



**Chatsworth Road, Chesterfield –
Historic Environment Desk Based Assessment
G K Group Ltd**

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Executive Summary

Ecus Ltd were commissioned by G K Group Ltd (hereafter 'the Client') in March 2015 to prepare a Historic Environment Desk-based Assessment to inform a planning application for a proposed retail development on Chatsworth Road, Chesterfield, Derbyshire (hereafter 'the site'), situated at National Grid Reference SK 37037 70805. The total area of the site is approximately 2 ha (Hectares).

Whilst there are no designated heritage assets within the site, there are two within the 250 m study area, comprising one Grade II Listed Building and the Chatsworth Road Conservation Area. There are no Registered Parks and Gardens, Registered Battlefields, Scheduled Monuments or World Heritage Sites within the study area.*

The site is situated in a suburban area of land used for commercial purposes. The site borders the Chatsworth Road Conservation Area, with its north-eastern corner overlapping with the designated area. One building of township merit (the former Sunday School) is located within both the Conservation Area and the site boundary.

The site is considered to lie within the setting of the Chatsworth Road Conservation Area. The proposed scheme is considered to enhance the setting of the Conservation Area by removing intrusive 20th century buildings away from the Conservation Area boundary and by restoring the historic character of the former Sunday School by removing a 20th century extension situated to the north of the building.

Based upon the baseline conditions there is considered to be a negligible/low potential for prehistoric – medieval activity within the site. If encountered any remains of the prehistoric – medieval period would be considered to be of low-medium significance. There is considered to be moderate potential for remains dating to the post-medieval – modern era. If encountered any remains relating to the post-medieval – modern era would be considered of low significance.

The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding historic environment constraints which are likely to prohibit development. A separate planning application for Conservation Area Consent will be required in relation to the proposed works on the former Sunday School.

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1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned by G K Group Ltd (hereafter 'the Client') in March 2015 to prepare a Historic Environment Desk-based Assessment to inform a planning application for a proposed retail development along Chatsworth Road, Chesterfield, Derbyshire (hereafter 'the site'), situated at National Grid reference SK 37037 70805. The total area of the site is approximately 2 ha (Hectares).
- 1.1.2 The scheme comprises three proposed retail units, associated car parking with an area of open public space.

1.2 The Site

- 1.2.1 The site is situated in the urban district of Chesterfield, Derbyshire (**Figure 1**). The site is currently used as a car dealership and offices for G K Group Ltd (**Plate 1**). The site is bounded by Chatsworth Road to the north, Factory Street to the west, Goyt Side Road to the south, and a mixture of residential and commercial properties to the east.
- 1.2.2 The northern part of the site is largely occupied by offices, including the relatively modern car dealership office, a three-storey office block and a converted Congregational Chapel (**Plate 2**), now also used as offices. The southern area of the site is predominantly used as a car park with varying qualities of road surface. The River Hipper is culverted underneath the northern portion of the site (**Plate 3**). The site is open to the street on the north side of the site and bounded by a small area of scrub land and security fencing to the south, west and east.
- 1.2.3 The bedrock geology comprises mudstone, siltstone, sandstone, coal, ironstone and ferricrete of the Pennine Lower Coal Measures and South Wales Lower Coal Measures Formations, formed approximately 312 to 313 million years ago (BGS, 2015). No overlying superficial deposits have been recorded within the site by the British Geological Society.

2. Methodology

2.1 Scope

- 2.1.1 The purpose of this desk-based assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;

- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- Proposals for further archaeological investigation within a programme of research.

2.1.2 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (ClfA, December 2014);
- Planning Practice Guidance *Conserving and enhancing the historic environment* (6th March 2014), published by the Department for Communities and Local Government;
- Historic England's *Historic Environment Good Practice Advice in Planning* (GPA1) – The Historic Environment in Local Plans (HE, 2015a);
- Historic England's *Historic Environment Good Practice Advice in Planning* (GPA2) – Managing Significance in Decision-Taking in the Historic Environment (HE, 2015b); and
- Historic England's *Historic Environment Good Practice Advice in Planning* (GPA3) – The setting of Heritage Assets (HE, 2015c).

2.2 Spatial Scope and Sources

Historical and Archaeological Baseline

2.2.1 Baseline conditions are established through consideration of recorded heritage assets within a 250 m study area around the site and desk-based review of existing sources of publicly accessible sources of primary and synthesised information, comprising:

- The Derbyshire HER, comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county.
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- Historic manuscripts and maps held at Derbyshire Records Office.
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the site were studied.

2.2.2 A site visit was undertaken on 2nd April 2015 in order to assess the general character of the site, identify visible historic features and assess possible factors which may affect the survival or condition of known or potential assets

2.2.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Setting Assessment

2.2.4 An assessment of heritage assets within the wider area surrounding the proposed development has been undertaken in order to assess the potential

for significant impacts arising from changes to their setting. All known heritage assets were assessed within a 250 m study area from the application boundary.

- 2.2.5 During the site visit it was concluded that only designated heritage assets within 250 m of the site boundary were considered to have the potential to receive an effect upon their setting, due to the built up and urban nature of the surroundings.
- 2.2.6 Heritage assets identified as potential sensitive receptors to the proposed development were visited in order to assess the attributes of their setting that contribute to their significance and to establish whether inter-visibility with the site could be established on the ground.

Assumptions and Limitations

- 2.2.7 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.8 In addition, the records held by Derbyshire HER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.3 Assessment Methodology

- 2.3.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 2.3.2 The significance of some heritage assets is formally recognised through designation. Where assets have not been statutorily designated, they have been considered using professional judgment with reference to national published guidance (including DCMS 2010 and Historic England's Designation Listing Selection Guides) and in accordance with the policies stated within the National Planning Policy Framework (NPPF) (DCLG 2012). National guidance provided by Historic England (2008, 2010) provides a method of establishing the significance of heritage assets in reference to the following value criteria:
- **Evidential value:** derives from the potential of a place to yield evidence about past human activity. Considers age/period, rarity, survival/condition, diversity, and potential of the site.
 - **Historical value:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.
 - **Aesthetic value:** derives from the ways in which people draw sensory and intellectual stimulation from a place. Considers architectural and artistic merit, selectivity, and national interest of the site.
 - **Communal:** Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or

memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

2.3.3 The overall significance of heritage assets is expressed on a 5-point scale of: Very High, High, Medium, Low and Negligible using the criteria presented in Table 1.

Heritage Significance	Criteria
Very High	Heritage assets of international significance. World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global significance.
High	Heritage assets of national significance. Scheduled Monuments, Listed Buildings, Registered Historic Parks and Gardens. Also includes unscheduled sites and monuments of schedulable quality and/or significance discovered through the course of evaluation or mitigation. Designated and undesignated historic landscapes of outstanding interest, or high quality and significance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium	Heritage assets of regional significance. Conservation Areas and Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors.
Low	Heritage Assets with significance to local interest groups or that contributes to local research objectives. Locally Listed Buildings and Sites of Importance within a district level. Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with significance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological or historical interest due to poor preservation or survival. Landscapes with little or no significant historical interest.
Unknown	The significance of asset has not been ascertained from available evidence.

Table 1: Summary of factors for determining the significance of known and potential heritage assets

2.3.4 In determining the sensitivity of any heritage assets affected, NPPF and planning guidance requires the contribution made by their setting to be assessed (Table 2). Elements of a setting may make a positive or negative contribution to the value of a heritage asset, may affect the ability to appreciate that value, or may be neutral. The key attributes of setting that contribute to the significance of the heritage asset comprise the asset's

physical surroundings, the experience of the asset and the asset’s associative attributes.

Contribution of Setting to Heritage Significance	Criteria
High Contribution	A setting which possesses key attributes that make a strong positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Medium Contribution	A setting which possesses key attributes that make some positive contribution to the understanding and/or appreciation of the values that embodies its significance.
Low Contribution	A setting which possesses key attributes that make little positive contribution to the understanding and/or appreciation of the values that embodies its significance.

Table 2: Criteria for Grading the Contribution of Setting to the Significance of Heritage Assets

3. Regulatory and Policy Context

3.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.2 Historic Buildings and Ancient Monuments Act 1953

3.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as Amended) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

3.3 Ancient Monuments and Archaeological Areas Act 1979

3.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

3.4 Planning (Listed Buildings and Conservation Areas) Act 1990

3.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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). In considering a development which affects a Conservation Area the LPA shall give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

3.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

3.4.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

3.5 Local Development Framework

3.5.1 The Chesterfield Borough Local Development Framework (July 2013) sets out the Borough Council's current planning policy including management of the historic environment. Those policies relevant to the site are outlined below.

Policy CS19 Historic Environment

The council will protect the historic environment and heritage assets throughout the borough and seek to enhance them wherever possible. All new development must preserve or enhance the local character and distinctiveness of the area in which it would be situated.

The council will do this through:

- a) *presumption against development that would unacceptably detract from views of St Mary's Church (the Crooked Spire) by virtue of its height, location, bulk or design;*
- b) *The protection of Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;*
- c) *The use of Conservation Area Appraisals and associated Management Plans to ensure the preservation or enhancement of the individual character of each of the borough's conservation areas;*
- d) *The identification and, where appropriate, protection of important archaeological sites and historic environment features;*
- e) *The identification and, where appropriate, protection of non-designated heritage assets of local significance, compiled and referred to as The Local List;*
- f) *Enhancing the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens.*

The council has a presumption in favour of retaining heritage assets on The Local List. Development that involves substantial harm or loss of a non-designated heritage asset will not be acceptable unless it can be demonstrated that:

- i) *The asset is structurally unsound and poses a safety risk*

- ii) *It is unviable to repair or maintain the asset*
- iii) *Alternative uses have been fully explored*
- iv) *It would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme*

Where a proposal that involves unavoidable harm or loss of a heritage asset on The Local List meets the criteria above, the council will seek a replacement development of a similar quality, where possible retaining the features of the heritage asset.

Where the council is satisfied that the loss of heritage assets (both designated and non-designated) is considered to be justified, the council will require the developer to have the asset surveyed and recorded by a suitably qualified professional prior to the development commencing, and the records made publically available.'

At the time of compiling this report The Local List of non-designated heritage assets of Local significance had not yet been compiled by Chesterfield Borough Council.

3.6 National Planning Policy Framework

- 3.6.1 Section 12 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 3.6.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 128).
- 3.6.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 126/131).
- 3.6.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 132).
- 3.6.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 135).
- 3.6.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 141).

4. Baseline Resource

4.1 Statutory and Local Heritage Designations

- 4.1.1 Whilst there are no nationally designated heritage assets within the site, there is one designated heritage asset within the 250 m study area. This is the Grade II* Listed Mill Buildings at Walton Works (NHLE: 1391084, HA 3).
- 4.1.2 A Conservation Area (Chatsworth Road Conservation Area, HA 9) is located within the study area. The northeast corner of the sites includes a very small part of the Conservation Area which includes the land on which stands a former Congregational Chapel Sunday School (HA 6).
- 4.1.3 An assessment of the setting and importance of these heritage assets is presented in **Section 5**.

4.2 Archaeological and Historical Baseline

- 4.2.1 The following section provides a brief summary of the development of the site and its environs, compiled from sources listed in section 2. The aim is to establish the known and potential resource which could be affected by the development.
- 4.2.2 The Derbyshire HER and National Heritage List entries within the 250 m study area are assigned a number with a HA (Heritage Asset) prefix within the text for ease of reference, depicted on **Figure 2** and listed in the Appendix.

Previous Studies

- 4.2.3 There have been two previous archaeological studies within the 250 m study area.
- Desk Based Assessment, Walton Works (Robinson's), Chesterfield. Ironbridge Archaeology (2003).
 - Building and archaeological impact statement, Walton Works, Chesterfield. P.J Livesey Ltd (2007).

Prehistoric (pre-800 BC)

- 4.2.4 The Derbyshire HER returned no records relating to the Prehistoric era in the study area.

Romano-British (AD 43-410)

- 4.2.5 The Derbyshire HER returned no records relating to the Romano-British era in this study area. This does not preclude the potential for Roman activity in the area, the name Chesterfield meaning 'Open Land near a Roman Fort or Settlement' (Mills, 2011: 110). The first fort at Chesterfield was believed to have been laid out circa AD54-55 and to have been abandoned circa AD 140, although more recent excavation and analysis has suggested a date of occupation c. AD 80-100 (HE, 2015e).

Medieval – (410-1540 AD)

- 4.2.6 The Derbyshire HER returned no records relating to the medieval era in this study area. The site is located in the Parish of Brampton. Brampton

(Brantune) is recorded in the Domesday Book as comprising three manors, two of which belonged to Ascoit Musard and the third to Walter Deincourt (Chesterfield Borough Council, 2015). The manor of Brampton was given to Henry II to Peter De Brampton in the 12th century. Eventually Brampton became the property of the Earls of Shrewsbury, followed by the Earl of Newcastle and finally passed to the Duke of Devonshire (Chesterfield Borough Council, 2014: 20).

- 4.2.7 The site of a medieval deer park is recorded by Derbyshire HER (MDR 14619) approximately 970 m west of the site boundary.

Post-medieval (1540-1900)

- 4.2.8 Derbyshire HER returned a total of eight records located within the study area relating to the post-medieval era. A further post-medieval, Listed Building (the Mill Buildings at Walton Works (Grade II*, NHLE: 1391084, HA 3)) sited within the study area, is recorded by Historic England on the National Heritage List for England. The site of three heritage assets has been identified through cartographic analysis; which includes Brampton Colliery (HA 10), Brampton sidings (HA 11) and Brampton Wharf (HA 12).
- 4.2.9 Through the centre of 250 m study area, along the northern boundary of the site runs the Chatsworth Road Conservation Area (HA 9). The Conservation Area is considered to be one of the earliest suburban areas of Chesterfield and is characterised by the late 19th/ early 20th century buildings that front and surround Chatsworth Road (Chesterfield Borough Council, 2014: 4). These buildings include the Grade II* Listed Mill buildings at the Walton Work (HA 3) and its surroundings (HA 2), as well as the site of the Congregational Chapel (HA 6) located within the site boundary. The associated Sunday School of the former Congregational Chapel survives. This building is located within the site boundary and is identified as a building of township merit in the Chatsworth Conservation Area Appraisal (Chesterfield Borough Council, 2014: 59). A further post-medieval Mission Room (HA 7) is situated approximately 220 m east of the site boundary.
- 4.2.10 Up until the mid-eighteenth century, the area comprised open fields, small hamlets and scattered farms (Chesterfield Borough Council, 2014: 20). The site is situated across the parish boundary of Brampton and Walton, which the River Hipper forms the boundary nearest to the site; with Walton to the south and Brampton to the north. The site is largely situated within Walton. The Tithe Map for Walton (**Figure 3**) shows the site divided into a number of apportionments but largely covered by apportionment 592. This apportionment was owned by Sir Henry Hunloke, occupied by John Hayes, addressed as Stepping Stone Close and was at the time under pasture. To the north of the site was apportionment 591, which was owned by Ann Metham, which in turn was occupied by Luke Ford and Brother, and included seven houses and a yard.
- 4.2.11 A number of smaller apportionments comprising housing were situated along the eastern and southern boundaries. North of the River Hipper the site falls into apportionment 1093 of the Parish of Brampton. This area belonged to the Dean of Lincoln Impropriate Rectors and Leased by Edward Gilling Maynard at the time of the Tithe map the apportionment was under grass. Edward Gilling Maynard was a member of the Derbyshire Gentry and is listed in several trade directories of the time. The Tithe Awards showed that he also

owned several apportionments in the surrounding area including apportion 1093a which he leased to a William Biddow.

- 4.2.12 Ordnance Survey mapping (**Figure 4**) demonstrates a rapid growth in industry along the River Hipper. The availability of raw materials including clay, coal and iron made the valley perfect for the establishment of potteries, collieries and sites for iron extraction. The HER records the site of two potteries within the 250 m study area, the Beehive pottery (HA 5) and the Barker Pottery (HA 1), whilst other industries include the candlewick and tape factory at the Walton Works (HA 2 & 3) with its associated mill ponds and water management features along the River Hipper. This business is first mentioned in 1791 at Bump Mill. The early buildings were destroyed in a fire in 1800 and the works were rebuilt with a fire resistant construction shortly after. The listed mill buildings (HA 3) located 200 m west of the site are considered of national importance for their evidential value as one of the earliest fire resistant constructs in survival.
- 4.2.13 These industries were serviced by the river, the Chesterfield to Hernstone Lane Head turnpike road (HA8) and the Brampton Branch of the Midland Railway (HA4).
- 4.2.14 The Brampton Railway Branch opened in 1870 and originally served Brampton Colliery (HA 10), located to the east of the site, but was extended at a later date to serve the potteries to the west. The Chesterfield to Hernstone Lane (HA8) was turnpiked in 1759 and linked the Peak Forest with a turnpike road established by the Stockport Trust.
- 4.2.15 The colliery is shown on the 1876 OS map but by the time of the publication of the 1898 map the Colliery appears to have been closed and renamed Brampton Wharf (HA12). By the publication of the 1918 OS map the air shaft and railway siding had been removed and the area returned to grass land. The sidings (HA11) to the west of the colliery are first depicted on the 1898 OS map and extend into the site. It is unknown as to whether these sidings were built originally to serve the colliery or Brampton Wharf. It is possible that these sidings served a number of industries within the area.

Modern (1901-present)

- 4.2.16 The Derbyshire HER returned no records relating to the Modern era in this study area. The 1965 OS map shows that the site remained in use as sidings with the number of small terrace houses on its northern, southern and western borders which gradually reduced in number. By the time of publication of the 1965 OS map a large works building occupied the north-western corner which was directly served by the railway sidings and the Congregational Chapel and Sunday School in the north-eastern corner of the site remained in operation. The current configuration of the site had been achieved by the time of the publication of the 2007 OS map. This indicates the construction of the car showroom to the north of the site, the three storey office block along the western boundary and the Sunday School without the Congregational Chapel but with its later extension. A further building is depicted in the southern portion of the site, which has since been demolished. The partial footprint of this building was noted during the site walkover.

5. Setting Assessment

5.1 Introduction

5.1.1 A high level assessment was undertaken to identify heritage assets within the 250 m study area which possessed settings that might be affected by the proposed development, and thereby scope out those assets that would not be affected. This assessment was based on potential inter-visibility with the development, established during the site visit, and a consideration of how setting contributed to their significance. The following heritage assets have been identified as potential sensitive receptors:

- Walton Works Grade II* Listed Building;
- Chatsworth Road Conservation Area.

5.2 Assessment

Mill buildings At Walton Works

5.2.1 The Mill buildings at Walton Works (HA 3, NHLE: 1391084) are designated as a Grade II* Listed Building. The building is situated approximately 275 m west of the site centre and comprises a former cotton wick mill and associated buildings. The mill buildings were constructed in the late 18th century with later extensions and alterations. Some of the buildings use an early example of fire-resistant construction. The building is located immediately south of the River Hipper. The building currently appears to be disused and is surrounded by scrub land.

5.2.2 The building is considered to be of national importance for its high evidential and historic value. The building retains a unique and significant form of fire-proof construction. The survival of the building for such a large complex which evolved over time is also considered to contribute to its significance, due to its rarity.

5.2.3 The setting of the building complex comprises its relationship to the River Hipper and the former railway line which would have run from east to west immediately south of the complex. The River Hipper would have been important consideration when originally siting mill, whilst the railway constructed in 1870 may have provided an important transport link to bring raw materials to the mill and export finished products. The building is situated in the Chatsworth Road Conservation Area. This conservation area is considered to form part of the mills setting, enabling an understanding of the later late 19th/early 20th century evolution of the area.

5.2.4 The development will have no direct impact upon the mill buildings at Walton Works. Although the scheme will be visible from the building and its setting, the scheme will be situated outside of any areas which are considered to contribute towards the significance of the buildings, which is limited to the immediate confines of the works and the Conservation Area. The scheme is situated at such a distance and at such a scale that it is unlikely to have an overshadowing affect upon the building or its setting. It is therefore is considered that the scheme will have no impact upon the significance of the works or the contribution made by its setting. The relationship of the mill buildings to the River Hipper and the former railway line will be unaltered and the evidential value retained by the fabric of the mill buildings will be unaffected. As such no further assessment is required.

Chatsworth Road Conservation Area

- 5.2.5 The Chatsworth Road Conservation Area was designated by the Chesterfield Borough Council in April 2014. The Conservation Area is linear in nature and encompasses Chatsworth Road and the late 19th/early 20th century development that is located either side of the routeway. The area original developed to accommodate industrial workers housing on the approach to Chesterfield town centre and as such is considered one of the earliest suburban areas of Chesterfield. The Conservation Area borders the site along its northern boundary. Both the site and the Conservation Area include the small area of land upon which the former Sunday School (HA 6) is situated.
- 5.2.6 The Conservation Area is considered to be of regional importance for its historic value and contribution to the value of its associated listed buildings (the mill buildings at Walton Mill (NHLE: 1391084) and St Thomas Church (NHLE: 1088299)).
- 5.2.7 The setting of the Conservation Area is characterised by later residential and commercial development. This contributes to the understanding of the evolution of the area from its late 19th/early 20th century beginnings. Early 21st century development has filled some gaps created by clearance (CBC, 2014: 16). Views along Chatsworth Road, particularly towards the crooked spire of the Church of St Mary's, Market Hall Tower and St Thomas are considered to contribute to the significance of the Conservation Area by enabling an understanding of its wider context and historical relationship to surrounding buildings and the centre of Chesterfield.
- 5.2.8 The development will be situated immediately alongside the Conservation Area in a non-designated area south of Chatsworth Road. Due to its immediate proximity and the siting of the former Sunday school (a building of Townscape Merit) within the site boundary it is considered the site forms part of the setting of the Conservation Area. With the exception of the former Sunday School the site is characterised as a late 20th/early 21st century development site and as such is considered to contribute little to the significance of the Conservation Area. There are views towards the Crooked Spire and Market Hall Tower from Chatsworth Road which include the site.
- 5.2.9 The masterplan for the development would set back its main buildings from the road and the Sunday School building. This would result in views towards St Mary's crooked spire and Market Hall opening up resulting in increased visibility from Chatsworth Road and enhancing its significance. The scheme would also remove buildings which currently overshadows the former Sunday School and would enhance the setting of this building within the townscape of the Conservation Area. The scheme will result in new public open spaces immediately along the northern boundary of the site which abuts the southern boundary of the Conservation Area. This will create a degree of separation between a new car park and the Conservation Area. Within the Conservation Area itself the scheme proposes to refurbish rather than demolish the former Sunday School. This will include the removal of the later extension to the front of the building. This is considered a beneficial effect as it will restore the original character of the building and enhance the townscape setting of this part of the Conservation Area. The client is advised that an application for Conservation Area Consent may be required in order to carry out these works to this building.

5.2.10 Overall it is considered that the development will have a positive effect upon the Conservation Area and its significance. The development will remove intrusive late 20th/early 21st century features from the boundary of the Conservation Area whilst maintaining, and in some cases, improving views towards the town centre, the Crooked Spire and Market Hall Tower from the Conservation Area. Removal of the late 20th century extension situated to the north of the Sunday School will restore its original character whilst improving the readability of the Conservation Area.

6. Summary of Heritage Constraints

6.1 Introduction

6.1.1 In line with current planning policy (NPPF Ch.12 Para.128), a description of heritage assets directly affected by the proposed development, based on the current level of available information, is summarised below and an assessment of their significance is presented in section 8.

6.2 Designated Heritage Assets

6.2.1 The north-eastern corner of the site overlaps with a small portion of the Chatsworth Road Conservation Area. There are no further designated heritage assets within the site. There is one Grade II* Listed Building located within the 250 m study area to the west of the site.

6.2.2 Following the detailed setting assessment presented in section 5, the site is considered to be situated beyond the setting of the mill buildings at Walton Works (Grade II* Listed Building). As such it is considered that the development would result in harm to this building or its setting.

6.2.3 The development will be situated alongside a small portion of the Chatsworth Road Conservation Area. Overall the development is considered to have a positive impact upon the Conservation Area and its setting. The development will remove intrusive late 20th/early 21st century structures from the boundary of the Conservation Area whilst maintaining and in some cases improving views towards the town centre, the Crooked Spire and Market Hall Tower from within the Conservation Area along Chatsworth Road. Removal of the late 20th century extension situated to the north of the chapel will restore its original character whilst improving the readability of the Conservation Area.

6.3 Non-designated Heritage Assets

6.3.1 Within the site there is only one known surviving heritage asset recorded by the HER. This is the former Sunday School (HA 6). As part of the development it is planned that this building will be refurbished and the extension to the north demolished. Should the extension be demolished a planning application for Conservation Area consent will be required. It is anticipated that the demolition of the extension will reveal the original façade of the Sunday School therefore improving its historic character.

6.3.2 The site is the location of former railway sidings. All evidence of the railway sidings is likely to have been removed. No evidence of the railway sidings or other railway features was identified during the site walkover.

6.3.3 Based upon the evidence presented within the baseline resource (section 3),

there is considered to be:

- Negligible/Low potential for remains associated with prehistoric activity;
- Negligible/Low potential for remains relating to the Romano-British period;
- Negligible/low potential for remains relating to the early/late medieval era; and
- Moderate potential for negligible significant remains relating to the post-medieval era.

6.4 Previous Impacts

6.4.1 The site is currently in commercial use occupied by large areas of hardstanding and commercial buildings. Prior to this the site had been used as a railway sidings and works with small residential areas comprising small rows of terrace housing. Impacts upon archaeological evidence, should they have occurred will have affected the majority of the site and are likely to have significantly damaged or destroyed any archaeological remains.

7. Impacts

7.1 Introduction

7.1.1 The management and mitigation of change to the historic environment is based on the recognition within planning policy that heritage assets are an “irreplaceable resource” (NPPF para. 126).

7.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings should give weight to the conservation and enhancement of the assets consistent with their level of significance. For designated assets significant weight is given to conservation and for non-designated it is taken into account in a balanced judgement.

7.2 Effects during Construction

7.2.1 The potential for impacts to the historic environment to arise during the construction phase relates primarily to the potential for excavations and groundworks to affect any below ground archaeological remains that may be present within the footprint of works. The proposed work within the site will comprise:

- Groundworks associated with the phased construction of new commercial units;
- The creation of new drainage and service connections;
- Refurbishment of the former Sunday School; and
- Any remediation works.

7.3 Effects during Operation

7.3.1 The majority of the effects on the historic environment would occur during the construction phase of the scheme. None the less the scheme will remove

intrusive late 20th/early 21st century structures back from the boundary of the Conservation Area whilst maintaining and in some cases improving views towards the town centre, the Crooked Spire and Market Hall Tower from the Conservation Area. Removal of the late 20th century extension situated to the north of the Sunday school will restore its original character whilst improving the readability of the Conservation Area. As a result the scheme is considered to have a limited but positive change of setting upon built heritage assets.

8. Conclusion

8.1 Statement of Potential and Significance

8.1.1 The site is situated within an area of commercial land in the suburbs of the town of Chesterfield. Based upon the baseline conditions established in section 3 there is considered to be negligible/low potential for prehistoric-medieval activity within the site. If encountered any remains of the prehistoric-medieval period would be considered to be of low-medium significance. It is considered that there is moderate potential for further post-medieval- modern remains within the site. If encountered any remains of the post-medieval – modern period would be considered of negligible significance.

8.2 Recommendations

8.2.1 The effect of the proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding historic environment constraints which are likely to prohibit development and is considered to accord with Policy CS19 of the Chesterfield Borough Council's Local Development Framework. Due to the low potential for unknown archaeological remains it is considered that no further archaeological investigation would be required to further inform this planning application. A separate application for Conservation Area Consent will be required in relation to the proposed works to the former Sunday School.

Table 3: Risk of encountering, and potential survival of, heritage assets within the proposed scheme

Risk	Asset	Significance	Summary of Asset	Impact of the proposed development
Medium	Post-medieval Buried Remains	Negligible	The land within the site was used as pasture up until the construction of the railway sidings in the late 19 th century. As such there is considered to be a moderate potential for remains relating to land use, which would include drains, ditches and potentially some former evidence of the railway sidings. Any such remains will likely be of local evidential value in understanding the wider economy of the settlement during these periods.	High (if encountered)
Low	Iron Age to Romano-British Buried Remains	Medium	Previous impacts upon the site are likely to have damaged or destroyed any archaeological remains relating to this era. Occupation sites from this period are also known within the wider area. Any archaeological remains relating to Iron Age to Romano-British activity is likely to be of medium evidential value in understanding the wider economy of the settlement.	High (if encountered)
Negligible	Anglo-Saxon to Medieval Buried Remains	Low	The greatest potential for this period is considered to be for agricultural activity in the form of ploughing, drainage, and boundary features. Previous impacts upon the site are likely to have damaged or destroyed any archaeological remains relating to this era. Records of the area have been included within the Domesday book and a medieval deer park is situated within the wider area. Any archaeological remains relating to Anglo-Saxon to Medieval activity will likely be of local evidential value in understanding the wider economy of the settlement during these periods.	High (if encountered)
Negligible	Prehistoric Buried Remains	Low	Previous impacts upon the site are likely to have damaged or destroyed any archaeological remains relating to this era. No records of prehistoric activity have been recorded on the Derbyshire HER for the site or surrounding 250 m study area. Any archaeological remains relating to this period are potentially of regional evidential value in informing research into early occupation in the area.	High (if encountered)

Table 4: Contribution to Significance of the settings of heritage assets potentially affected by the proposed scheme

Contribution	Asset or Group	Significance	Summary of Asset/s and Setting	Impact of the proposed scheme	Mitigation
Medium	Chatsworth Road Conservation Area	Medium	Chatsworth Conservation Area is situated either side of Chatsworth Road and comprises late 19 th /20 th century buildings which contribute to the historic character of the area. The area formed one of the first suburbs of Chesterfield and maintains both historical and visual links with Chesterfield town centre. From the site there is a view of the Crooked Spire of St Mary and the Markey Hall Tower. The former Sunday School located within the site boundary is considered to be a building with township merit and contributes towards the significance of the Conservation Area.	The scheme will remove intrusive late 20 th /early 21 st century features back from the boundary of the Conservation Area whilst maintaining and in some cases improving views towards the town centre, the Crooked Spire and Market Hall Tower from the Conservation Area. Removal of the late 20 th century extension situated to the north of the Sunday school will restore its original character whilst improving the readability of the Conservation Area. As a result the scheme is considered to have a limited but positive change of setting upon built heritage assets	No mitigation required.

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9.2 Historic Maps

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Plan of the township of Walton in the Parish of Chesterfield and County of Derby 1849 – Held by Derbyshire Record Office

1876 Ordnance Survey Map – Derbyshire (eastern Division) Sheet XXV.6

First Edition 1881 Ordnance Survey Map – Derbyshire Sheet XXV.6

Second Edition 1898 Ordnance Survey Map – Derbyshire Sheet XXV. 6

Edition of 1918 Ordnance Survey Map – Derbyshire Sheet XXV.6

1965 Ordnance Survey Map – Plan SK 3670 & Plan SK 3770 Scale 1:2500

2007 Ordnance Survey Mapping – SK 3670/3770 scale 1:2500

Appendix 1: Tables

Gazetteer of Heritage Assets

HA	Period	Name	Ref.	Easting	Northing
1	Post-medieval	Barker Pottery (site of), Barker Lane, Brampton	MDR10610	436838	371019
2	Post-medieval	Walton works, off Walton Fields Road, New Brampton	MDR11133	436772	370699
3	Post-medieval	Mill Buildings at Walton Works (Grade II* Listed Building)	NHLE:		
4	Post-medieval	Brampton Branch of the Midland Railway, Chesterfield	MDR10126	437760	370797
5	Post-medieval	Beehive Pottery (site of), Brampton, Chesterfield	MDR11180	436756	370971
6	Post-medieval	Congregational Chapel (site of), Chatsworth Road, Chesterfield	MDR13500	437060	370873
7	Post-medieval	Mission Room (site of), Hipper Street West, Chesterfield	MDR13502	437294	370918
8	Post-medieval	Chesterfield to Hernstone Lane Head turnpike Road	MDR11606	425331	374605
9	Post-medieval	Chatsworth Road, Conservation Area	DDR8381	436478	370704
10	Post-medieval	Brampton Colliery	1876 OS Map	437234	370828
11	Post-medieval	Brampton Sidings	1898 OS Map	437059	370796
12	Post-medieval	Brampton Wharf	1898 OS Map	437188	370825

Appendix 2: OASIS Form

OASIS ID: *ecusltd1-208701*

Project name Chatsworth Road, Chesterfield

Ecus Ltd were commissioned by G K Group Ltd (hereafter 'the Client') in March 2015 to prepare a Historic Environment Desk-based Assessment to inform a planning application for a proposed retail development at on Chatsworth Road, Chesterfield, Derbyshire (hereafter 'the site'), situated at national Grid References SK 37037 70805. The total area of the site is approximately 2 ha (Hectares).

Project dates **Start:** 03-04-2015 **End:** 17-04-2015

Previous/future work No / Not known

Any associated project reference codes 5535 - Contracting Unit No.

Type of project Desk based assessment

Site status Conservation Area

Current Land use Industry and Commerce 3 - Retailing

Current Land use Industry and Commerce 2 - Offices

Monument type Sunday school Post Medieval

Site location DERBYSHIRE CHESTERFIELD CHESTERFIELD Chatsworth Road

Study area 2 Hectares

Site coordinates NGR - SK 37037 70805

LL - 53.2327069231 -1.4450741934 (decimal)

LL - 53 13 57 N 001 26 42 W (degrees)

Project creators

Name of Organisation ECUS ltd

Project brief originator Consultant

Project design originator ECUS ltd

Project director/manager Paul White

Project supervisor Paul White

Type of sponsor/funding body Developer

Name of sponsor/funding body G K Group Ltd

Project bibliography 1

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Other bibliographic details 5535

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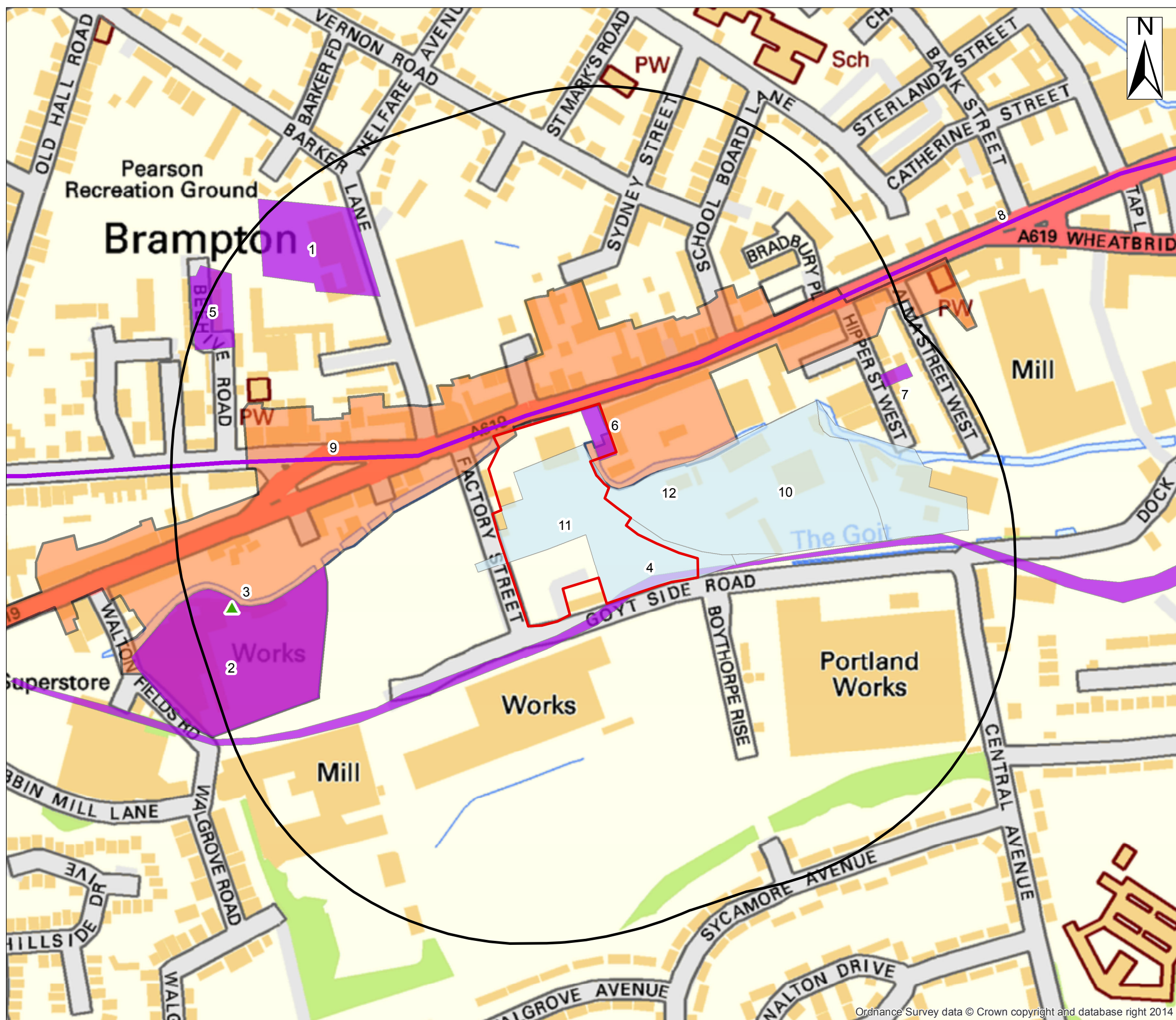
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



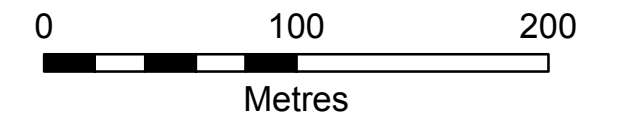
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Assessment

Figure 1: Site Location

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-  Site boundary
-  250 m buffer
-  Listed Building
-  Linear Heritage Asset
-  Heritage Asset Region
-  Heritage Assets identified on OS mapping
-  Conservation Area

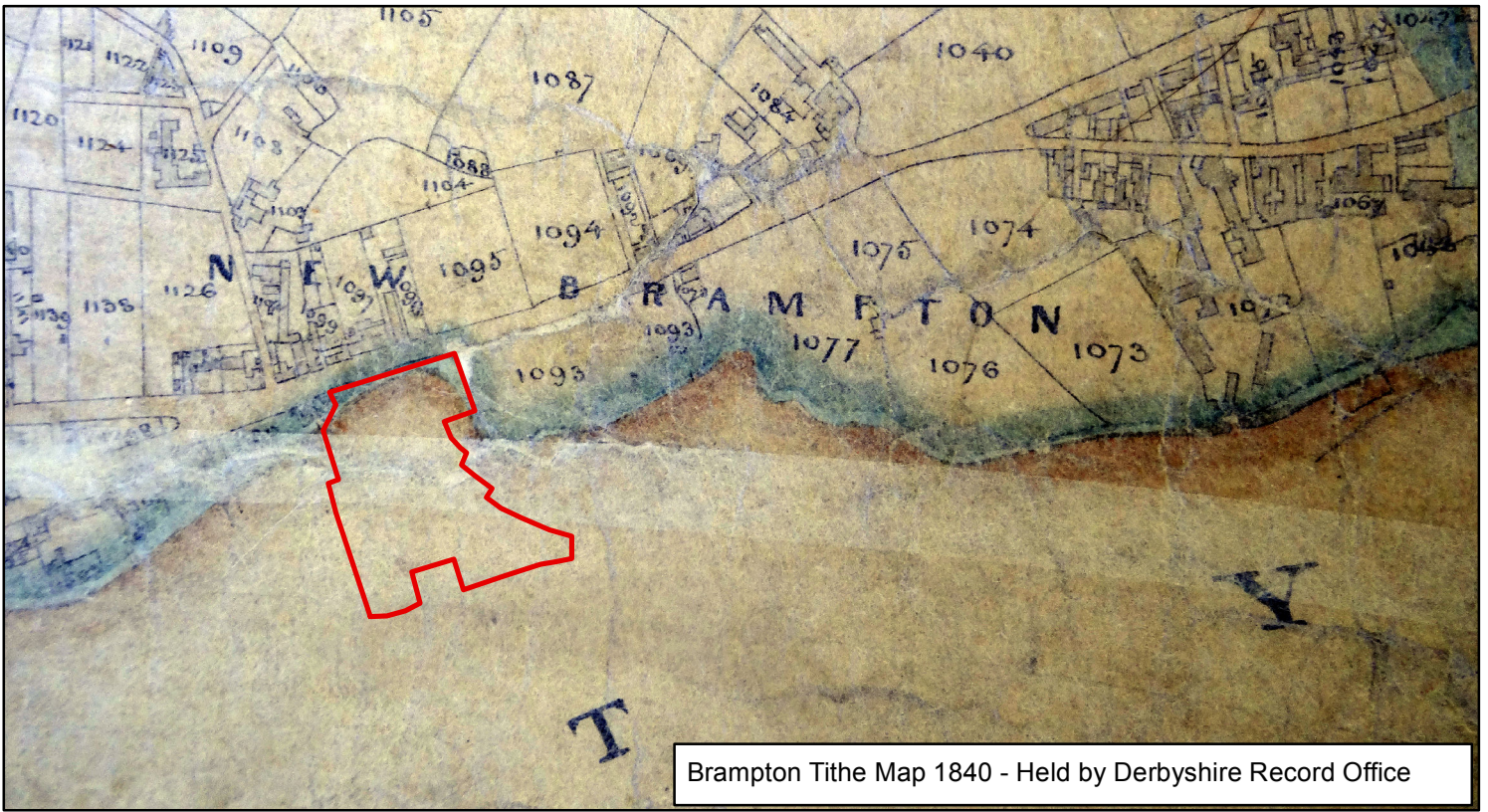


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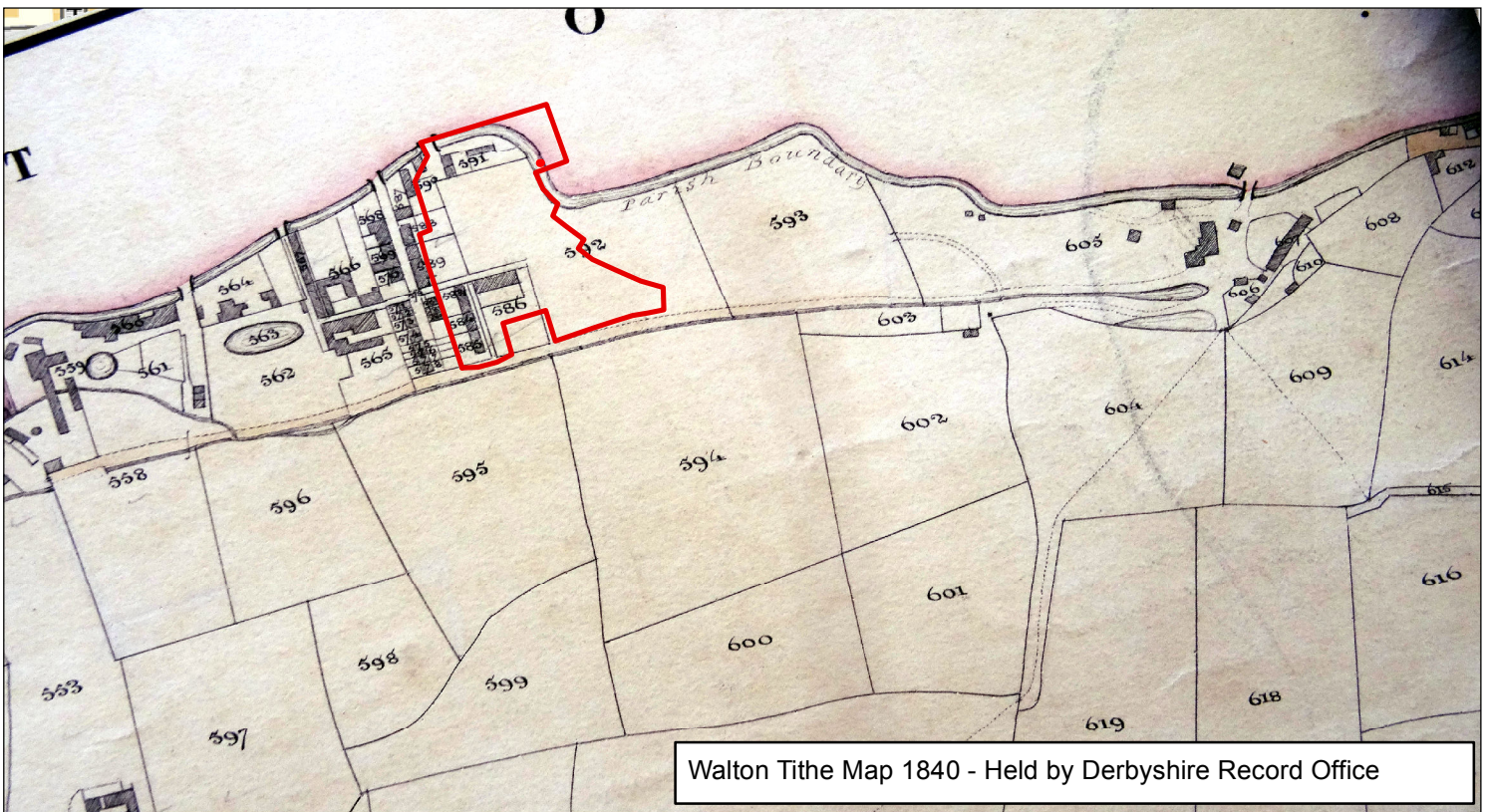
Figure 2
 Heritage Assets within 250 m of Site

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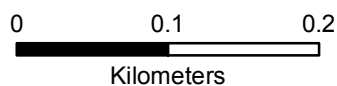


Brampton Tithe Map 1840 - Held by Derbyshire Record Office

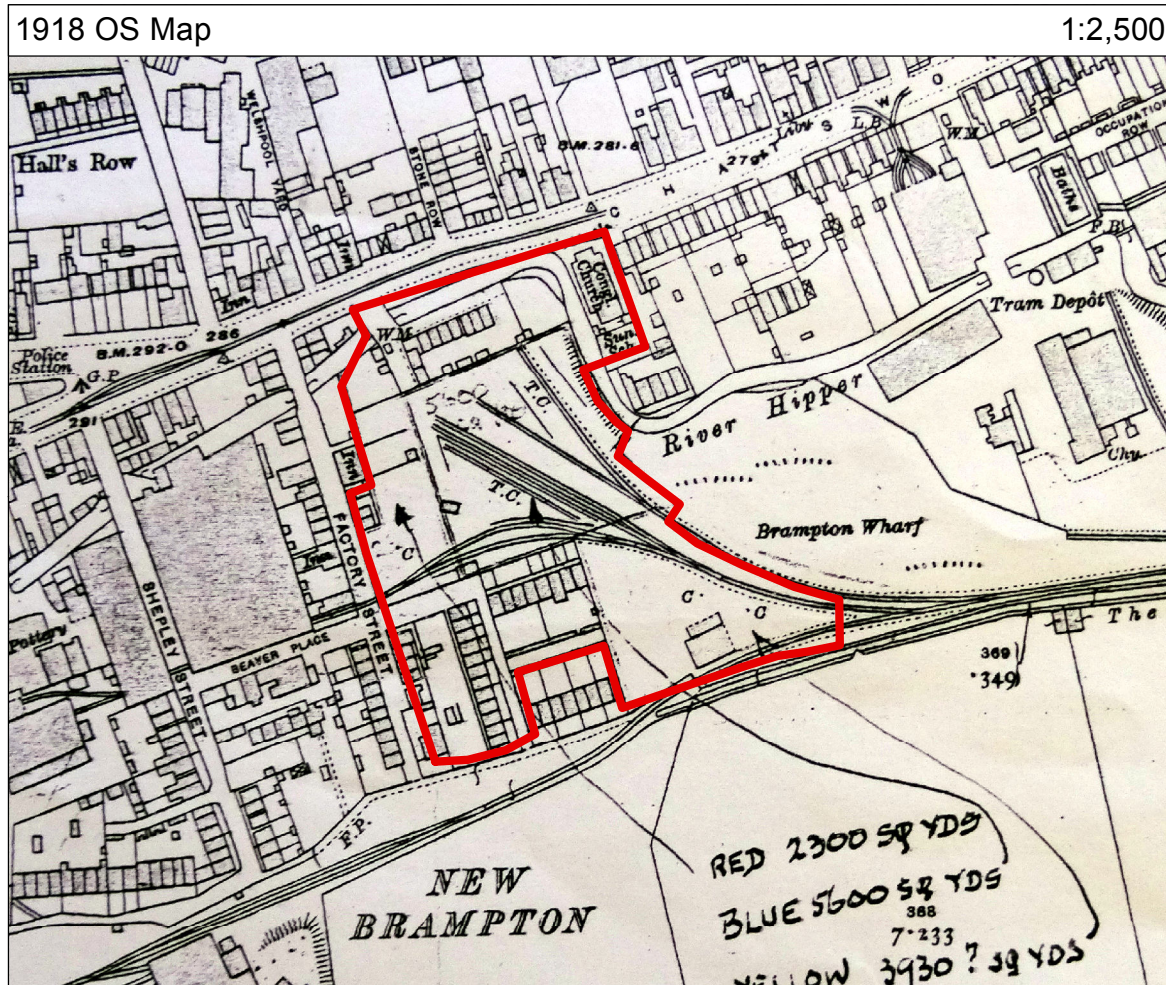
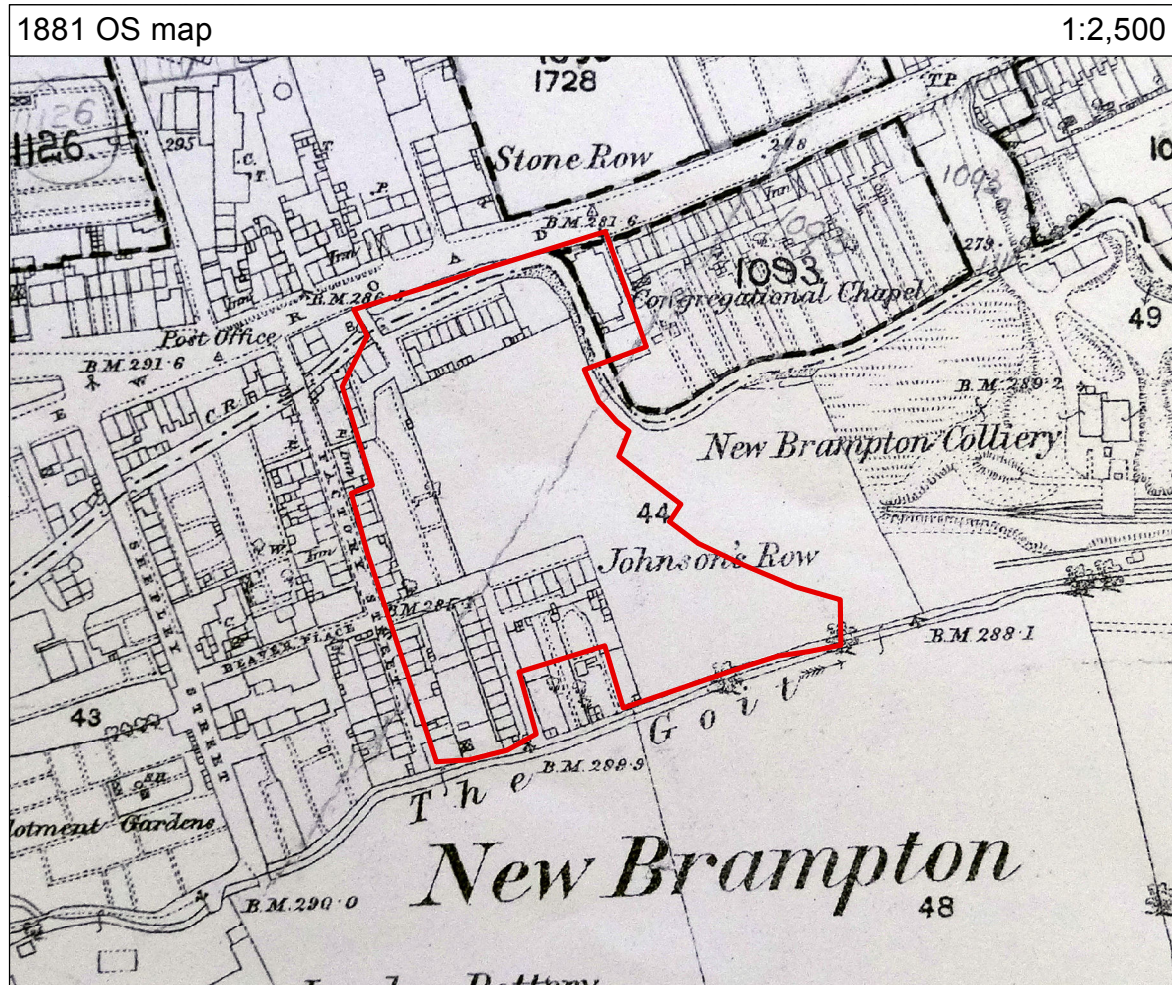
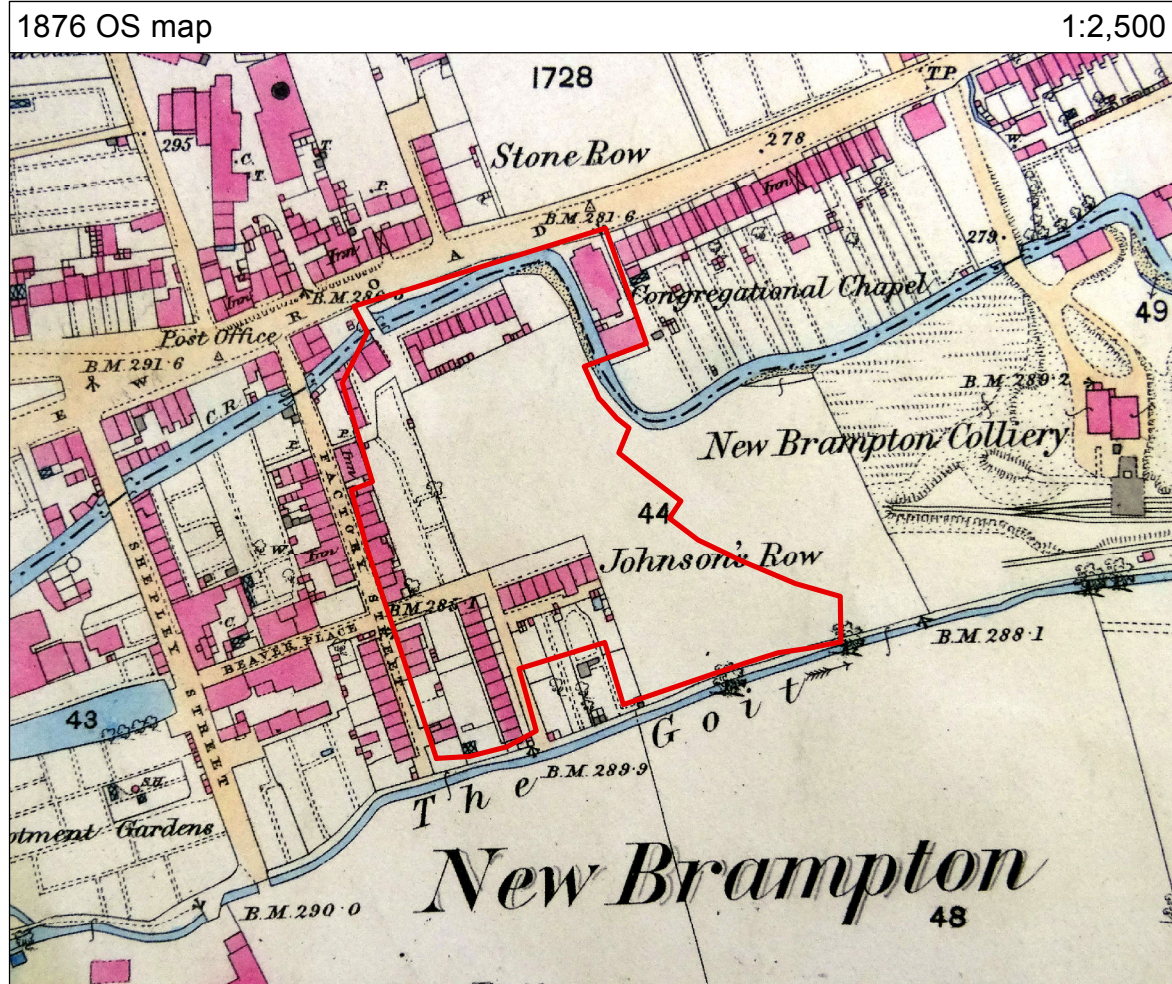


Walton Tithe Map 1840 - Held by Derbyshire Record Office

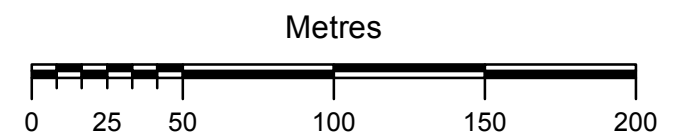
 Site Boundary



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Figure 3
 Brampton and Walton Tithe Maps 1840
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Site boundary



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Figure 4
Historic OS mapping

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Plates



Plate 1: General view of site, facing north.



Plate 2: Detail of former Sunday school and extension.



Plate 3: Detail of River Hipper entering culvert under site.