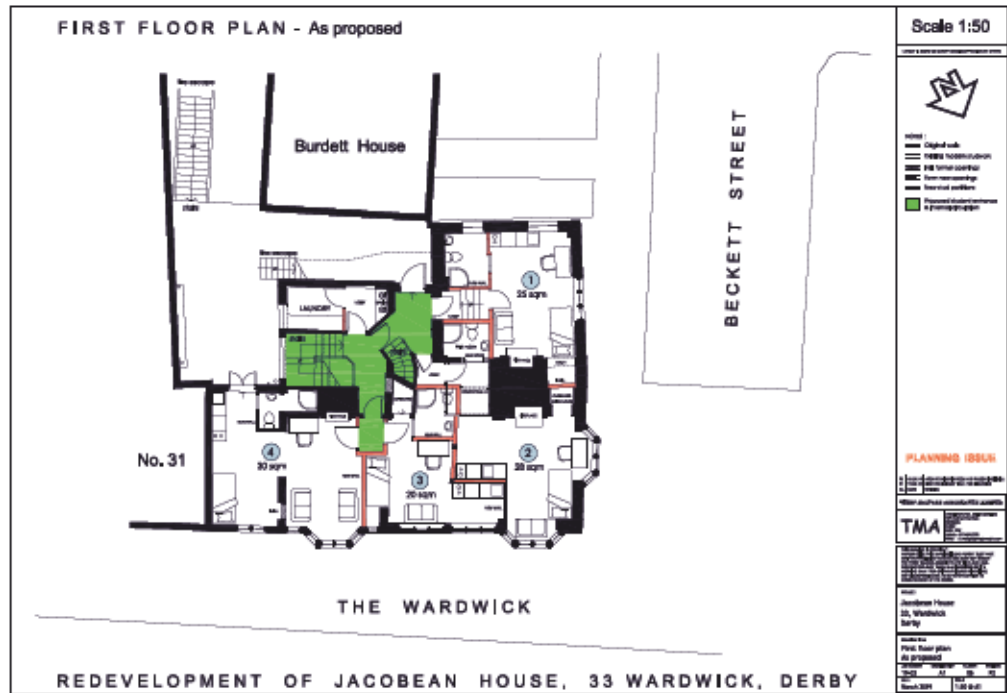


Figure 12. Proposed changes to first floor.

Second Floor (Figures 13 & 14)

- Installation of stud partition walls to create 4 new self-contained apartments.
- Infilling of one existing opening.
- Creation of a new doorway through original wall to create bathroom for Apartment 7.

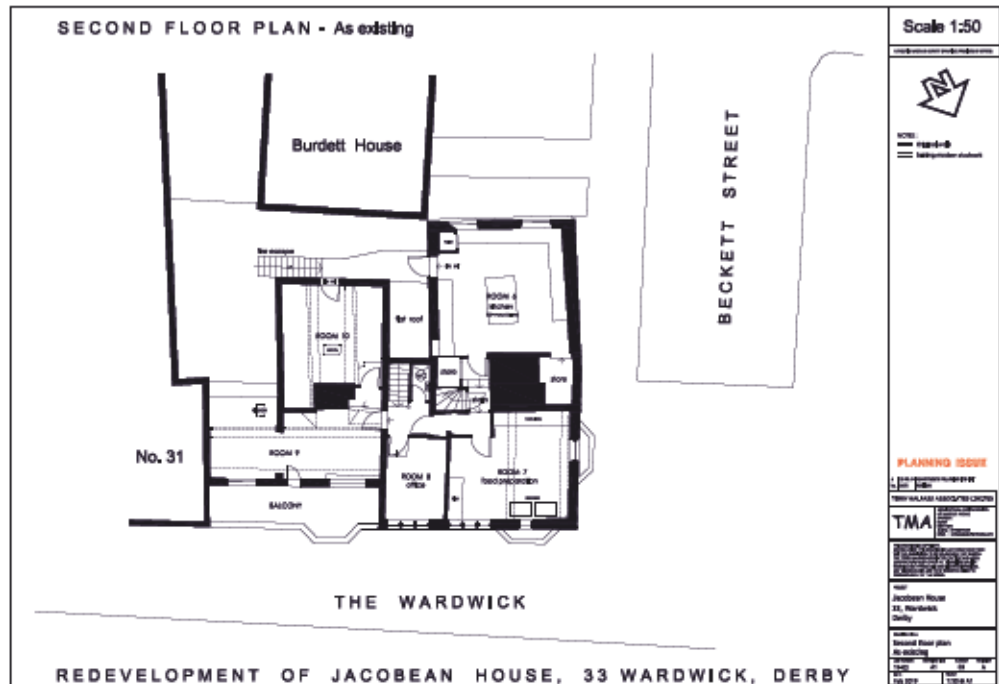


Figure 13. Existing second floor.

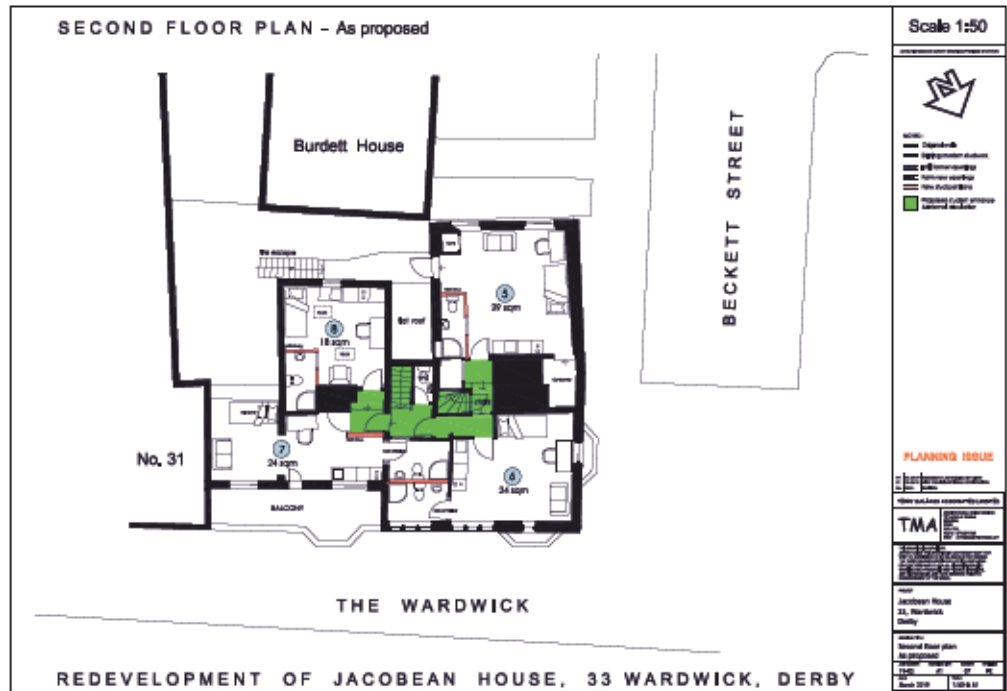


Figure 14. Proposed changes to second floor.

Third Floor (Figures 15 and 16).

- Installation of stud partition walls to create two self-contained apartments.
- Lathe partition wall will be removed to make a viable room space.
- The cruck frame in the attic will be retained and exposed.

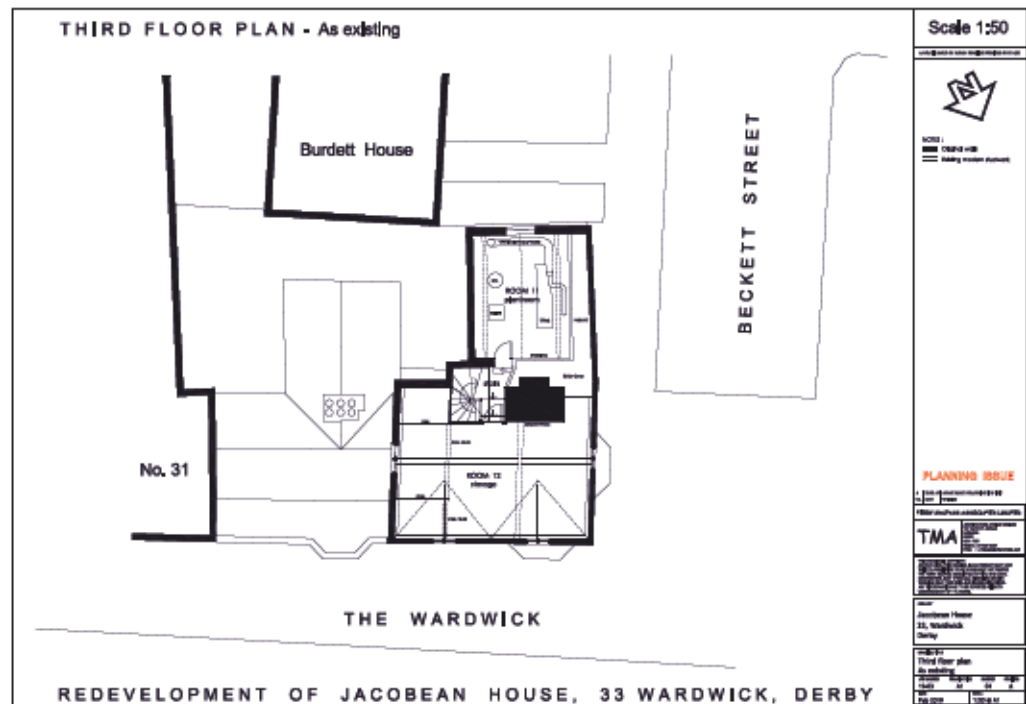


Figure 15. Existing third floor.

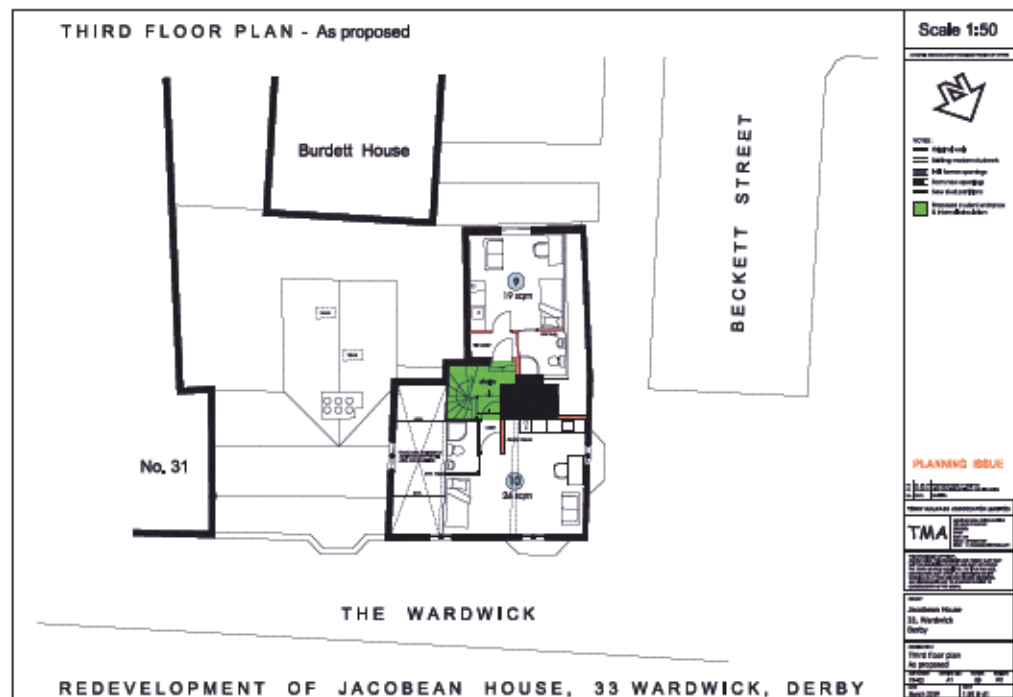


Figure 15. Proposed changes to third floor.

Treatment of original features.

The proposed scheme for conversion of the Jacobean House allows for the retention and display of all original features such as fireplaces, wall paneling, staircases, windows/window openings, decorative joinery and structural beams. Such features will be repaired where necessary and redecorated in period sympathetic colours and materials to be discussed with the CO during the determination period.

The ground floor and cellars will be relatively untouched and rented out for commercial use in their existing condition. The proposal to make the coach entrance and its covered passage into a separate access to the apartments on the upper floors would restore its original purpose as an entranceway. Treatment of the arch to make the new entrance will be in keeping with the appearance of the Jacobean building. The creation of the lobby around the staircase will be of sufficient size to ensure the main central staircase is clearly displayed and not closely boxed in.

The first floor has been subject to considerable alteration and the front part of the floor has been opened up into one large room. The creation of separate rooms to make self-contained apartments will serve to restore something more approaching the original layout of the first floor which would have contained separate rooms, possibly bedrooms, as evidenced by the existence of three fireplaces on this floor.

The second floor has been almost completely changed by modern intervention and apart from the original staircase from the first floor retains virtually no original features and this extends to the planform which has been considerably modified. Therefore, the proposed installation of stud partition walls is not problematic.

The third floor contains major elements of the original construction of the roof, in particular the cruck frame. Therefore, the intention is to retain this and to leave it exposed as part of the scheme. Similarly, where possible other elements of the roof structure and floorplan will be retained. However, in order to make a viable room space the lathe partition wall will need to be

removed. The lathe partition is now bare of any plaster and it is most likely a later feature used to subdivide the attic space and not part of the original house build.

Externally the intention is to reinstate the original fabric and features on the main façade of the building without any changes to its appearance apart from the treatment of the coach arch, although this has already been radically changed by blocking of the lower half of the arch and the insertion of glazing to the upper half. General maintenance and refurbishing will be carried out externally to ensure that the building is water tight and in good condition.

New flues, electric cabling and plumbing will be concealed within the new stud partition walls in order to avoid damage to the historic fabric of the building or to any in situ architectural detailing. It is intended that the stud partitioning is fully reversible.

Current condition: Whilst the interior of the Jacobean House is currently in good condition any long-term vacancy will lead to gradual deterioration. In addition, there is a constant threat from squatters and drug users breaking into buildings in this part of Derby. The exterior of the building is now showing signs of erosion and weathering and it is in need of refurbishment and maintenance.

Impact of Proposals: In accordance with NPPF impacts on significance from the proposed scheme have been judged in this HS using the criteria of **no harm, less than substantial harm and substantial harm.**

The Jacobean House is located within the Derby City Conservation Area and within the vicinity of a number of other listed buildings. However, as the proposals will not incur major change to the exterior of the building, beyond alteration to the coach arch and maintenance and refurb, there will be no harm caused to the significance of the conservation area, nearby listed buildings or to their settings. On the contrary, the proposed refurb of the external elevations of the building, will serve to enhance the appearance of the conservation area and secure the long-term contribution that the Jacobean House makes to the street scene in a focal public area. The creation of an entranceway through the coach arch to the central staircase will restore its original function as an access, albeit in this case for tenants rather than horse and carriages. Original features on the ground floor (and in the cellar) will be left untouched and visible.

Whilst the proposals to convert the upper floors of the Jacobean House will involve some minor loss of historic fabric where a new doorway needs to be created on the second floor and where the lathe partition on the third floor needs to be removed overall the scheme allows for the retention, refurbishment and exposure of the original features which contribute to the building's architectural and historic significance.

On the basis of the above this HS concludes that the proposed scheme, involving limited removal of historic fabric and the insertion of modern material in the form of stud partitions, still retains those major elements of historic architectural and decorative importance which contribute to the building's significance. The scheme will, therefore, result in minor, less than substantial harm to the overall significance of the Jacobean House. Key elements of the building's historic construction and decoration as well as its legibility and circulation pattern all of which have led to its designation as a Grade II* listed building will not be adversely impacted by the proposed scheme.

PART 4 – JUSTIFICATION AND CONCLUSION

It is the conclusion of this HIS that the proposed scheme to convert the Jacobean House will result in less than substantial harm to its significance under the terms of NPPF but that its scale, fabric and elevational treatment, reflecting the status of its occupants during the 17th and 18th centuries, will still allow appreciation and understanding of its special architectural and historic qualities.

Conversion of the Jacobean House for residential use was previously granted by Derby City Council although not in the end followed through. Like the previous scheme, the current scheme for commercial use on the ground floor and residential use on the upper floors meets with the vision of the regeneration of Derby City Centre as laid down in the Council's publication *Derby City Living Prospectus* (DCC 2014).

This document acknowledges that in the city centre there are a range of sites and buildings which are capable of early development and conversion to residential uses – including a wide range of office properties which are beyond their economic life for re-use as offices and capable of conversion to residential uses. The proposed apartments are aimed at young professionals and students and this would meet a need highlighted in the document which identifies the growth of Derby University around the city centre as a driver in the demand for living space from post-graduates wishing to remain within the city. In addition, the Core Strategy has identified a requirement for 1700 new dwellings within the city centre by 2026.

The proposed scheme for apartments at the Jacobean House, therefore, meets with local objectives and demands for the regeneration of the city centre.

It should also be borne in mind that in its current vacant condition the building is at risk of becoming run down and subject to the constant risk posed by the activities of squatters/drug users who have broken in to other vacant premises in the town centre.

The minor, less than substantial harm to the significance of the Jacobean House from the proposed scheme is entirely outweighed by two major benefits.

Firstly, for the most part the building will return to its original residential use and the retention/preservation in situ of a number of important architectural and decorative elements will sustain many of its evidential, aesthetic, historic and communal values for present and future generations. Without the scheme this would be questionable.

Secondly, the conversion of the building for residential use will meet local goals for living space in the city centre and, as a consequence, provide a substantial public benefit. In accordance with NPPF, the substantial public benefit (including the long-term survival of the building) accruing from the proposed apartment scheme should be weighed in the planning balance against the minor, less than substantial harm which will be caused to the significance of the listed building.

This HS has described the heritage significance of the Jacobean House, assessed the potential impacts of the proposed scheme on that significance and provided a justification as to why the scheme should be allowed. The purpose of the HS was to provide the Council with a sufficient and proportionate level of information to support a planning application and listed building consent. However, it is accepted by the applicant that further discussion/site meeting during the determination period may be required by the Derby City Council Conservation Officer in order to review and better understand the implications of the proposed scheme on the listed building. The applicant has also been advised by the author of this report that the current HS may need updating in light of those discussions and that should consent be granted a full building recording survey of the house may be required.

References:

Conservation Principles, Policies and Guidance, Historic England 2008;

Conserving and Enhancing the Historic Environment, National Planning Policy Framework DCLG 2018;

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015;

Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (Cifa 2014);

National Planning Policy Framework, DCLG NPPF 2012 rev, 2018;

Derby City Local Plan Core Strategy, Derby City Council, January 2017;

City Centre Conservation Area, Appraisal and Management Plan, Derby City Council 2012.

Derby City Living Prospectus Derby City Council 2014

HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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