



Improving life for local people

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Your reference DER/09/08/01283
Our reference PE/SB/5764
Date 1 October 2008

CITY OF DERBY	
DEVELOPMENT & CULTURAL SERVICES DEPT	
FILE REF	
DATE REC'D	- 6 OCT 2008
REFERRED TO	
REPLIED	

Dear Ms Meehan

Archaeological Consultation: (DER/09/08/01283)
Site of former Jacksons Mill, Bridge Street and 93-97 Nuns Street, Derby
Erection of a business enterprise centre

Thank you for your consultation on the above planning application.

The proposal site is a block of land between Bridge Street and Nuns Street, Derby, currently occupied by 20th century industrial buildings. The site borders the Friar Gate conservation area and is only 12m from the boundary of an Area of Archaeological Interest as defined in the Derby Local Plan.

Given the scale and location of the proposed development I would have expected an archaeological desk-based assessment to be submitted to accompany the application. Despite the numerous other supporting surveys and statements, no consideration appears to have been given to the potential heritage implications of the development.

The archaeological potential of the site falls into three main periods:

- The site is located on the route of the Rykniel Street Roman road (HER 18929, 99016). Traces of this road were observed in 1966 beneath the foundations of demolished houses in the vicinity of Nuns Street.
- The site boundary is 12m from an Area of Archaeological Interest associated with the site of the medieval (12th century) St Mary de Prat nunnery (HER 18958). The exact extent of the nunnery complex is however unknown, and may have extended further south into the proposal area.



Ian Stephenson
Strategic Director Environmental Services
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- Historic Ordnance Survey maps suggest that the site was developed during the early part of the 19th century. The 1880 map shows back-to-back housing known as Jackson's Yard, along with a Dye Works and Soap Works. These buildings were still present in the early part of the 20th century, and were presumably demolished to make way for the 20th century industrial buildings now on site.

The impact of the 20th century buildings on earlier archaeological deposits is unknown. However, similar sites in Sheffield have often yielded surprisingly good preservation of post-medieval and medieval archaeology beneath demolished buildings. The Rykniel Street Roman road has also been shown to survive beneath later buildings in the Nuns Street area.

There is therefore potential on site for the survival of Roman and medieval remains, and 18th-19th century archaeology relating to the early industrial history of Derby. The proposed development will involve major groundworks, and will therefore impact on any buried archaeological deposits. There is therefore a clear requirement under the provisions of PPG16 for a scheme of archaeological work to mitigate these impacts. Pre-determination archaeological evaluation would be the desired course, but given the standing buildings currently on site this would not be practicable. I recommend therefore that the archaeological work is secured instead as a conditioned scheme. A programme of archaeological evaluation should be carried out following demolition of the standing buildings. Please note that 'grubbing out' of building foundations should not be carried out until archaeological work is complete. Depending on the results of evaluation, further archaeological mitigation excavation may be required.

I also strongly recommend that an archaeological desk-based assessment is required pre-determination as a matter of course on projects of this type.

The following condition should therefore be attached to any planning consent:

"No development shall take place within the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) submitted by the applicant and approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority."

All archaeological fieldwork should be undertaken by a suitably qualified and experienced archaeological contractor. The Development Control Archaeologist should be contacted at the earliest possible opportunity for a written brief from which the WSI can be developed.

Steve Baker
Development Control Archaeologist for Derby City Council