

Appendix 2 – Views Assessment

The following tables represent part of the sifting process to identify the most important views. The views were assessed and visited. These are in addition to the views identified as part of our site visits and the viewshed analysis.

2004 Derby City View Analysis (Built Environment Team)

In April 2004 viewpoints were selected and photographs were taken as a response to the Westfield development. The primary aim of these 61 photographs was to assess the visibility of the Cathedral and to capture the panoramic and approach views into the city. We have listed all of these views and commented on whether they met our criteria of important views. If they met the criteria a site visit was made and an assessment was made on site based on what can be seen in the view in 2018.

Table 1 – 2004 Views

2004 Views Analysis	Potential / priority	Category	Site Visit 2018
1. Osmaston Road 2. ditto 3. ditto 4. ditto	All views from Osmaston Road are taken within a short distance of one another. Limited skyline – linear primarily focused on the cathedral. Largely repeats the Green Lane view. The optimum view is the one with the largest amount of the cathedral tower (multiple stages) visible and least amount of low-level interference from highways and buildings, at the southern end of Osmaston Road.	Linear approach ✓	✓
5. Normanton Road	This view repeats the view from the southern end of Green Lane (not included in these photos), from where the cathedral is seen in conjunction with a large number of historic buildings framing the view. From this viewing point the view is dominated by the highways and ring road, although the towers of the former Art School are prominent.	Linear approach ✗	
6. Green Lane 7. Green Lane	These linear views of the cathedral are taken close together. The view has changed fundamentally with the construction of Jury's inn, which is a major distraction in the view. However, the townscape is particularly strong within the Green Lane Conservation Area and contains landmark buildings which frame the view. This is also an early viewpoint painted in the early 19 th century.	Linear approach ✓	✓
8. Curzon Street	This is a view with the landmark spire of the Museum and former Library set off to one side. There is a limited extent of the skyline.	Not within criteria ✗	
9. Jcn. Uttoxeter New Road and Great Northern Road – spire / clock tower of Library	This is the same view as in 8. However, there is more highway paraphernalia and the view is dominated by streetscape.	Not within criteria ✗	
10. Friar Gate - glimpse of cathedral through	This view is a glimpse over the gapsite formed by the demolition of a late 17 th century townhouse. It is an opportunistic view of the cathedral created by	Not within criteria	

car park - opened up building frontage (formerly enclosed)	demolition. It is desirable that this gapsite be redeveloped and this corner strengthened. Not an iconic view and it could easily be removed with development of the car park site.	✘	
11. Agard Street	There is no longer a glimpse of the pinnacles of the cathedral as the site has been redeveloped. Not an iconic view.	Not within criteria ✘	
12. Markeaton Brook walkway	The experience of the cathedral from the Markeaton Brook is intermittent, based on occasional glimpses such as this one. The redevelopment of sites along the edge of the walkway has already affected this view.	Not within criteria ✘	
13. Brook Street	The cathedral tower was in full view across a gapsite. There is limited historic significance to the surrounding view, with poor quality townscape. The skyline is limited to the visibility of the cathedral only. The view has been completely altered with the development of the Derby College Joseph Wright Centre which has removed the cathedral from this incidental view	Not within criteria ✘	
14. Chapel Street Car Park	The view of the cathedral is across a gapsite which has been redeveloped for Derby College as part of the development of iconic buildings along the inner ring road	Not within criteria ✘	
15. St. Helen's Street	The cathedral tower in 2004 was in full view across a gapsite. There is limited historic significance to the surrounding view, with poor quality townscape. The skyline is limited to the visibility of the cathedral only. The view has been completely altered with the development of the Derby College Joseph Wright Centre which has removed the cathedral from this incidental view	Not within criteria ✘	
16. Seven Stars PH	This view shows St. Helens House in full view, without its replacement brick wall, & the Cathedral in line-of-sight. It predates the traffic management alterations and the demolition of a row of buildings which were part of the Spar Manufactory. Despite the changes to the road layout and localised demolition and reconstruction, the view is still a very strong view with multiple historic buildings.	Linear approach ✓	✓
17. repetition of 16, but with fewer heritage assets	The view is dominated by the road junction and foreground streetscape and repeats View no. 16, but with fewer historic assets; off-set away from the linear approach.	Not within criteria ✘	
18. St. Katherine's House, off Mansfield Road	This view of the cathedral tower is not from an easily accessible public place. It is away from Mansfield Road, not on the historic approach, and is a view of the general skyline, with relatively few heritage assets.	Not within criteria ✘	
19.	The view is across the road network and is dominated by floorscape. The view of the cathedral is across a gapsite. It has a restricted view of the skyline	Not within criteria ✘	
20. Stores Road	The view of the cathedral is across a gapsite and is incidental.	Not within criteria	

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21-22 – Nottingham Road – city side of Pentagon	<p>The two views along Nottingham Road contain direct views of the cathedral as part of a linear approach. In 2004 this view contained a view of both the Cathedral and the Silk Mill open-side tower.</p> <p>Despite the presence of the Nottingham Road Conservation Area to the right side of the view, there is a high degree of intrusion from highways paraphernalia and Cardinal Square interrupting the view.</p>	<p>Linear approach</p> <p>✓</p>	<p>✘</p> <p>Site visit confirms the majority of the view has been altered with the construction of the flats to the east riverside. The Silk Mill has been removed from this view.</p>
23. View approaching the Underpass	<p>The glimpse of the Cathedral tower (upper stage only) through the trees in winter only and the Silk Mill, which could be seen in 2004, has been altered with the development of the east riverside flats. The view is dominated by the ring road and several highways.</p>	<p>Not within criteria</p> <p>✘</p>	
24. Ring Road North side	<p>A glimpse of the Cathedral and the Silk Mill in 2004 has been significantly altered by the development of the east riverside apartments and the development of a gapsite. The view is dominated by the ring road.</p>	<p>Not within criteria</p> <p>✘</p>	
25. Behind Council House	<p>This is actually a view from the east side of Exeter Bridge. This is one of a number of views sampled which are part of the kinetic experience of the east River Gardens.</p>	<p>Local panoramic view with specific focus</p> <p>✓</p>	✓
26, 27 and 28 Behind Bus Station –	<p>The views all incorporate a glimpse of the Cathedral roof above the Council House.</p> <p>The views are all across the road network and bus station bus turning area and are dominated by floorscape and railings. The view of the cathedral is a restricted view of the skyline.</p>	<p>Not within criteria</p> <p>✘</p>	
29, 30 and 31 North side Eagle Centre Car Park	<p>The views are taken from the green space within the highway network which is 'land-locked' by the ring road. It is part of a pedestrian and bike route to Pride Park so part of a kinetic experience. The cathedral tower has greater visibility than the views from the bus station, but there is no other context. The foreground is dominated by highways associated earthworks.</p>	<p>Not within criteria</p> <p>✘</p>	
32. Eagle Centre car park	<p>The view has been removed since 2004, with redevelopment</p>	<p>Not within criteria</p> <p>✘</p>	
33. Rykneld Road Recreation Ground	<p>The view in the 2008 Tall Buildings Strategy. The only true panorama from the west side of Derby which shows the whole skyline</p>	<p>Long distance Panorama</p> <p>✓</p>	✓
34-35 International Hotel	<p>A view from a building.</p>	<p>Not within criteria</p> <p>✘</p>	
36 and 37. Uttoxeter New Road	<p>Part of the kinetic experience along this approach route. These views which focus on the Library have greater visibility closer to the town centre where the Guildhall is shared on the skyline with the former Library</p>	<p>Linear approach</p> <p>✓</p>	✓

38. Jcn of Uttoxeter New and Old Roads	The view incorporates several landmarks that frame the view and dominate the local skyline (industrial chimney and chapel spire) but does not have a built focal point in the distance. This is not part of the linear approach route as the main subject of the view and the focus is quite close.	Short range view ✓	✓
39, 40 and 41. Uttoxeter New Road	A kinetic view which is negatively affected by the highways network and overhead wires and street lighting columns. However, it incorporates multiple landmarks defining the skyline from the western approach into the city.	Linear approach ✓	✓
42 and 43. Kingsway Retail Park	A glimpse of the cathedral tower over a large retail unit. Other landmarks could easily be affected by redevelopment of car parks and gapsites. No foreground or middle-ground context, limited skyline.	Not within criteria ✗	
44, 45 and 46 Duffield Road King Street	The kinetic linear approach incorporates a direct line-of-sight from the traffic island and alongside The Five Lamps PH	Linear approach ✓	✓
47 North Parade	A long linear view of the cathedral	✗ The view has been lost with the construction of Jury's Inn	
48 off Bath Street	A glimpse of the Cathedral over rear of mill buildings from a footpath	Not within criteria ✗	
49 and 50 Chester Green	The visibility of the cathedral from Chester Green is directly affected by seasonal changes, as the tree canopy in general prevents views. The tower can be glimpsed during winter months. The visibility of the skyline is restricted to a glimpse of the cathedral only.	Not within criteria ✗	
51 and 52 Mansfield Road	Part of the kinetic experience along this approach route with a high concentration of historic buildings lining the route and in the distance which includes the cathedral and other landmarks.	Linear approach ✓	✓
53, 54, 55 and 56 Nottingham Road	Part of the kinetic experience along this approach route. The panorama is affected by the presence of the industrial estate in the foreground and the fact that this is a gapsite. However, the linear views of the cathedral are significant and historic.	Linear approach ✓	✓
57, 58, 59, 60 & 61 Pride Park flyover	Although these views of the cathedral are from an approach route, the cathedral is off-set and the view is significantly affected by the presence of the multi-storey Cock-pit car park. The foreground and middle-ground of the view are dominated by highway structure, street lighting columns and traffic.	Not within criteria ✗	

Assessment of Views by Derby City Council Urban Designer (2018 Draft)

A separate assessment of views was undertaken in 2018 by Derby City Council's Urban Designer. To the previous list of 2004 and the 2008 Tall Buildings Strategy were added short range/long range views which required particularly thorough assessment, dynamic views and the settings/views from and to heritage assets.

These were also assessed in conjunction with the criteria adopted as part of this study and a number of views were eliminated as a result.

Table 2 - Urban Design (DCC) views list

DCC list 2018	Potential / priority	Category	Site visit
1. and 1a Jcn of Osmaston Road and London Road	Linear views of the cathedral. The view from The Spot and the top of St. Peter's Street is affected by the buildings lining the street, including the modern development fronting Westfield and street furniture. The visibility of the Cathedral is limited to the top stage only.	Linear approach ✓	✓ The view from Osmaston Road (1a) has been given higher value than the lower view from The Spot
2. Irongate	Linear view of the Cathedral	Short range linear ✓	✓
3. Exeter Bridge	This view is close to the monitoring view but is more iconic and closely related to historic views.	Local panoramic view with specific focus ✓	✓
4. East bank of River at weir	The views from the east bank are dynamic incorporating the weir, moving water and the set-piece setting of the Council House.	Local panoramic view with specific focus ✓	✓
5. Green Lane	Despite the development of Jury's Inn, the heritage significance is well represented in this view.	Linear approach ✓	✓
6. Holmes Bridge the river	A vantage point which provides an extensive panorama of the skyline overlooking the weir	Local panoramic view with specific focus ✓	✓
7. Ring Road	The view from the highways structure is dominated in the foreground and middle-ground by the ring road and crash barriers. It is not an historic viewpoint, is limited to a glimpse of the cathedral tower, and heritage significance is not well represented	Not within criteria ✗	
8. Mansfield Road	The focus is the cathedral - heritage significance is well represented.	Linear approach ✓	✓
9. King Street	The view is little changed.	Linear approach ✓	✓
10. View from Markeaton Brook	The view is now restricted by the redevelopment of Cathedral Road and student accommodation under construction and the cathedral is a glimpse.	Not within criteria ✗	

11. Uttoxeter New Road	The bottom of Uttoxeter New Road provides a number of vantage points where the Guildhall and the former Library and Museum are prominent. The view of these buildings and their silhouette is important within a wide panorama	Linear approach ✓	✓ The viewpoint selected is off-set to the opposite side of the road
12. Queen Street	Heritage significance is well-represented. A view from adjoining the cathedral has more relevance and is more focused with the RC church being prominent.	Short range linear ✓	✓
12a. Queen Street	This is a close view of No. 12, with similar value. Foreground is dominated by the road network and limited heritage value. The reverse view, looking to the cathedral from St. Mary's, is equally important as part of the setting of St. Mary's and selected.	Short range linear ✓	✗
13. Friar Gate	This view is a glimpse over the gapsite formed by the demolition of a late 17 th century townhouse. It is an opportunistic view of the cathedral created by demolition. There is potential that this gapsite is redeveloped and this corner strengthened. Not an iconic view and it could easily be removed with development of the car park site.	Not within criteria ✗	
14. Road network view	Glimpse of the cathedral. Limited heritage value.	Not within criteria ✗	
Serbian Orthodox Church	Spire silhouetted against sky. A local view unrelated to the main part of the skyline.	Not within criteria ✗	
Nottingham Road	In 2004 this view contained a view of both the Cathedral and the Silk Mill open-side tower. The view is significantly altered and the Silk Mill is blocked by the development of the east riverside apartments.	Not within criteria ✗	
Exeter Bridge to River Gardens	A view from Exeter Bridge looking over the weir. This view is part of the experience from Exeter bridge, as in no. 3	Local panoramic view with specific focus ✓	✓
Uttoxeter New Road	A kinetic view which is negatively affected by the highways network and overhead wires and street lighting columns. However, it incorporates multiple landmarks defining the skyline from the western approach into the city.	Linear approach ✓	✓
Meynell Langley Garden Centre	This is a repetition of the view from the Kedleston bridleway but further away from Derby.	Long distance panorama	
Monitoring Views of the WHS	The viewpoints do not necessarily equate to the most significant views within and of the WHS. Views assessed for the study include both monitoring views from Exeter Bridge and from Causey Bridge. The assessment identified an important view of the skyline from the new Cathedral Green bridge. In contrast with the whole skyline, the silhouette of the Silk Mill tower against the backdrop of the sky, as identified in the Monitoring view from Cathedral Green is a close view of a single landmark.	The view from Cathedral Green was considered but the assessment identified an important view of the skyline from the new Cathedral Green bridge.	