



Derby City Council

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Derby Conservation Areas

Highfield Cottages



INTRODUCTION

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to determine areas of special architectural or historic interest, 'the character or appearance of which it is desirable to preserve or enhance'. These areas are called Conservation Areas.

Derby is a city of considerable historic interest and architectural merit with a range of streets and buildings spanning many centuries. In an effort to conserve important elements of our built heritage, the City Council have designated fifteen such areas. The City Centre and Friar Gate Conservation Areas are at the heart of the city centre. Seven are based on aspects of Victorian Derby (Railway, Arboretum, Little Chester, Strutts Park and Hartington Street, Highfield Cottages, Leylands Estate, Nottingham Road) and the remaining five are focused on former village centres (Darley Abbey, Mickleover, Spondon, Allestree and Markeaton). This document outlines the history and mentions some of the exceptional buildings contained within one of these areas.

There are legal requirements and constraints which apply to Conservation Areas which do not apply elsewhere and the City Council therefore must pay special attention to the 'character' and 'appearance' of these areas when exercising its planning powers. This is a positive process in which a continuing effort is being made to control the nature and scale of change.

With the exception of certain buildings, no building in a Conservation Area can be demolished without consent from the Local Authority. This is enforced to maintain some of the more ordinary buildings that nevertheless contribute a great deal to the character of the area. An application for Conservation Area Consent must be made separately from any application for planning permission for redevelopment of the site.

There is also special protection for trees within designated Conservation Areas and anyone wishing to cut down, lop, top or uproot such a tree, must, with limited exceptions, give six weeks' notice to the City Council of their intention. This is to allow the authority an opportunity to formally inspect the tree and decide, in the interest of public visual amenity, whether it is appropriate to make a Tree Preservation Order.

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Highfield Cottages Conservation Area



Highfield Cottages

The Highfield Cottages Conservation Area was designated on 13 January 1993, and is another important part of Derby's railway heritage.

The cottages themselves were built in 1865 for the Midland Railway Company to the designs of their architect, John Sandars. They were built to house the workers employed on Chaddesden Sidings, which were also laid out in the 1860. Indeed, the 1881 census reveals that at least one railway employee lived in each of the Highfield Cottages.

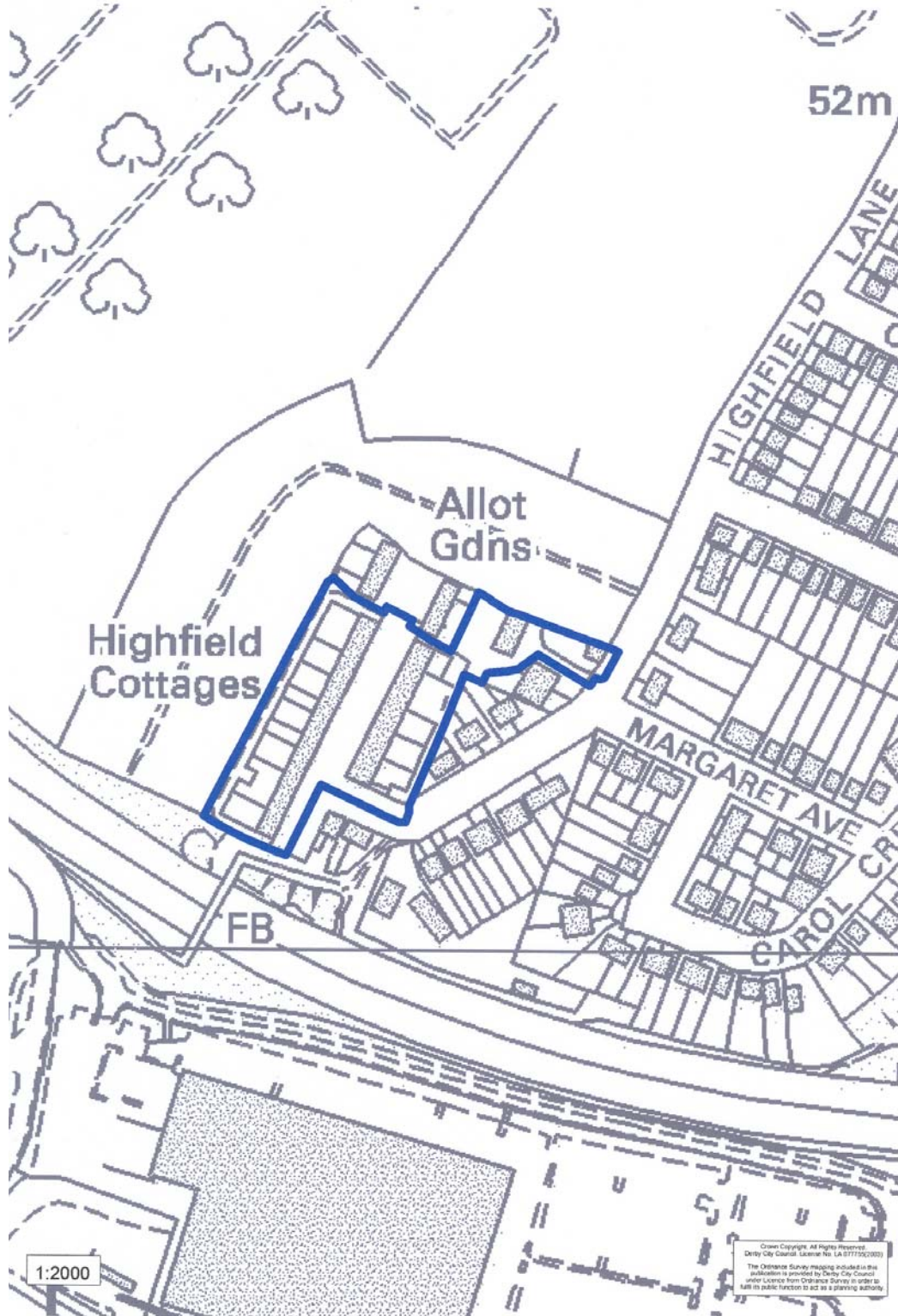
The sidings site has seen great changes, but Highfield Cottages still form a very attractive and distinctive pair of terraces. The westernmost of the two terraces offer views towards the Nottingham Road Cemetery. This was the first municipal cemetery in Derby, and has a fine Grade II listed gatehouse of 1850.

Much of the interest in the cottages lies in their simple, uncluttered design. They are constructed of red brick, with blue brick string courses and stone window sills. Most of the houses have retained their natural blue-grey slate roofs. Much of the original joinery has been removed, although it is understood that it was initially painted in the Midland Railway's livery colours, dark red and cream.

Also of interest is Highfield House. This is a typical Derby suburban villa of about 1850, built of red brick with sandstone dressings. To the east of this is Highfield Lodge. This small vernacular cottage is probably the oldest building in the conservation area, dating from the early 19th century.

Highfield Cottages, Highfield House and Highfield Lodge are all included on the "Local List of Buildings of Architectural or Historic Interest".

Highfield Cottages Conservation Area



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