



# Whitehouse Farm, Belper Lane Belper, Derbyshire

Historic Environment Assessment



Ref: 114250.01  
September 2016



**Whitehouse Farm, Belper Lane  
Belper  
Derbyshire**

**Historic Environment Assessment**

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**Front Cover** View across the Site



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## Historic Environment Assessment

### Summary

Wessex Archaeology was commissioned by Wheeldon Brothers Ltd to prepare a Historic Environment Assessment of land at Belper Lane, Belper, Derbyshire centred on National Grid Reference 433880, 348815. This study will support a planning application for a proposed residential development within the Site, to be submitted to Amber Valley Borough Council. The assessment has examined the potential impact of the proposed development on the rural setting of the Derwent Valley Mills World Heritage Site (DVMWHS) from points across the valley including Belper Cemetery; and on people's appreciation of the rural setting of the World Heritage Site when travelling in and out of the valley, including all highways and footpaths. The assessment has also examined the potential impact of the proposed development on individual designated heritage assets in the vicinity of the site, including Dalley Farm, and the Belper and Milford Conservation Area. A buildings appraisal was also undertaken of standing structures proposed for demolition, including Whitehouse Farm.

The potential impact on the DVMWHS was assessed from thirteen viewpoints identified by the Landscape and Visual Impact consultant. This assessment has established that the addition of the Proposed Development is unlikely to lead to a significant impact upon the rural setting of the DVMWHS due to its position adjacent to existing housing in a less than prominent area often with large areas of intervening vegetation. The change of character from rural to sub-urban is also unlikely to have a significant impact upon the rural setting of the WHS due to the scale of the Proposed Development in relation its substantial, wider rural landscape.

The introduction of the Proposed Development has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley from nine of the thirteen identified viewpoints (Viewpoints 1, 5 to 11 and 13). The proximity of Viewpoints 5 and 6 to the Proposed Development leads to the highest impact upon the appreciation of the rural setting of the WHS. The introduction of new residential housing on the Site will also visually and physically isolate the two viewpoints from the WHS area on the north-eastern side of Belper Lane and alter the rural character of the area. Although the site is visible, it is considered that there is unlikely to be an impact from Viewpoints 1, 10 and 11 on appreciation of the rural setting of the WHS from people moving in and out of the valley due to the scale of the development, its placement adjacent to existing residential areas, and the fact that the Site is not readily discernible within the wider landscape due to existing vegetation and topography.

The proposed development has the potential to impact on heritage assets located nearby, however the magnitude of the impact is judged to be low. Moreover, the demolition of the existing structures on Site will not represent a loss of significant historic assets, although one of the outbuilding structures retains fabrics of early 20th century date. There is potential archaeological remains surviving beneath the present structures forming number 153 Belper Lane of Whitehouse Farm, as the current building and immediate rear extension are partially built over existing masonry of at least early to mid-19th century date.

It is recommended that the visual impact of the Proposed Development is reduced through the careful positioning of the buildings within the Site, with the topographically higher areas along the





western boundary and north-west corner being retained as open land. For the buildings, appropriate designs and materials should be used so as not to be a prominent or conspicuous addition to the rural landscape and minimising the impact upon the authenticity of the WHS. It is recommended that screening in the form of vegetation is used sparingly so that it conforms to the current, sporadic, nature of planting seen throughout the area. It is also recommended that traffic movement along Belper Lane should be considered in order to minimise the impact of the increased traffic numbers going to and from the Proposed Development on the appreciation of the rural setting of the WHS from people moving in and out along this route. A programme of archaeological investigation is recommended in order to record and identify the significance of the structural remains, and to clarify whether they contribute to the significance of the WHS.



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## **Historic Environment Assessment**

### **Acknowledgements**

This project was commissioned by Wheeldon Brothers Ltd, and Wessex Archaeology is grateful to Sean Ingle in this regard. Wessex Archaeology would also like to thank Derbyshire Council for supplying the Historic Environment Record data.

The project was researched by Andrew Reid, Alvaro Mora-Ottomano and Hannah Holbrook. The report was compiled by Andrew Reid and Alvaro Mora-Ottomano. Illustrations were carried out by Andrew Reid and Alix Sperr. Alexandra Grassam managed the project on behalf of Wessex Archaeology.



# Whitehouse Farm, Belper Lane Belper Derbyshire

## Historic Environment Assessment

### 1 INTRODUCTION

#### 1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Wheeldon Brothers Ltd ('the Client'), to prepare a Historic Environment Assessment of land at Belper Lane, Belper, Derbyshire ('the Site', **Figure 1**), centred on National Grid Reference (NGR) 433880, 348815.

1.1.2 This study will support a planning application for a proposed residential development within the Site, to be submitted to Amber Valley Borough Council.

#### 1.2 The Site

1.2.1 The Site is located to the west side of Belper Lane in the north-western outskirt of Belper. The Site is located within the buffer zone of the Derwent Valley Mills World Heritage Site (DVMWHS). The Site consists of an irregular parcel of land measuring approximately 8 hectares located at the north-west edge of the Mount Pleasant area, approximately 1.6 km north-west of Belper and approximately 11 km north of Derby.

1.2.2 The Site comprises four fields covered with short grass, several small areas of hard standing with temporary stable and shed structures, building number 153 Belper Lane which is composed of a linear amalgamation of structures, several outbuildings along the northern side of the access track and a recreational ground at Oakhurst Close.

1.2.3 The Site is bounded to the north and west by agricultural land, to the south by a public park and residential development and to the east by a row of houses fronting onto Belper Lane.

1.2.4 The Site is situated on sloping ground to the south-east falling from approximately 150 m above Ordnance Datum (aOD) at its north-western edge to approximately 139 m at its south-eastern edge.

1.2.5 The underlying bedrock geology throughout the Site is mapped as Chatsworth Grit sandstone of the Chatsworth. No superficial deposits are recorded (British Geological Survey, Geology of Britain Viewer).

#### 1.3 Development proposals

1.3.1 The Proposed Development comprises the construction of 118 residential properties, roads and ponds. The north-west corner and an approximately 80 m strip along the west side will be left free from development. An existing recreational ground at Oakhurst will be retained.

1.3.2 The detailed planning layout has emerged through consultation with Amber Valley Borough Council, Derbyshire County Council, Historic England and Derwent Valley Mills

World Heritage Site. The revised plans currently under consideration have taken into account comments provided through two rounds of consultation.

## 1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the potential impact of the Proposed Development on the setting of the DVMWHS whose Outstanding Universal Value (OUV) should be protected, as well as taking into account the contribution that the Site makes to the significance of Belper and Milford Conservation Area, any Listed Building(s) and any other heritage asset(s) adjacent to the site. The document also assesses the impact on the proposed demolition of the standing buildings including number 153 Belper Lane.

## 1.5 The Derwent Valley Mills World Heritage Site

1.5.1 The Derwent Valley Mills were inscribed on the UNESCO World Heritage List in 2001. In order to be included on the World Heritage List, sites must be of Outstanding Universal Value (OUV) and meet at least one out of ten selection criteria whilst also considering the protection, management, integrity and authenticity of the site (UNESCO 2016). The Derwent Valley Mills were accepted as a World Heritage Site (WHS) based on the follow criteria:

- **Criterion ii:** *Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design; and*
- **Criterion iv:** *Be an outstanding example of a type of building or technological ensemble or landscape which illustrates (a) a significant stage(s) in human history.*

1.5.2 A Statement of Outstanding Universal Value was agreed in 2010 which defines the specific elements of the Derwent Valley Mills which relate to the above criteria:

- **Criterion ii:** *The Derwent Valley saw the birth of the factory system when new types of building were erected to the house the new technology for spinning cotton developed by Richard Arkwright in the late 18th century; and*
- **Criterion iv:** *In the Derwent Valley for the first time there was large-scale industrial production in a hitherto rural landscape. The need to provide housing and other facilities for workers and managers resulted in the creation of the first modern industrial settlements (DVMWHS 2014, 13).*

1.5.3 The Statement of Outstanding Universal Value also sets out the integrity and the authenticity of the DVWHMS:

- **Integrity:** *The relationship of the industrial buildings and their dependant urban settlements to the river and its tributaries and to the topography of the rural landscape has been preserved, especially in the upper reaches of the valley, virtually intact. Similarly, the interdependence of the mills and other industrial elements, such as the canals and railway, and the workers' housing, is still plainly visible. All the key attributes of the cultural landscape are within the boundaries. The distinctive form of the overall industrial landscape is vulnerable in some parts to threats from large-scale developments that would impact adversely on the scale of the settlements.*
- **Authenticity:** *Although some of the industrial buildings have undergone substantial alterations and additions in order to accommodate new technological and social practices, their original forms, building materials, and structural*

*techniques are still intact and easy to discern. Restoration work on buildings that have been in a poor state of repair has been carried out following detailed research on available documentation and contemporary built architectural examples, and every effort has been made to ensure that compatible materials are used. In cases where buildings have been lost through fire or demolition, no attempt has been made to reconstruct. The overall landscape reflects well its technological, social and economic development and the way the modern factory system developed within this rural area on the basis of water power (DVMWHS 2014, 13).*

- 1.5.4 Protection of the DVWHMS is provided through a comprehensive system of statutory control as laid out in **Section 2**.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

2.1.1 There is national legislation and guidance relating to the protection of, and proposed 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.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

### **2.2 Designated heritage assets**

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'*

2.2.2 Designation can be defined as:

*'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values'* (English Heritage 2008, p.71).

2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979;* and
- *Protection of Wrecks Act 1973*

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

### **2.3 National Planning Policy Framework**

2.3.1 National Planning Policy Framework Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.2 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.3 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*
- *requires 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 importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3.4 A selection of excerpts from NPPF Section 12: Conserving and enhancing the historic environment is presented in **Appendix 2**.

## **2.4 Planning Practice Guidance**

2.4.1 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource (Available at: <http://planningguidance.planningportal.gov.uk/> Accessed on 06/09/2016). The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled Conserving and enhancing the historic environment (ID: 18a), which expands upon NPPF Section 12.

## **2.5 Local planning policy**

2.5.1 The Site is situated within the administrative boundaries of Amber Valley Borough Council, which adopted the *Amber Valley Borough Local Plan* in April 2006.

2.5.2 The Local Plan sets out policies in relation to provision of facilities, transport, and protection of natural and historic features and includes a specific policy (EN29) relating to the DVMWHS which reads as follows:

- *Within the Derwent Valley Mills World Heritage Site as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance its character and appearance.*
- *Within the Derwent Valley Mills World Heritage Site Buffer Zone, as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance the setting of the World Heritage Site, including views into and out of the site*
- *In considering proposals, the Borough Council will have regard to the aims and objectives of the Derwent Valley Mills World Heritage Site Management Plan*

2.5.3 An additional Draft Local Plan of Amber Valley Borough Council issued recently in March 2017 outlines relevant policies for options for housing growth. The Borough Council has undertaken engagement with a range of technical and other bodies, in relation to the

assessment of potential housing sites identified through the 'call for sites' or otherwise and the responses received from this engagement have informed the conclusions as to the sites to be identified for development in the Draft Local Plan. Specific policies related to the development of the Site are as follows:

- *Housing Growth Sites – Policy HGS1: Proposals for housing development will be permitted on these sites [a total of 23 including Belper Lane Site], subject to the provision of or financial contributions towards necessary infrastructure to support new development and mitigate any impact of development on the community and environment, as required by policy IN13, as well as satisfying the criteria set out in other relevant policies of the Plan.*
- *Housing Growth Sites – Policy HGS5: Land is identified at Belper Lane, Belper as a Housing Growth Site, as shown on the Proposals Map. The site is estimated to have potential for 120 dwellings. In addition to the requirements set out in policy HGS1, any proposals will need to meet the following specific requirements: an appropriate design and masterplan, informed by a visual sensitivity study, that:
  - i) *protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site, as well as taking into account the contribution that the site makes to the significance of Belper and Milford Conservation Area, any Listed Building(s) and any other heritage asset(s) adjacent to the site*
  - ii) *takes into account landscape character, reflecting the classification of this site as of being of secondary importance in Derbyshire County Council's Areas of Multiple Environmental Sensitivity (AMES), as well as the conclusions of the Amber Valley Landscape Sensitivity Study.**
- *Historic environment – Policy EN3: The Borough Council recognises the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and will seek to preserve, protect and enhance its special character, appearance and distinctiveness, in line with the Derwent Valley Mills World Heritage Site Management Plan or its successor. In considering development proposals, the Borough Council will ensure that:
  - *minor development does not cumulatively have a significant adverse impact effect on the Outstanding Universal Value of the World Heritage Site*
  - *the siting, alignment, scale, massing and design of new development preserve, protects or enhances the Outstanding Universal Value of the World Heritage Site*
  - *development within the Buffer Zone or the setting of the World Heritage Site is of an appropriate scale, massing and design, such that it would not have an adverse impact on the Outstanding Universal Value of the World Heritage Site.**

2.5.4 Spatial Vision For Amber Valley section 4 of the Draft Local Plan states 'Belper, the only town in the East Midlands that lies within a World Heritage Site, will have tourist based employment opportunities to replace lost manufacturing jobs based on the textile industry. The character and appearance of the town will have be improved through initiatives to restore historic buildings, improve areas used by the public and ensure that new development is of the highest standard of sustainable design which protects the Outstanding Universal Value of the World Heritage Site, attracting inward investment'.

2.5.5 The Housing Land Provision & Distribution section 6.2.32 of the Draft Local Plan states 'given the extent of housing need up to 2028 and the decreasing opportunities that are available on brownfield sites, it is inevitable that a significant proportion of new development will have to take place on greenfield land'. Policy SS2 states 'The Borough Council will support the delivery of new housing, economic growth and diversification

through the following spatial strategy. Provision will be made for a minimum of 9,770 additional homes (net) from 2011-2028 through a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths, whilst respecting areas of the Borough that are sensitive in terms of ecological value, flood risk, pollution, landscape and heritage assets and their settings. Most of this growth will take place in and surrounding the four urban areas of Alfreton, Belper, Heanor and Ripley and on the edge of Derby'.

- 2.5.6 Detailed local planning policies that relate to the housing growth and historic environment which may be relevant to the proposed development are presented in **Appendix 2**.

## 2.6 Supplementary planning guidance

- 2.6.1 Historic England (2009) produced a guidance note for '*The Protection and Management of World Heritage Sites in England*' which provided advice in relation to World Heritage Sites and the planning process. Since the introduction of NPPF, the guidance document has been cancelled and holds no formal status in the planning process, but contains relevant and useful information to be considered.
- 2.6.2 The DVMWHS Management Plan 2014 – 2019 section regarding the protection, conservation and enhancement of the OUV of the DVMWHS stipulates in Policy 2.5 that the Management will "*Ensure that new developments within the DVMWHS are of high quality design and construction through*
- *Pre-application dialogue*
  - *Planning process*"

## 2.7 Aims

- 2.7.1 Following pre-application consultations with Amber Valley Borough Council, Derbyshire County Council and the DVMWHS the following specific aims were set out for this assessment to address:
- *to understand the impacts on the rural setting of the Derwent Valley Mills World Heritage Site from points across the valley including Belper Cemetery; and*
  - *to understand the impacts on people's appreciation of the rural setting of the World Heritage Site when travelling in and out of the valley, including all highways and footpaths.*
- 2.7.2 Further aims were specified by the aforementioned planning authorities subsequent to preliminary design proposal. The following aims were required to assess:
- *the impact which the proposed development will make to the significance of Belper and Milford Conservation Area;*
  - *the impact which the proposed development will make to the significance of any Listed Building(s) and any other heritage asset(s) adjacent to the Site; and*
  - *the impact on the proposed demolition of the standing buildings including number 153 Belper Lane.*



### 3 METHODOLOGY

#### 3.1 Introduction

3.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (ClfA 2014).

#### 3.2 Study Area

3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation Site in relation to the DVMWHS.

#### 3.3 Sources

3.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. These comprised:

- *The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
- *The Derbyshire Historic Environment Record (DHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Derbyshire Record Office (Matlock),*
- *National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, and PastScape; and*
- *Relevant primary and secondary sources held in Wessex Archaeology's own library.*

3.3.2 A bibliography of documentary, archive and cartographic sources is included in the References section of this report (**Section 8**).

#### 3.4 Site visit

3.4.1 The Site was visited on the 8th September 2016. Weather conditions were dry and overcast. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.4.4 A further visit was carried out on the 1st March 2017 to assess the impact on the proposed demolition of the standing buildings including number 153 Belper Lane. All the standing buildings within the confine of the Site were inspected (both external and internally).



### 3.5 Assessment criteria- Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

*'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage (now Historic England) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value** Deriving from the potential of a place to yield evidence about past human activity;
- **Historical value** Deriving 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;
- **Aesthetic value** Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal value** 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.

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015a).

3.5.4 The relative significance of heritage assets was determined in general accordance with the schema laid out below in **Table 1**.

**Table 1: Generic schema for classifying the significance of heritage assets**

Significance	Categories
<b>Very High</b>	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives
<b>High</b>	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
<b>Moderate</b>	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives

Significance	Categories
Low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups
Negligible	Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

### 3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

*'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.'*

3.6.2 The aim of the setting assessment, presented in **Section 6**, was to explore the potential effects of the proposed development on the settings of designated and non-designated heritage assets situated within the wider context of the Site.

3.6.3 The setting assessment was guided by the recommendations outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3*: (Historic England, 2015b). The aforementioned guidance advocates a systematic and staged approach to the assessment of the effects of development on the settings of heritage assets.

3.6.4 **Step 1** of the approach is *'identifying the heritage assets affected and their settings'*.

3.6.5 This initial step of the setting assessment is specifically focussed on the Derwent Valley Mills World Heritage Site and has been assessed in accordance with Steps 2 and 3 of the process outlined below.

3.6.6 A series of twelve viewpoints (**Figure 3**) have been provided by the client's Landscape and Visual Assessment consultant in order to assess specific locations where the appreciation of the rural setting of the WHS might be impacted upon by the Proposed Developments including public rights of way and roads in and out of the WHS, residents and users of other facilities in the surrounding area.

3.6.7 In addition, a further viewpoint was added by Wessex Archaeology at the main crossroads within the settlement of Belper Lane End as this was identified as a being a potentially sensitive area for those moving in and out of the WHS (**Figure 3**).

3.6.8 **Step 2** requires consideration of *'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'*. This stage of the assessment should first address the key attributes of the heritage asset itself and then consider:

- *the physical surroundings 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.*

3.6.9 **Step 3** is 'Assessing the effect of the proposed development on the significance of the asset(s)'. This stage of the assessment addresses the key attributes of the proposed development, such as its:

- *Location and siting;*
- *Form and appearance;*
- *Additional effects; and*
- *Permanence.*

3.6.10 **Step 4** is to explore opportunities for '*maximising enhancement and minimising harm*', while **Step 5** is to '*make and document the decision and monitor outcomes*'. For the purposes of this assessment, only Steps 1-3 of the process have been followed with elements of Step 4, where appropriate.

### **3.7 Assumptions and limitations**

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.7.2 The records held by the DHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

### **3.8 Copyright**

3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

## **4 BASELINE RESOURCE**

### **4.1 Introduction**

4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report (**Section 8**).

4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3**. The NHLE and HER entries are assigned a unique number within the text and given a **WA** prefix for ease of reference.

## 4.2 Archaeological and historical context of the Derwent Valley Mills World Heritage Site

- 4.2.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.
- 4.2.2 Records obtained from the NHLE, DHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1-2**.
- 4.2.3 The DVMWHS (**WA 1**) extends through the Derwent Valley for approximately 24 km from Matlock Bath in the north, through Belper and ending in Derby city centre in the south. The WHS contains a number of 18th and 19th century cotton mills which are considered to be of great historical and technological significance as they provided the blueprint for factory production methods (DVMWHS 2014).
- 4.2.4 In 1721, John and Thomas Lombe constructed the Silk Mill in Derby to house machinery based on Italian designs to throw silk (ICOMOS 2001, 46). The mill was five storeys high and water powered leading to a scale, output and number of workers employed on an unprecedented scale (ibid.). Silk was a luxury product and the market was quickly saturated with machine produced material from the Lombe brothers' mill (Derwent Valley Mills Partnership 2000).
- 4.2.5 In 1769, Richard Arkwright invented a 'water frame' for spinning cotton, a much more accessible fabric, which could continuously spin allowing skilled workers to be replaced and production of cotton to increase considerably (Derwent Valley Mills Partnership 2000). In order to make the most of his invention Arkwright needed financial backing to pay for the patenting and development of his frame and the system to support it which he found in a partnership with Jedediah Strutt and Samuel Need (ICOMOS 2001, 46).
- 4.2.6 Arkwright, Strutt and Need selected Cromford to establish their first mill and work began in 1772 (ICOMOS 2001, 46). Between 1772 and 1775 Arkwright spent most of his time experimenting which resulted in a second patent in 1775 and the construction of a second mill at Cromford between 1776 and 1777 (ibid.). Arkwright's operations had expanded again by the mid-1780s with the construction of the large Masson Mills, close to Matlock Bath (ibid.).
- 4.2.7 Arkwright provided housing and provisions in order to attract workers to his factories and was particularly concerned with the wellbeing of their children, investing in schools for their education (ICOMOS 2001, 46). Arkwright's methods were adopted by other factory owners who provided accommodation and facilities for their workers (ibid.).
- 4.2.8 The first mill in Belper (**WA 2**) was established by Jedediah Strutt and his brothers in 1776, located approximately 840 m south of the Site. Like the preceding mills in Derby and Cromford, the mill in Belper was powered by a water wheel. This necessitated the construction of the now Grade II\* listed horseshoe weir to harness the power of the River Derwent. The network of weirs, water channels and sluices developed a total of 500 horse power.
- 4.2.9 As the factory expanded, Strutt constructed a stone arched footbridge in 1795 to link the mill complex and the mill offices. These included gun embrasures for defence against attack, which are thought to have been installed to protect the mills from the Luddites who

were opposed to the mechanised production methods employed in the Derwent Valley mills.

- 4.2.10 As with Arkwright, Strutt built housing to entice workers into his mills at Belper. This included a series of now Grade II listed late 18th century mill cottages along Long Row (not within the Study Area) approximately 1.1 km south-east of the Site. Records from the NHLE and DHER record that the majority of Grade II listed buildings within the Study Area (**WA 5**) were constructed during the late 18th and 19th centuries.
- 4.2.11 The Strutts lived in the now demolished Bridge Hill House (**WA 5**) which was constructed in 1794 and included eight bedrooms, five reception rooms and a number of outbuildings. An archaeological watching brief carried out in the vicinity of Bridge Hill House uncovered the footings of one of the outbuildings which are thought to have been from a piggery.
- 4.2.12 By 1782, the Evans Brothers began the construction of a cotton mill in Darley Abbey, north of Derby, which was completed in 1786 (ICOMOS 2001, 47). Two years later the mill was destroyed by fire and replaced immediately by a much larger mill constructed between 1796 and 1805 and further enlarged between 1818 and 1821 (ibid.). Like Arkwright and Strutt, the Evans' provided accommodation and other facilities for their workers.
- 4.2.13 Jedidiah Strutt's first mill was destroyed in a fire in 1803. The fire motivated William Strutt, one of three of Jedidiah's sons, to construct an iron-framed, brick-built, fire-proof replacement mill in 1804 on the same site as the original mill. The North Mill is now a Grade I listed building.
- 4.2.14 At around the same time, William Strutt embarked on the construction of the West Mill complex which included an unusual round mill with rooms radiating from the centre said to have been modelled on Panopticon prison designs, along with the Junction and Reeling Mills that were attached to the West Mill. Construction was completed in 1813 and continued in use until the mill complex was demolished in 1962-3.
- 4.2.15 The mills in Belper were the largest in England and prospered during the first quarter of the 19th century but suffered a decline due to the increasing influence of the cotton mills of Lancashire (ICOMOS 2001, 47).
- 4.2.16 The rapid expansion of Belper led to pressure on the town's burial grounds and in 1859 the now Grade II registered Belper Cemetery (**WA 3**) was consecrated. When the cemetery opened, ground was designated for 1st, 2nd and 3rd class burials with the 1st class plots generally lying on the higher ground, overlooking the Derwent Valley. The cemetery's now Grade II listed chapel consists of two identical chapels either side of a central arch way to cater for services for those within the Established Church and Non-conformists alike. The cemetery's lodge house and western wall along the A6/Matlock Road are both now Grade II listed.
- 4.2.17 In addition to the mills and workers' cottages, the Strutt family also owned and developed a number of farms which include Dalley Farm (**WA 7**) located approximately 440 m south-west of the Site, Crossroads Farm (**WA 8**) located approximately 750 m south-south-west of the Site and Wyver Farm (**WA 9**) located approximately 610 m north-west of the Site which lie within the DVMWHS boundary. Following his work on the West Mill William Strutt became an expert in designing fire-proof buildings and this expertise can be seen in the designs of the three farms which include iron-framing, ventilation ducts and vaulting. The farms also include innovative designs borrowed from the Strutt factories including inclined walkways for barrowing feed into livestock at Dalley Farm (**WA 7**), use

of the sloping land at Crossroads Farm (**WA 8**) to create first floor access to the corn mill and similar use of the sloping land for access to the grain stores located above the feeding troughs at Wyver Farm (**WA 9**). All the buildings within the farm complexes are listed at Grade II or Grade II\* and are important parts of the rural landscape around the main Mill Complex (**WA 2**).

- 4.2.18 The tradition of philanthropy in the Strutt family continued with Jeddidah's grandson Herbert who, in 1905/6, used an osier bed adjacent to the Mill Complex (**WA 2**) to lay out a garden for the use of the mill workers and the local community. The now Grade II\* registered River Gardens (**WA 4**) were separated from the river bank by the head race created for Jeddidah's 1776 mill and contain a Grade II listed bandstand. The park proved to be popular and following its opening in 1906 further dredging works were undertaken to create a wide promenade along the river.
- 4.2.19 Despite the decline in the textile industry in the Derwent Valley in 1912 the Grade II Listed East Mill (**WA 2**) was constructed to designs by Sidney Scott. Scott would use the same design on numerous mills in Lancashire. It's Grade II listed mill chimney formed a prominent feature of the townscape. However, after having been designated as a listed building the chimney was demolished to its base after work failed to stabilise the structure.
- 4.2.20 By the 1870s, cotton production had stopped at the Cromford mill while the Evans family had given up cotton spinning by 1903, although successive owners of the Darley Abbey Mill produced cotton until 1969 (ICOMOS 2001, 47). Belper remained a centre for the textile industry remained throughout the 20th century while the Masson Mill, following significant modernisation in the 1880s, remained in continuous operation spinning cotton until 1992 (ibid.).

## 5 BUILDING APPRAISAL

### 5.1 Introduction

- 5.1.1 The Site includes several small areas of hard standing with temporary stable and shed structures to the back of a long east to west aligned amalgamated range corresponding to number 153 Belper Lane and several outbuildings along the northern side of the access track. An appraisal of the relevant buildings was undertaken in order to assess the impact on their proposed demolition.

### 5.2 Historic Background

- 5.2.1 The main range fronting onto Belper Lane may have its origin in the early to mid-19th century as indicated by cartographic records, although it may be of earlier date. The 1829 Glover's History of Derbyshire map illustrates several buildings along the western side of Belper Lane one of which, despite its sketchy nature, may represent the main range of 153 Belper Lane (<http://ukga.org/england/Derbyshire/images/Derbyshire.jpg>). The tithe map issued in 1844 shows the footprints of a rectangular structure facing onto Belper Lane which corresponds to the current easternmost principal range of the amalgamated building (**Figure 4**). The building depicted corresponds to a house with a small garden both labelled as plot 320. A large field to the rear, labelled as 319 and named Glue Close whose state of cultivation is described as arable and meadow, is associated with the house as both plots were owned by Charles Smith and tenanted by William Smith.
- 5.2.2 The Ordnance Survey (OS) map issued in 1880 shows the main range with an attached square structure whose footprints appear to match part of a current rear extension of

number 153 Belper Lane (**Figure 5**). The map also shows two outbuildings along the northern boundary of which the western one may be part of an existing store structure.

- 5.2.3 The succeeding OS map issued in 1900 (not reproduced) shows further developments including a further rear extension of the main long range and an additional outbuilding, both of which appear to be extant, although the later outbuilding was subsequently reduced in size as indicated by the 1922 OS map (not reproduced). The 1922 OS map also illustrates an extra rear extension to the amalgamated long range comprising number 153 Belper Lane.
- 5.2.4 The earliest recorded owner of Whitehouse Farm is currently known to be Charles Smith, as stated in the 1844 tithe apportionment. The Derbyshire Archives holds a set of documents relating to the transfer of 'land in Glew Close' from the estate of Charles Smith (deceased by 1864) to Strutt in 1865 (Derbyshire Record Office Ref. D3772/T16/21/1-9). It is not known which member of the Strutt family purchased the land in Glew Close (and presumably Whitehouse Farm).
- 5.2.5 The Strutt family owned a substantial amount of land in and around Belper. Documents held in the Derbyshire Archives reveal a complex pattern of land transfers and mortgage deals amongst various members of the Strutt family. This includes Whitehouse Farm, which in 1893 was subject to a conveyance which resulted in the property and associated lands being sold by The Right Honourable Henry Baron Belper (otherwise known as Henry Strutt) and the Honourable Frederick Strutt, who then passed it onto George Henry Strutt and then to George Herbert Strutt (detailed in Derbyshire Record Office Ref. D3372/T42/76).
- 5.2.6 In 1923, Whitehouse Farm was sold by the executors of the estate of George Herbert Strutt to George E. Beardsley, who lived at Chapel House at Belper Lane End. A land registry deed of Whitehouse Farm, corresponding to the present number 153 Belper Lane, issued in 1932 (Derbyshire Record Office reference: D3772/T32/1/8) defines the estate as comprising house buildings, yard, orchard and garden. The rear field to the west of corresponded to plot number 653 described as Glew Close used for pasture.

### 5.3 Building description and assessment

- 5.3.1 The main range fronting onto Belper Lane comprises two additional rear extensions, which are internally linked with inserted doorways accessed through short flight of stairs as the topography raised up slightly towards the west. These amalgamated structures of two storeys and a pitched roof are built with modern fabrics including concrete block, machine-made brickwork, thin veneer of sandstone and roughcast as well as mock timber framing. The modern fabrics of c.1970s date were identified to be built over former masonry along the east gable elevation fronting onto Belper Lane and at least the south elevation fronting onto a garden. The former masonry was just perceivable above the ground. It is suggested that the buildings depicted on the 1844 tithe map might have been demolished in the late 20th century although part of the lowest stone courses have acted as a convenient foundation for the new construction at Whitehouse Farm. No evidence of re-facing was identified but only of rebuilt construction (**Plates 25 – 32**).
- 5.3.2 The Site includes several small areas of hard standing with temporary stable and shed structures to the back of a linear amalgamated range corresponding to number 153 Belper Lane and several outbuildings along the northern side of the access track (**Plates 33 and 34**). The nearest of these outbuilding structures to the main road may have its origins from the late 19<sup>th</sup> century as indicated by cartographic records. However, no historical fabric was identified as it appears to be built with machine-made bricks although the walls are



mainly rendered. The interior also includes modern fabrics and the structure is used to store horse saddles (**Plates 35 and 36**). The following outbuilding to the west is a small structure which appears to have been substantially modified as remnants of associated brick walls were discerned within the yard. Part of its footprints appear depicted on the 1900 OS map although this structure formerly projected further south-east. Despite substantial structural alterations it retains original masonry (**Plates 37 and 38**).

- 5.3.3 The present buildings at Whitehouse Farm possess little historic or architectural significance. However, there is potential archaeological remains surviving beneath the present structures as indicated by the existence of former masonry of at least early to mid-19th century date which acts as the foundation of the main range fronting onto Belper Lane and its immediate rear extension. Moreover, one of the outbuilding also retain historic fabric, albeit rather altered, which may be of local historic significance.

## 6 POTENTIAL IMPACTS ON THE DERWENT VALLEY MILLS WORLD HERITAGE SITE

### 6.1 Introduction

- 6.1.1 This section presents an assessment of the potential impacts of the Proposed Development in relation to the aims identified in paragraph 2.7, carried out in accordance with the methodology detailed in **Section 3.6**.

- 6.1.2 Each of the identified viewpoints were individually assessed for any potential impacts upon the appreciation of the WHS from people moving in and out of the valley along with the potential for a general impact of the Proposed Development upon the rural setting of the WHS. The settlement of Belper Lane End has also been added into the assessment as it forms part of the rural setting of the WHS and lies on an important access route to the Site. The results of this assessment are presented in **Table 2**.

### 6.2 The Site

#### *The setting of the Site*

- 6.2.1 The Site is located on the periphery of the town of Belper immediately north-west of a housing estate (**Plate 1**), Mount Pleasant, constructed in the 1950s and 1960s and bounded along its north-eastern edge by housing along Belper Lane (**Plate 2**). The Site is otherwise bounded by agricultural land which forms part of the rural landscape of Belper and the DVMWHS (**Plate 3**).
- 6.2.2 The Site is located at a relatively high topographic position which commands views across the DVMWHS at Belper to the south (**Plate 1**) and towards Wyver Wood to the north and north-east (**Plate 4**). The main Mill Complex (**WA 2**) is not discernible from the Site as intervening vegetation and buildings provide effective screening between the two (**Plate 5**). The Grade II listed buildings that form Wyver Farm are not visible from the Site as they are screened by Wyver Wood and intervening topography (**Plate 4**). The boundary of the WHS is visible from the Site in the form of a stone wall which runs along the north-eastern edge of Belper Lane (**Plate 4**).
- 6.2.3 The Site's topographic position also makes it visible from across the Derwent Valley to the east (**Plate 6**), although the visibility is often intermittent and partially screened by intervening vegetation. The Site is often not immediately discernible from long range, although its location immediately adjacent to the Mount Pleasant housing estate provides a point of reference (**Plate 7**).
- 6.2.4 The Grade II registered Belper Cemetery is located across the valley to the east of the Site and has been identified as an important point of reference when considering the

impact of the Proposed Development upon the rural setting of the WHS. It is distinguishable from the Site as a rectangular area of woodland with the paths and grassy areas not discernible (**Plate 8**). During the Site visit, the upper sections of the cemetery were not accessible due to a funeral service taking place, although it was possible to access Viewpoint 4 (see below) at the cemetery's entrance where there was no visibility towards the Site due to intervening vegetation. It was not possible to confirm whether the Site was visible from the sections of the cemetery located on higher ground, although it is anticipated it will be.

*The contribution of the Site to the significance of the setting of the WHS*

- 6.2.5 The Site comprises a relatively small area of the surrounding rural landscape of the WHS. It lies on the immediate periphery of the existing settlement and forms part of the transitional area between the surrounding rural landscape and the sub-urban landscape of the Mount Pleasant housing estate and the town of Belper beyond. It is also located along Belper Lane which serves as an entrance and exit route from the north-west into the WHS.
- 6.2.6 A network of footpaths is located within and around the Site. These footpaths have formed part of the rural landscape from at least the late 19th century onwards as indicated by cartographic records. Of note is the footpath located within the northern fields of the Site which is aligned east north-east to west south-west, parallel to the northern boundary. These footpaths represent part of the immediate landscape which contributes to the OUV of the DVMWHS.
- 6.2.7 The Site represents part of the rural landscape against which the urban landscape of the DVMWHS is juxtaposed. Upland rural areas such as that within which the Site is located are noted within the DVMWHS Management Plan as representing an important part of the integrity of the WHS as such landscapes are well preserved and, in many instances, virtually intact.

*Potential impact on the rural setting of the WHS*

- 6.2.8 The Proposed Development would represent an increase of the sub-urban character from part of the surrounding rural landscape of the DVMWHS. However, the scale of the Site does not represent a significant increase to the residential area across the whole WHS, encompassing only a very small area appended onto existing residential housing.
- 6.2.9 The Site occupies a position of relative topographical prominence and can be seen from various parts of the surrounding landscape, particularly from other areas of higher topography. Despite its position, the Site does not form a prominent part of the landscape surrounding the DVMWHS and is, in most cases, not immediately discernible within wider landscape views due to intervening vegetation and topography. The Mount Pleasant Housing Estate and the houses along Belper Lane provide a visual reference point for the Site which aids in its location which otherwise would likely be a discreet section of a substantial rural landscape.
- 6.2.10 The introduction of the Proposed Development will lead to a significant impact upon the rural setting of the WHS within those areas immediately adjacent to the Site due to their proximity to the change in character from rural to sub-urban. It is not considered, however, to result in a significant impact on the rural setting of the DVMWHS as a whole given the size and scale of the designated area.

*Potential impact on the significance of Belper and Milford Conservation Area*

- 6.2.11 Belper and Milford Conservation Area is located within the southern side of the Study Area. The area extends to the southern section of Belper Lane where there is a row of 18th century cottages in a group called Mount Pleasant which includes several listed buildings (**WA 5**).
- 6.2.12 The setting of the Site is primarily agricultural and includes a series of buildings forming the present Whitehouse Farm. The setting appears to have changed substantially from its original farming practice. The principal range within the Site facing onto Belper Lane (house number 153) appears to be a later construction which utilised existing masonry of a former structure which may date from early to mid-19th century as indicated by cartographic records. In the mid-19th century there were few buildings within this section of Belper Lane some of which were recessed from the road forming farmsteads. The terraced houses immediately to the north of 153 Belper Lane were built in the early 20th century. Later housing development along Belper Lane took place from the 1930s through to the 1970s creating a mixture of fairly utilitarian architectural designs flanking the Site boundary. The fields within the Site retains its primary rural character.
- 6.2.13 While the Site is located outside the Conservation Area boundaries; there is a potential for its setting to be adversely impacted upon the proposed development. There is limited intervisibility between the Site from the Conservation Area and therefore the Proposed Development may have an impact on the setting of the Conservation Area due to the urbanising effect on the limited views. There is an opportunity, however, to reduce the magnitude of the impact through design measures.

*Potential impact on the significance of Listed Buildings and any other heritage assets adjacent to the Site*

- 6.2.14 A series of Listed Buildings in close proximity to the Site may be impacted upon the Proposed Development. Of note are Dalley Farm (**WA 7**) and Wyver Farm (**WA 9**). Dalley Farm (**WA 7**) consist of a group of grade II\* listed buildings dating from the 17th century through to the 19th century. This complex is located along the northern side of A517 Ashbourne Road at c.800 m south south-west of the Site. It also lies within the Conservation Area. The selected Viewpoint 12 of the assessment of potential impact on the WHS included in **Table 2** states that Dalley Farm and Crossroad Farm (**WA 8**) (another listed building along the southern side of Ashbourne Road) are screened by intervening vegetation and buildings (Plate 23), and the Proposed Development will have no effect on the setting of such designated heritage assets. Intervisibility between Dalley Farm and the Site from Dalley Lane is also very limited. The visibility of the current application would be further reduced from Dalley Lane as the proposed dwellings within the western area of the Site will be located 80 to 90 m away from the existing boundary and downslope from the ridge top that forms the eastern boundary.
- 6.2.15 Wyver Farm (**WA 9**) is a grade II listed farmstead complex of 19th century date located c.800 m to the north of the Site immediately behind Wyver Wood. The assessment of potential impact on the WHS included in **Table 2** also deals with Wyver Farm from selected Viewpoints concluding that the designated heritage assets that form Wyver Farm are not visible from the Site as they are screened by Wyver Wood and intervening topography. Therefore, the Proposed Development will have a minor impact of low effect on the setting of these designated heritage assets.

*Potential impact on the significance of the proposed demolition of the standing buildings*

- 6.2.16 A historic building appraisal was undertaken as part of this study which determined that the present buildings at Whitehouse Farm possess little historic or architectural



significance as they were mainly rebuilt in the late 20th century. However, there is a potential archaeological remains surviving beneath the present structures as indicated by the existence of former masonry of at least early to mid-19th century date which acts as the foundation of the main range fronting onto Belper Lane and its immediate rear extension. Moreover, one of the outbuilding also retain historic fabric, albeit rather altered, which may be of local historic significance.

- 6.2.17 The current buildings do not make a positive contribution to the significance of the WHS and their demolition will not represent a loss of historical assets although one of the outbuilding retains fabrics of 1900 date despite substantial alterations.
- 6.2.18 The documentary evidence reveals a historic association between the buildings and the Strutt family, however no evidence has been identified to connect the Strutt's the Whitehouse Farm before 1865. The historic association does not, therefore, currently represent a positive contribution to the significance of the WHS.

**Table 2: Assessment of potential impacts on the WHS from identified viewpoints and Belper Lane End**

HE 3 Step	Identifying the setting			Contribution to significance	Assessing the effect		Potential Impact on WHS?
Viewpoint	Viewpoint selection rationale	Description of the viewpoint	Site visible from Viewpoint?	Contribution of the viewpoint to the significance of the setting of the WHS	Potential Impact on Setting	Potential Effects on Setting	Potential Impact on WHS?
1	The viewpoint has been selected as it lies on a public right of way that runs through the green belt area overlooking the WHS and has been placed in order to determine the potential impact of the Proposed Development on those using the public right of way.	The viewpoint is located on the western edge of the 'Bessaclone' woodland which lies to the east Crich Lane, close to the edge of the WHS buffer within a pasture field. The visible surrounding landscape from the viewpoint across the WHS to the north-west, west and south-west is characterised by enclosed fields and woodland with small areas of settlement and agricultural buildings.	The Site is visible from the viewpoint in the mid-ground, behind a large area of intervening trees, while the cluster of Grade II listed buildings forming the Wyver Farm (WA 9) complex are also visible (Plate 9).	The viewpoint is located within the surrounding rural landscape of the WHS and offers view across the Derwent Valley towards the Site and the main mill complex in Belper. From here the relationship between the industrial buildings of the mills can be appreciated within their rural surroundings.	Likely visible when constructed	The Proposed Development has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley from this location as the introduction of housing has the potential to represent a visible change to the rural landscape beyond the tree line by extending the area of residential settlement currently only partially visible. The introduction of the Proposed Development is unlikely distract from the Grade II listed complex of buildings at Wyver Farm (WA 9) at this location as it will not form a prominent addition to the visible landscape.	Y
2	The viewpoint has been selected as it lies within a cluster of residential properties located on Broadholme Lane adjacent to Broadholme House Farm in order to determine the potential impact of the Proposed Development on residents and road users entering the WHS.	The visible surrounding landscape from the viewpoint is characterised by the buildings and trees immediately bounding the road and by enclosed fields and woodland in the wider landscape.	The Site is not discernible from the viewpoint as it is screened intermittently by vegetation and buildings along the western side of Broadholme Lane and by intervening buildings along the north eastern side of Belper Lane (Plate 11). The complex of Grade II listed buildings of Wyver Farm (WA 9) is visible from the viewpoint (Plate 10).	The viewpoint is located along a subsidiary route into the WHS and overlooks the Derwent Valley although the main mill complex in Belper is not visible. From the viewpoint it is possible to appreciate the rural setting of the WHS and the importance of the river valley in its establishment.	Potentially visible when constructed	The position of the Site on a higher topographic position combined with the intervening buildings and vegetation suggests the Proposed Development would not be a prominent addition to the landscape here. It is also unlikely provide a distraction from the Grade II listed buildings of Wyver Farm as only the tops of the houses are likely to be discernible beyond the existing buildings on Belper Lane.	N
3	The viewpoint has been selected as it covers one of the main access routes into Belper. It lies on the A6/Matlock Road, close to the course of the River Derwent and the railway line, and has been placed in order to determine the potential impact of the Proposed Development on people entering the WHS via road, river and rail (Figure 3).	The visible surrounding landscape from the viewpoint is characterised by woodland, the quite open enclosed land of the valley floor in the foreground and the fields of higher ground demarcated by hedgerows in the background (Plate 11). The Grade II listed complex of buildings forming Wyver Farm (WA 9) is located in a prominent position on the slope of the hill facing the view point. This prominence is enhanced by the areas of woodland surrounding the farm (Plate 11).	The Site is not discernible from the viewpoint due to its position on a place of higher topography and through intervening buildings along the north-western side of Belper Lane (Plate 11).	The viewpoint is located on the main road through the WHS which runs from Matlock Bath to Derby. It also lies close to the railway line through the WHS and the route of the canalised River Derwent. This viewpoint represents the most important and most used route to move into and out of the WHS within this area.	None	The Site is not currently discernible from the viewpoint and the introduction of the Proposed Development is unlikely to lead to any visibility as the topography and intervening buildings are likely to provide adequate screening. There will therefore be no impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley.	N



HE 3 Step		Identifying the setting		Contribution to significance	Assessing the effect		
Viewpoint	Viewpoint selection rationale	Description of the viewpoint	Site visible from Viewpoint?	Contribution of the viewpoint to the significance of the setting of the WHS	Potential Impact on Setting	Potential Effects on Setting	Potential Impact on WHS?
4	The viewpoint has been selected as it is located at the entrance to Belper Cemetery (WA 3) which is considered to be an important landscape feature of the area and is located in a prominent position across the Derwent Valley from the Site. The viewpoint has been placed to determine the potential impact of the Proposed Development on road users, those visiting the cemetery and the WHS. <i>Due to a funeral service being conducted during the site visit, the upper sections of the cemetery could not be assessed.</i>	The visible surrounding landscape of the viewpoint is characterised by the Grade II Registered cemetery and the A6/Matlock Road, the vegetation along its western edge and the enclosed land beyond.	The Site cannot be discerned from the viewpoint as it is screened by intervening vegetation (Plate 12), however views may be discernible from higher topographic points within the cemetery. It was not possible to assess this during the site visit.	The viewpoint is located at the entrance to Belper Cemetery but also covers the main road from Matlock Bath to Derby. It is situated close to the bottom of the valley where it is possible to appreciate the River and the surrounding rural landscape. In addition, the cemetery forms an important element of the development of the town of Belper.	None	As the Site screened by intervening vegetation from the viewpoint the introduction of the Proposed Development is unlikely to lead to any visibility between the two and thus no impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley.	N
5	The viewpoint has been selected as it lies within the Site and it is located within a small park adjacent to the Mount Pleasant housing estate to assess the impact on its users and the surrounding residents. The park will be retained as part of the application.	The visible surrounding landscape of the viewpoint is characterised by the residential housing estate to the south, south-east and east and by agricultural land on all other sides. The DVMWHS is visible to the north-east in the form of Wyver Wood (Plate 13) which lies in close proximity to Wyver Farm (WA 9) although the buildings within the housing estate screen the main mill complex within the centre of Belper from the viewpoint (Plate 14).	The Site is clearly visible as it lies immediately adjacent to the northern edge of the park within which the viewpoint lies.	The viewpoint is positioned on a point of topographic prominence close to the Site, overlooking the town of Belper. The Mount Pleasant housing estate screens the main valley from the viewpoint although views towards the rural fringes of the WHS around Wyver Wood are visible from here. The viewpoint allows for the appreciation of the rural setting of the WHS.	Clearly visible and a prominent feature of the immediate landscape when constructed.	The Proposed Development has the potential to completely remove visibility with the WHS and will be in competition with the landscape of the WHS to the north from the viewpoint. The prevalent rural setting beyond the northern boundary of the park will be completely altered and has the potential to physically and visually isolate the area from the surrounding rural context and diminish the appreciation of the rural setting of the WHS from this viewpoint.	Y
6	The viewpoint has been selected as it lies within the Site and along a public right of way that traverses the high ground over the DVMWHS and has been placed in order to determine the potential impact of the Proposed Development on users of the public right of way and residents in the immediate area.	The visible surrounding landscape of the viewpoint is rural to the north and west, characterised by enclosed fields with mature hedgerows (Plate 15), while to the south and east the landscape is characterised by the residential houses along Belper Lane and the Mount Pleasant housing estate (Plate 16). The viewpoint is located on an area of higher ground that overlooks the Derwent Valley and the DVMWHS with the boundary running to the north on the north-eastern side of Belper Lane.	The mills and other buildings in the centre of Belper are not visible from the viewpoint (Plate 16) and the Grade II listed assets that comprise Wyver Farm (WA 9) are screened by intervening vegetation and buildings (Plate 17).	The viewpoint is located within the Site which is located at position of topographic prominence looking over the Derwent Valley and the WHS. In addition, the viewpoint looks to the rural periphery of the WHS at Wyver Wood and lies within the transitional area between the rural landscape and the sub-urban areas of Belper.	Alteration of the character of the area when constructed	As the viewpoint is located within the Site, the Proposed Development will have an impact upon and the experience of those using the public right of way as it will change the general character of the immediate area as it will decrease the amount of rural landscape along the path by extending the settlement limits. The Proposed Development has the potential to impact upon the rural setting of the WHS from people moving in and out of the valley as it may distract from the section of the DVMWHS to the north-west of Belper Lane and lead to a change in the movement of people into the WHS along the public right of way.	Y



HE 3 Step	Identifying the setting			Contribution to significance	Assessing the effect		
Viewpoint	Viewpoint selection rationale	Description of the viewpoint	Site visible from Viewpoint?	Contribution of the viewpoint to the significance of the setting of the WHS	Potential Impact on Setting	Potential Effects on Setting	Potential Impact on WHS?
7	The viewpoint has been selected as it is located along one of the routes into the WHS along Belper Lane. It has been placed in order to determine the potential impact of the Proposed Development on users of the public right of way and road users into the WHS.	The visible surrounding landscape of the viewpoint is characterised by enclosed fields, mature hedgerows and woodland along with the road into Belper and the initial houses of the settlement (Plate 18). The boundary of the DVMWHS is located along the north-western edge of Belper Lane and comprises a stone wall in this area (Plate 18).	The viewpoint lies in close proximity to the Site which is at present screened by high hedgerows and intervening buildings (Plate 18).	The viewpoint lies along Belper Lane, a road route which moves from the high topographic prominence of the rural landscape of the hills above the Derwent Valley down into the WHS and the sub-urban residential edges of the town of Belper. The WHS boundary also lies adjacent to the north-western edge of the road.	Potentially visible when constructed.	The Proposed Development has the potential to have an impact upon the appreciation of the rural setting of people entering the WHS along Belper Lane as it may increase the visible scale of residential development at the periphery of the town. In addition, the presence of more road traffic using Belper Lane has the potential to impact upon the current rural nature of the road and introduce a different flow of movement into the WHS from this route.	Y
8	The viewpoint has been selected as it is located along one of the routes into the WHS along Belper Lane. It has been placed in order to determine the potential impact of the Proposed Development on road users into the WHS.	The visible surrounding landscape of the viewpoint is characterised by long views across the Derwent Valley, the substantial stone wall encompassing the DVMWHS boundary in this area and the transitional landscape between rural and sub-urban character areas (Plate 19).	The Site is partially visible from the viewpoint with intermittent screening provided by vegetation along the south-western edge of Belper Lane and along the boundaries of the Site (Plate 19).	The viewpoint lies along Belper Lane, a road route which moves from the high topographic prominence of the rural landscape of the hills above the Derwent Valley down into the WHS and the sub-urban residential edges of the town of Belper. The WHS boundary also lies adjacent to the north-western edge of the road.	Likely visible when constructed.	The introduction of the Proposed Development has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley by becoming a conspicuous addition in this transitional landscape. The Proposed Development also has the potential to impact upon the appreciation of the rural setting by competing and distracting from the WHS in this location as the boundary currently comprises a stone wall. The presence of more road traffic using Belper Lane in order to access the Site has the potential to impact upon the current rural nature of the road and introduce a different flow of movement into the WHS from this route.	Y



HE 3 Step	Identifying the setting			Contribution to significance	Assessing the effect		
Viewpoint	Viewpoint selection rationale	Description of the viewpoint	Site visible from Viewpoint?	Contribution of the viewpoint to the significance of the setting of the WHS	Potential Impact on Setting	Potential Effects on Setting	Potential Impact on WHS?
9	The viewpoint has been selected as it is located along a one of the routes into the WHS, along a public right of way and close to an isolated residence in order to determine the potential impact upon those using the routes to enter the WHS and those living close by.	The visible surrounding landscape of the viewpoint is characterised by expansive views across the Derwent Valley and the rural landscape defined by large areas of woodland and enclosed fields surrounding the DVMWHS. The landscape also includes residential buildings in the mid-ground and background, although the main mills and buildings within Belper are not visible (Plate 20).	The western and north-western boundaries of the Site are discernible from the viewpoint with the rest of the Site not visible due to intervening topography. The roofs of some of the buildings adjacent to the Site can be seen while the Grade II listed cluster of buildings are partially visible through vegetation (Plate 20).	The viewpoint lies at a position of topographic prominence overlooking the Derwent Valley and the surrounding rural landscape. From here, it is possible to get a full appreciation of the juxtaposition of the industrial mills and urban centre at Belper against the rural landscape characterised by hills and enclosed fields.	Likely visible when constructed	The western and north-western boundaries of the Site are currently visible from the viewpoint. The introduction of the Proposed Development will lead to elements of buildings becoming visible. The topography is such that only the roofs of the Proposed Development would likely be discernible across the majority of the Site aside from those located along the western and north-western boundaries where more of the buildings are likely to be visible. The Proposed Development therefore has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley. The Proposed Development is unlikely, however, to distract from the visible DVMWHS area or the Grade II listed cluster of buildings around Wyver Farm ( <b>WA 9</b> ) as these are largely screened from the viewpoint.	Y
10	The viewpoint has been selected as it is located along a public right of way, Midshires Way, into the WHS in order to determine the potential impact upon those using the route to enter the WHS.	The visible surrounding landscape of the viewpoint is characterised by views across the Derwent Valley and the settlement at Belper, including the DVMWHS and the surrounding rural landscape (Plate 21).	The north-western corner Site is visible from the viewpoint as is the DVMWHS (Plate 21). The roofs of the main mills and buildings within Belper are not distinguishable from the viewpoint due to intervening vegetation, although the Church of St Peter which lies within the WHS is clearly visible.	The viewpoint lies at a position of topographic prominence overlooking the Derwent Valley and the surrounding rural landscape. From here, it is possible to get a full appreciation of the juxtaposition of the industrial mills and urban centre at Belper against the rural landscape characterised by hills and enclosed fields.	Likely visible when constructed	As the viewpoint is located on a plateau of topographic prominence looking over the Derwent Valley, the rural setting of the DVMWHS can be fully appreciated. The north-western corner Site is also clearly visible from the viewpoint and the introduction of the Proposed Development has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley by changing the general character of the landscape in the mid-ground from rural to sub-urban. In addition, the Proposed Development has the potential to impact on the appreciation of the rural setting of the WHS due to its position between the viewpoint and the WHS on which residential buildings may prove to be a distraction from the WHS beyond.	Y





HE 3 Step	Identifying the setting			Contribution to significance	Assessing the effect		
Viewpoint	Viewpoint selection rationale	Description of the viewpoint	Site visible from Viewpoint?	Contribution of the viewpoint to the significance of the setting of the WHS	Potential Impact on Setting	Potential Effects on Setting	Potential Impact on WHS?
11	The viewpoint has been selected as it lies on one of the routes into the WHS and on a public right of way in order to determine the potential impact of the Proposed Development on those entering and exiting the valley.	The visible surrounding landscape of the viewpoint is characterised by enclosed fields with mature hedgerows and by its location within a valley floor and the rising topography to the east and west.	The western boundary of the southern section of the Site is visible from the viewpoint on an area of higher ground, although the northern section is screened by vegetation (Plate 22). The positioning of the housing approximately 80 m downslope from the western boundary is anticipated, however, to significantly reduce the visibility of the development.	The viewpoint is located within a subsidiary valley and forms one of the rural approaches to the WHS that can be appreciated both along the road itself or along the public right of way which runs through the rural landscape	Potentially visible when constructed	There is a potential impact from the Proposed Development on people using the public right of way to move in and out of the WHS than the road users. As the public right of way runs closer to the Site than the road, the scale of the Proposed Development will likely feel greater in addition to the change in character from rural to sub-urban.	Y
12	The viewpoint has been selected as it lies along one of the routes into the WHS and is located close to a cluster of residential buildings in order to determine the potential impact of the Proposed Development on those entering and exiting the DVMWHS and the residents.	The visible surrounding landscape is characterised by a predominantly rural landscape in the foreground and background with the Mount Pleasant housing estate visible through trees in the mid-ground and the Mill Complex (WA 2) within the DVMWHS visible in the valley (Plate 23).	The Site is visible from the viewpoint beyond the houses at Mount Pleasant as is the WHS although the clusters of listed buildings forming Dalley Farm and Crossroads Farm are screened by intervening vegetation and buildings (Plate 23).	The viewpoint is located in a prominent area overlooking the main mill complex of the WHS and provides an appreciation of how the urban and industrial buildings are situated within the wider rural landscape	None	This viewpoint allows for a full appreciation of the rural setting of the DVMWHS for people moving along the road and the public right of way. The main Mill Complex (WA 2) is a prominent feature of the landscape and is surrounded by enclosed land and wooded areas. The public right of way runs through a primarily rural landscape and is oriented towards the centre of Belper which enhances the prominence of the Mill Complex (WA 2). As the Site is located on the periphery of the Mount Pleasant housing estate the introduction of the Proposed Development is likely to be visible although only as an addition to the existing residential landscape and is therefore unlikely to be a prominent feature or distract or compete with the WHS (Plate 23).	N
13	This view point was selected by Wessex Archaeology. The settlement at Belper Lane End lies within the rural environs of the town of Belper and is located a crossroads with Belper Lane, Dalley Lane, Gorses and Whitewells Lane. The whole settlement lies within the WHS buffer with the WHS boundary running to the rear of housing along Belper Lane. The settlement forms part of the rural setting of the WHS.	The visible surrounding landscape of the settlement is characterised by enclosed land with mature hedgerows, the trees of Wyver Wood and a range of residential buildings (Plate 24), some of which are visible on 19th century Ordnance Survey maps.	The Site is not visible from crossroads as it is screened by intervening topography and buildings, although the DVMWHS is visible as Wyver Wood is within the boundary (Plate 24).	Belper Lane End is a small settlement located outside of the WHS within the rural landscape surrounding Belper. The settlement offers an appreciation of the rural approaches to the WHS.	Potential for increase in traffic using Belper Lane	Although there are unlikely to be any potential visual impacts upon the appreciation of the rural setting for those travelling in and out of the WHS, the potential for an increase in traffic using the road may lead to an impact upon this appreciation. The increased movement of residents accessing the Proposed Development has the potential to impact upon the appreciation of the rural setting as the settlement may experience periods of busy traffic and this change the way people move in and out of the WHS along this route.	Y

## 7 CONCLUSIONS

### 7.1 General

- 7.1.1 The effect of the development proposals on Derwent Valley Mills World Heritage Site, nearby designated and non-designated heritage assets and the Belper and Milford Conservation area will be a material consideration in determination of the planning application.

#### *Potential impacts on the rural setting of the WHS*

- 7.1.2 The Proposed Development will be located within the transitional area between the rural landscape surrounding the WHS and the periphery of the settlement area of Belper. The scale of the Site would be a relatively small addition to the existing residential settlement area of Belper and only a small percentage loss of rural landscape surrounding the whole WHS.
- 7.1.3 It lies at a position of relative topographic prominence and is at times difficult to discern from the surrounding valley due to the presence of intervening vegetation with visibility often only in glimpses. It is most easily discerned in relation to the Mount Pleasant housing estate and the existing houses along Belper Lane. The Site does not represent a prominent feature of the rural landscape and without the housing as reference would be inconspicuous within the wider landscape.
- 7.1.4 It is considered, therefore, that the addition of the Proposed Development is unlikely to lead to a significant impact upon the rural setting of the DVMWHS as it will be constructed adjacent to existing housing in a less than prominent area often with large areas of intervening vegetation. The change of character from rural to sub-urban is also unlikely to have a significant impact upon the rural setting of the WHS due to the scale of the Proposed Development in relation its substantial, wider rural landscape.

#### *Potential impact on the appreciation of the rural setting of the WHS from people moving in and out of the valley*

- 7.1.5 This assessment has established that the introduction of the Proposed Development has the potential to impact upon the appreciation of the rural setting of the WHS from people moving in and out of the valley from nine of the thirteen identified viewpoints (Viewpoints 1, 5, 6, 7, 8, 9, 10, 11 and 13).
- 7.1.6 Viewpoints 5 and 6 lie adjacent to and within the Site respectively. Their proximity to the Proposed Development leads to an impact upon the appreciation of the rural setting of the WHS from people using the park at Viewpoint 5, those moving through the landscape along the public right of way at Viewpoint 6 and the residents of the existing housing adjacent to the Site.
- 7.1.7 The introduction of new residential housing on the Site will visually and physically isolate the two viewpoints from the WHS area on the north-eastern side of Belper Lane while also changing the character of the area by increasing the boundaries of the sub-urban area of the settlement of Belper into the rural landscape.
- 7.1.8 Viewpoints 7 and 8 will experience some visual impact but also impact from a change in movement patterns into and out of the WHS based on the potential for increased traffic numbers coming to and from the Proposed Development due to their proximity of the Site and their location along a route into and out of the WHS.



- 7.1.9 Viewpoint 9 will also experience some visual impact from the Proposed Development as the western and north-western boundaries of the Site are visible, although the remainder of the Site is screened by vegetation and topography.
- 7.1.10 At Viewport 13, as the Site is not visible from the settlement there will be no visual impact, however, its location at the junction of Belper Lane leads to the potential for increased traffic coming from the Proposed Development to have an impact upon the appreciation of the rural setting of the WHS from those people moving through it along these rural roads. This may in turn affect the way some people move into and out of the valley which may have an impact on their appreciation of the rural setting of the WHS.
- 7.1.11 Of the remaining Viewpoints (1, 10 and 11), whilst the Site will be potentially visible, it is considered that the impact is not likely to be significant on appreciation of the rural setting of the WHS from people moving in and out of the valley. This is due to the scale of the development, its placement adjacent to existing residential areas, and the fact that the Site is not readily discernible within the wider landscape due to existing vegetation and topography.
- 7.1.12 A network of footpaths is located within and around the Site. These footpaths have formed part of the rural landscape from at least the late 19th century onwards as indicated by cartographic records. Of note is the footpath located within the northern fields of the Site aligned east north-east to west south-west parallel to the northern boundary. The Proposed Development will impact upon the appreciation of the rural setting of the WHS from those people moving through it along these rural footpaths and specially the one located within the Site.

*Potential impact on designated and non-designated heritage assets within the Study Area*

- 7.1.13 There are no designated heritage assets located within the Site. Within the wider Study Area of 1 km radius, a series of designated heritage assets have been identified. Of note are Belper and Milford Conservation Area, Dalley Farm a grade II\* listed building complex and Wyvern Farm a grade II listed building complex.
- 7.1.14 This assessment has established that the Proposed Development will have low impact upon the wider setting of these heritage assets, any the effects may be minimised through sympathetic design of high quality, as stipulated by the DVMWHS Management Plan 2014 – 2019.

*Potential impact on the proposed demolition of the standing building*

- 7.1.15 The building appraisal has established that the current buildings consist of a later rebuild and architecturally do not contribute to the significance of the WHS and its wider setting. Thus the demolition will not represent a loss of historic assets, excepting one outbuilding structure which appears to retain fabrics an earlier date.
- 7.1.16 A rapid assessment of the historic background of Whitehouse Farm has highlighted an association with the Strutts who were, as a family, key in the development of Belper as an industrial centre in the 18th and 19th centuries. The Strutt's were also responsible for the construction of the nearby Dalley and Wyver Farms. This assessment has identified documents which indicate that the Strutt's were in possession of the property from 1864 to 1933. Prior to this, the property was owned by Charles Smith. The appraisal has not identified any connection between Charles Smith and the Strutts. It is judged, therefore, that this period of ownership of Whitehouse Farm by the Strutts does not represent a significant contribution to the significance of the WHS.

*Archaeological remains*

- 7.1.17 There is potential for archaeological remains surviving beneath the present structures forming number 153 Belper Lane of Whitehouse Farm, as the current building and immediate rear extension are partially built over existing masonry of at least early to mid-19th century date. Any buried remains would be, at least, of a local value.

*Authenticity and integrity*

- 7.1.18 The Proposed Development will have no physical impact upon buildings, rivers, canals or on their relationships between each other within the DVMWHS. It will, however, impact upon the preserved rural landscape of the upper reaches of the valley. It is considered that the scale of the Proposed Development and its location adjacent to existing residential development are unlikely to lead to a significant impact upon the integrity of the WHS.
- 7.1.19 The Proposed Development has the potential to impact upon the authenticity of existing buildings although as the surrounding area contains a diverse range of architectural styles within the surrounding area this impact is unlikely to be significant.

## **7.2 Recommendations**

- 7.2.1 It is recommended that final design proposals be agreed in consultation with the Conservation Officer and Derbyshire County Council.
- 7.2.2 It is recommended that the visual impact of the Proposed Development is reduced through the careful positioning of the buildings within the Site, with the topographically higher areas along the western boundary and north-west corner being retained as open land.
- 7.2.3 The considered use of designs and materials is also recommended so that, where visible, they are not a prominent or conspicuous addition to the rural landscape and minimising the impact upon the authenticity of the WHS. It is recommended that screening in the form of vegetation is used sparingly so that it conforms to the current, sporadic, nature of planting seen throughout the area. The current proposals to use to position the properties along linear road alignment and the retention of dry stone walls is viewed as a positive approach and one which aligns well to the landscape character observed in the vicinity of the Site.
- 7.2.4 It is also recommended that traffic movement along Belper Lane should be considered in order to minimise the impact of the increased traffic numbers going to and from the Proposed Development on the appreciation of the rural setting of the WHS from people moving in and out along this route.
- 7.2.5 An area of potential archaeological remains was identified which may date to at least the early to mid-19th century date constituting the original house and a late 19th century rear extension. Thus, appropriate mitigation measures may be requested by the Local Planning Authority to record the potential archaeology prior to its removal. This could be in the form of a structural watching brief during the demolition of the structures on the site followed by archaeological mitigation to record any surface and sub-surface remains relating to the earlier structure. Such work should be complemented by documentary research to better appreciate the historic and evidential contribution of the remains to the significance of the WHS.

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## 8.2 Historic Environment Records

Derbyshire Historic Environment Record (DHER)



## 9 APPENDICES

### 9.1 Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, 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.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage assets</b>	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
<b>Heritage asset</b>	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	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.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Value</b>	An aspect of worth or importance

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
<b>Palaeolithic</b>	970,000 – 9500 BC	<b>Romano-British</b>	AD 43 – 410
<b>Early Post-glacial</b>	9500 – 8500 BC	<b>Saxon</b>	AD 410 – 1066
<b>Mesolithic</b>	8500 – 4000 BC	<b>Medieval</b>	AD 1066 – 1500
<b>Neolithic</b>	4000 – 2400 BC	<b>Post-medieval</b>	AD 1500 – 1800
<b>Bronze Age</b>	2400 – 700 BC	<b>19th Century</b>	AD 1800 – 1899
<b>Iron Age</b>	700 BC – AD 43	<b>Modern</b>	1900 – present day

## 9.2 Appendix 2: Legislative and planning framework

### Designated Heritage Assets

Designation	Associated Legislation	Overview
<b>World Heritage Sites</b>	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Sites are designated for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to be of common importance for present and future generations of all humanity</i> and their settings, including any buffer zones or equivalent, through the statutory designation process. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of World Heritage Sites, through both plan-making and decision-taking.
<b>Scheduled Monuments and Areas of Archaeological Importance</b>	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can designate areas to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas. Additional controls are placed upon works affecting Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as a condition of planning permission, is required for certain works affecting Scheduled Monuments.
<b>Listed Buildings</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State (DCMS) compile lists of buildings of special architectural or historic interest, on advice from English Heritage. Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. A Local Planning Authority is a consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Buildings are given special status as Listed Buildings.
<b>Conservation Areas</b>	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> states that it is a fact that there is a Conservation Area when exercising any of their functions under the Planning Act 1990, if it is in the desirability of preserving or enhancing the character or appearance of Conservation Areas. A Conservation Area may nevertheless be of national importance and significant development may be carried out in Historic England.
<b>Registered Parks and Gardens and Registered Battlefields</b>	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Register of Battlefields was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory and do not have any legal considerations in the planning process. Historic England and the Garden History Society are the joint administrators of the Registered Parks and Gardens.
<b>Protected Wreck Sites</b>	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck of national or archaeological importance. These statutorily protected areas are likely to contain the remains of a vessel, or other objects of national or archaeological importance.





## National Planning Policy Framework (NPPF)

<b>NPPF Section 12: Conserving and enhancing the historic environment</b> Available at: <a href="http://planningguidance.communities.gov.uk/blog/policy/">http://planningguidance.communities.gov.uk/blog/policy/</a> (Accessed on 06/09/2016)	
<b>Para. 128</b>	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
<b>Para.129</b>	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
<b>Para. 132</b>	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
<b>Para. 135</b>	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
<b>Para. 137</b>	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
<b>Para. 139</b>	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
<b>Para. 141</b>	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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 importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.



## Local Planning Policy

<b>Amber Valley Local Plan (Adopted 2006)</b> Available at: <a href="http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/adopted-local-plan.aspx">http://www.ambervalley.gov.uk/environment-and-planning/planning/community-planning/adopted-local-plan.aspx</a> (Accessed 06/09/2016)		
<b>Policy ref.</b>	<b>Title</b>	<b>Scope</b>
<b>EN24</b>	Listed Buildings	Development proposals for:- a) the external alteration of Listed Buildings; b) the external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948; or c) new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building, will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function
<b>EN27</b>	Conservation Areas	Planning permission will only be granted for development proposals within and adjacent to Conservation Areas, as shown on the Proposals Map, if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area. Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building.
<b>EN29</b>	Derwent Valley Mills World Heritage Site	Within the Derwent Valley Mills World Heritage Site as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance its character and appearance Within the Derwent Valley Mills World Heritage Site Buffer Zone, as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance the setting of the World Heritage Site, including views into and out of the site In considering proposals, the Borough Council will have regard to the aims and objectives of the Derwent Valley Mills World Heritage Site Management Plan

<b>Amber Valley Borough Local Plan (Draft Local Plan March 2017)</b> Available at: <a href="http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=f500132d80d34eed9b7d5e28e70fa161">http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=f500132d80d34eed9b7d5e28e70fa161</a> (Accessed 17/03/2017)		
<b>Policy ref.</b>	<b>Title</b>	<b>Scope</b>
<b>HGS1</b>	Housing Growth Sites	The following sites, as shown on the Proposals Map, are identified for new housing development:- Greenhill Lane, Leabrooks 58 Cotes Park, Birchwood Lane, Somercotes 210 Amber Valley Rugby Club, Lower Somercotes, Somercotes 200 Somercotes Hill, Somercotes 180 Belper Lane, Belper 120 Bullsmoor, Kilbourne Road, Belper 150 Leafy Lane, Heanor 12 Newlands/Taylor Lane, Heanor 500 Thorpes Road, Heanor 35 Whysall Street, Heanor 76 Hall Road, Langley Mill 80 Asher Lane Business Park (North), Ripley 85 Asher Lane Business Park (South), Ripley 92 Butterley Hill, Ripley 100 Moseley Street, Ripley 10 Nottingham Road/Codnor Gate, Ripley 50 Alfreton Road, Codnor 30 Radbourne Lane (North), Mackworth 600 Radbourne Lane (South), Mackworth 70 The Common, Crich 80 Duffield Depot, Derby Road, Duffield 38 Wessington Lane, South Wingfield 40 Land north of Denby 1,100 Total 3,916. Proposals for housing development will be permitted on these sites, subject to the provision of or financial contributions towards necessary infrastructure to support new development and mitigate any impact of development on the community and environment, as required by policy IN13, as well as satisfying the criteria set out in other relevant policies of the Plan.



Amber Valley Borough Local Plan (Draft Local Plan March 2017) Available at: <a href="http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=f500132d80d34eed9b7d5e28e70fa161">http://info.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=f500132d80d34eed9b7d5e28e70fa161</a> (Accessed 17/03/2017)		
Policy ref.	Title	Scope
HGS5	153 Belper Lane, Belper	<p>7.1.8 This site consists of agricultural and grazing fields. The site slopes downwards from north to south, with the highest area in the north-west corner. The site is bounded by residential development to the east and south with a recreational ground also located on the southern boundary. Open countryside extends to the north and west. There are immediate views down across the site from Holbrook Road and from the east, from Chevin Road across the Derwent Valley.</p> <p>7.1.9 It is acknowledged that the development of this site would have an adverse impact on the significance of Derwent Valley Mills World Heritage Site, that it is partly within an area of high landscape sensitivity and may include best and most versatile agricultural land. However, the site is readily accessible to local services and facilities and employment opportunities and is considered to be well-related to the existing pattern of built development within Belper. It is also considered that the environmental impacts of development can be mitigated through an appropriate design and masterplan for the development of the site.</p> <p>Policy: Land is identified at Belper Lane, Belper as a Housing Growth Site, as shown on the Proposals Map. The site is estimated to have potential for 120 dwellings. In addition to the requirements set out in policy HGS1, any proposals will need to meet the following specific requirements:- an appropriate design and masterplan, informed by a visual sensitivity study, that:</p> <ul style="list-style-type: none"><li>i) protects the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site, as well as taking into account the contribution that the site makes to the significance of Belper and Milford Conservation Area, any Listed Building(s) and any other heritage asset(s) adjacent to the site</li><li>ii) takes into account landscape character, reflecting the classification of this site as of being of secondary importance in Derbyshire County Council's Areas of Multiple Environmental Sensitivity (AMES), as well as the conclusions of the Amber Valley Landscape Sensitivity Study.</li></ul>
EN3		<p>The Borough Council recognises the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site and will seek to preserve, protect and enhance its special character, appearance and distinctiveness, in line with the Derwent Valley Mills World Heritage Site Management Plan or its successor.</p> <p>In considering development proposals, the Borough Council will ensure that:</p> <ul style="list-style-type: none"><li>• minor development does not cumulatively have a significant adverse impact effect on the Outstanding Universal Value of the World Heritage Site</li><li>• the siting, alignment, scale, massing and design of new development preserve, protects or enhances the Outstanding Universal Value of the World Heritage Site</li><li>• development within the Buffer Zone or the setting of the World Heritage Site is of an appropriate scale, massing and design, such that it would not have an adverse impact on the Outstanding Universal Value of the World Heritage Site.</li></ul>



### 9.3 Appendix 3: Gazetteer

WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
1	Derwent Valley Mills	1000100		Derwent Valley Mills	<p>The Derwent valley, upstream from Derby on the southern edge of the Pennines, contains a series of 18th and 19th century cotton mills and an industrial landscape of high historical and technological significance. It began with the construction of the Silk Mill in Derby in 1721 for the brothers John and Thomas Lombe, which housed machinery for throwing silk, based on an Italian design. The scale, output, and numbers of workers employed were without precedent. However, it was not until Richard Arkwright constructed a water-powered spinning mill at Cromford in 1771 and a second, larger mill in 1776–77 that the "Arkwright System" was truly established. The workers' housing associated with this and the other mills are intact and span 24km of the Derwent valley from the edge of Matlock Bath in the north nearly to the centre of Derby in the south. The four principal industrial settlements of Cromford, Belper, Milford, and Darley Abbey are articulated by the river Derwent, the waters of which provided the power to drive the cotton mills. Much of the landscape setting of the mills and the industrial communities, which was much admired in the 18th and early 19th centuries, has survived. In terms of industrial buildings the Derwent valley mills may be considered to be sui generis in the sense that they were the first of what was to become the model for factories throughout the world in subsequent centuries. The cultural landscape of the Derwent valley was where the modern factory system was developed and established, to accommodate the new technology for spinning cotton developed by Richard Arkwright and new processes for efficient production</p>	World Heritage Site		434089	347328



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
2		1186846	MDR4652	Belper North Mill	A fire-proof cotton mill of built in 1804 by William Strutt to replace an earlier mill of 1786 which had burnt down. The mill is the second oldest extant fire-proof mill in the world and occupies the site of a timber-floored mill which was built in 1786 but which was consumed by 'a most tremendous fire' in 1803. The plan, and possibly the watercourses, of the earlier mill seem to have influenced the plan of the present mill and probably account for the variation in bay spans which are visible. It is iron-framed and brick-built above a masonry basement with five storeys and an attic. The mill was originally water-powered but the wheel has long been removed, although the wheel pit remains.	Grade I Listed Building	19th century	434538	348082
			MDR7742	Belper West Mill Complex	The site of the West Mill complex was built by William Strutt between 1803-13. The complex included a round mill, of unique shape, with rooms radiating from the centre. The Reeling Mill and Junction Mill (built approximately 1810) were attached to the West Mill, six storeys and brick built. Both mills were demolished in 1962-3.		Post-medieval	434494	348012
	The Mill Complex	1087394	MDR11583	Belper Bridge	A three-arched bridge across the River Derwent built in 1796 by Benjamin Marshall to replace an earlier bridge swept away in a storm.	Grade II Listed Building	Post-medieval	434486	348129
		1087395	MDR4661	Arched Footbridge and Mill Offices	Stone arched footbridge built in 1795, linking the two separate areas of the Belper Mills complex, and mill offices on the east side. The archway also served a defensive purpose as it included gun embrasures thought to have been installed in case of attack by the Luddites.	Grade II* Listed Building	Post-medieval	434545	348043



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1335702	MDR4660	River Weirs	A Horseshoe Weir and associated weirs, retaining walls and sluices on the River Derwent constructed by Jedediah Strutt in 1797 to power his West Mill. The concave weir with associated sluices and retaining volts were built by Jedediah Strutt on a reef of gritstone to provide power for his mills using a network of water channels and water wheels to develop a total of 500 hp. To the north of the weir are sluices and floodgates with four segmental headed ashlar arches that support a footwalk for the weirs. There are additional sluices to the channels under the mills. There is also an additional weir to the west side of Belper Bridge. Stone caged retaining walls extend from both sides of the river bridge to the weirs.	Grade II* Listed Building	Post-medieval	434509	348150
		1335664	MDR16406	Mill chimney at East Mill	A tapering polygonal red brick chimney with panelled yellow brickwork dated 1854 which forms a prominent feature of the townscape	Grade II Listed Building	19th century	434588	348067
		1336982	MDR7741	Belper East Mill	A cotton doubling mill built in 1912 of a similar style to the later iron-framed mills of Lancashire due to its design by architect Sidney Stott of Oldham who specialised in textile mill design.	Grade II Listed Building	Modern	434597	348076
3	Belper Cemetery	1000201	MDR9805	Belper Cemetery	A cemetery incepted in 1857 and consecrated in 1859 in response to urgent need for more burial space in the town.	Grade II Registered Park/Garden	19th century	435138	348991
		1109213	MDR16152	Chapels at Belper Cemetery, Matlock Road, Belper	A building consisting of two identical chapels flanking a central entrance arch constructed in 1859.	Grade II Listed Building	19th century	435068	349033
		1109212	MDR16151	Western boundary wall, gate and end piers at entrance to Belper Cemetery	A wall, dated 1859, with masonry piers.	Grade II Listed Building	19th century	434987	348998



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1335294	MDR16367	Lodge (at Entrance to Belper Cemetery)	A Gothic style Gate Lodge dated 1859.	Grade II Listed Building	19th century	434987	349050
4	River Gardens	1001372	MDR9708	River Gardens	River gardens originally laid out by Herbert Strutt in 1905/6 on the site of an osier bed for the use of mill workers and the local community. The park is separated from the river bank by the head-race to the first Strutt Mill of 1776. The garden's designs included landscaping, paths, a bandstand area and a permanent refreshment building. The most interesting piece of landscaping was the transformation into a water garden of the old mill lade, to create a feature that was highly fashionable at that time. The Belper River Gardens were opened on Easter Monday 1906. Due to the crowds that were attracted to the gardens, work continued with dredging operations to create a wide promenade on the river side, while additional features were created within the gardens, including a fountain set in a rockwork pool, constructed by the firm of Pulham & Sons. Further improvements were made in the early 20th century and the River Gardens continued to be well maintained and used, particularly by mill workers.	Grade II* Registered Park/Garden	Modern	434681	348232
		1109214	MDR16153	Bandstand in River Gardens	A dodecagonal bandstand, dated 1906.	Grade II Listed Building	Modern	434670	348223



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
5	Buildings within Belper		MDR11692	Pyms Solicitors, Bridge Foot, Belper	A solicitor's office originally built c.1792 as a house with an associated sunken garden. It is one of the only remaining buildings to survive from the first phase of Strutt's mill development. The original plan form and most internal features survive, including the original staircase, panelled doors, fireplaces and a purpose built strong room that might have been a former rifle store or armoury for the mills. A vaulted cellar runs under the rear of the building. Although almost certainly built as a dwelling the building served in part as an office and armoury from very early on and no doubt the extension was added to accommodate its developing function as an administrative base.		Post-medieval	434553	347943
		1419077	MDR16475	Arched Stone Structures and Ice House to the rear of No 34A Lodge Drive	A covered storage ensemble built in c. 1793, incorporating ice house and vaulted chambers. The buildings are associated with the development of Bridge Hill House by the Strutt family.	Grade II Listed Building	Post-medieval	434271	348319
		1335665	MDR16407	Bridge Farmhouse	A large late 18th or early 19th century house standing on the street front.	Grade II Listed Building	Post-medieval	434479	348270
		1087396	MDR16044	The Talbot Hotel	A hotel apparently built at three different periods during the 18th and 19th century.	Grade II Listed Building	Post-medieval	434458	348267
		1347781	MDR16442	5-8, The Scotches	Two late 18th to early 19th century terraced houses.	Grade II Listed Building	Post-medieval	434545	348490
		1335697	MDR16426	15, Belper Lane, Belper	A late 18th or early 19th century two-storey house of coursed stone.	Grade II Listed Building	Post-medieval	434484	348347
		1335679	MDR16413	5-11, Belper Lane, Belper	Late 18th or early 19th century Grade II listed terrace cottages.	Grade II Listed Building	Post-medieval	434487	348302
		1087389	MDR16037	38 and 40, Belper Lane	A large late 18th or early 19th century house, now divided into two.	Grade II Listed Building	Post-medieval	434438	348531





WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1087392	MDR16040	86-92, Belper Lane, Belper	Two mid-1790's buildings consisting of two pairs of two-storey houses.	Grade II Listed Building	Post-medieval	434357	348653
		1087391	MDR16039	64 and 66, Belper Lane	A mid-1790s two-storey building	Grade II Listed Building	Post-medieval	434373	348629
		1087390	MDR16038	58-62 (even), Belper Lane, Belper	A mid-1790's terrace of two storey stone houses.	Grade II Listed Building	Post-medieval	434380	348615
		1335699	MDR16428	54 and 56, Belper Lane	A mid-1790s two-storey building comprised of two houses conjoined.	Grade II Listed Building	Post-medieval	434387	348605
		1335700	MDR16429	82 and 84, Belper Lane	A mid-1790s building comprising two houses of two storeys	Grade II Listed Building	Post-medieval	434365	348640
		1335698	MDR16427	23, Belper Lane	A late 18th or early 19th century house with 19th century shop front.	Grade II Listed Building	Post-medieval	434503	348430
			MDR13561	The Scotches Quarry	A sandstone Quarry that was one of a number of sources of stone for Bridge House.		Post-medieval	434636	348725
			MDR8050	Former Gardens of Bridge Hill House	The grounds around Bridge Hill House which were laid out at the end of the 18th century to include ornamental gardens, kitchen gardens and an observatory.		Post-medieval	434270	348339
		1087403	MDR12778	Christ Church, The Triangle, Belper	An Anglican church built between 1849 and 1850.	Grade II Listed Building	19th century	434563	347913
		1298994	MDR9815	Former Cottage Hospital	19th century cottage hospital supported by the Strutts which afforded eatierh indoor or outdoor relief to the aged and sick of Belper in the charge of a sister from the Convent of St Laurence	Grade II Listed Building	19th century	434489	348197
		1087388	MDR16036	17, Belper Lane, Belper	A small two-storey house dating from the earlier to mid 19th century.	Grade II Listed Building	19th century	434503	348372
		1083560	MDR15993	3-7 (odd), Wyver Lane, Belper	An early 19th century terrace of coursed stone houses built for Strutt workers.	Grade II Listed Building	19th century	434513	348313



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1417623	MDR16469	Matlock Road Bridge	A single-span skew overbridge built in 1836-40 for the North Midland Railway to the designs of George and Robert Stephenson with Frederick Swanwick.	Grade II Listed Building	19th century	434758	348294
		1335293	MDR16366	Old Police Station	One of the earliest police stations in the country, built by the Strutts in 1848.	Grade II Listed Building	19th century	434646	348012
		1335298	MDR16371	17-27 (odd), Wywer Lane	Three pairs of early 19th century coursed stone houses with slate roofs.	Grade II Listed Building	19th century	434580	348367
		1109211	MDR16150	Northfield	An early 19th century house	Grade II Listed Building	19th century	434666	348048
			MDR11820	Bridge Hill House Carriage Drive	Mid-19th century carriage drive across former parkland to the former grounds of Bridge Hill House from the South Lodge of the estate on Derby Road.		19th century	434213	347620
			MDR13562	Old Quarries	Two quarries shown on the 1st edition 25" Ordnance Survey map of c.1880.		19th century	434581	349065
			MDR9627	Ammunition Shed	19th century ammunition shed associated with the rifle range to the north.		19th century	434229	349612
			MDR9628	Windmill Base	The sandstone base survives of a windmill that was probably built by the Strutts to pump water to the south for use in Belper.		19th century	434781	348862
			MDR9707	Weir Quarry	A disused quarry visible on 19th century and later maps. Strutt's West Mill at Belper rew stone from this quarry		19th century	434885	348431
			MDR9587	Target Wall	Target wall and formal rifle range constructed in 1899. It is possible the area was used for field training and for firearms practice by a local volunteer force		19th century	434170	349860



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
			MDR8051	Bridge Hill House (site of)	The site of Bridge Hill House and associated outbuildings, built by William Strutt and completed in 1794. It was probably the grandest of six houses attributed to Strutt. There were eight principal bedrooms and five reception rooms with offices, stables and coach houses lying to the east of the house. The Strutt family continued to live at Bridge Hill until 1931. However, descendants chose to live elsewhere after that time and the house remained largely unoccupied following a sale of contents in December 1931. The house was demolished in 1938-39 and was redeveloped for housing in the 1950s. An archaeological watching brief uncovered the footings of as outbuilding associated with the house which may have been a piggery.		19th century	434267	348258
			MDR9804	Former Wesleyan Methodist Chapel	A former Wesleyan Methodist Chapel built in 1849 no longer in use as a place of worship.		19th century	433459	349424
			MDR9813	St Faith's Church, Dalley Lane, Belper Lane End	A Chapel of Ease to Christ Church, Belper that is noted as 'St Faith's Church' on OS maps built in 1890.		19th century	433360	349318
			MDR4671	Holly House Farm	Site of Holly House Farm, shown on late 19th century OS maps, which was the birthplace of Samuel Slater, an apprentice of Strutt who helped found the American cotton industry		19th century	433136	348066
			MDR9819	Blackbrook Quarry	Quarry shown on late 19th century OS maps.		19th century	433594	347681
		1391409	MDR10614	Telephone Kiosk	Grade II listed K6 telephone kiosk.	Grade II Listed Building	Modern	434583	347949
		1391410	MDR10613	Telephone Kiosk	Grade II listed K6 telephone kiosk.	Grade II Listed Building	Modern	434964	349158
6	Routeways and Roads into and out		MDR11703	Duffield to Wirksworth (via Blackbrook)	Original route of a turnpike road authorised in 1756.		Post-medieval	433420	348875



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
	of Belper			Turnpike Road,					
			MDR11619	Ashbourne to Openwoodgate (via Belper) Turnpike Road	Turnpike road authorised in 1764.		Post-medieval	428095	346517
			MDR15537	Cromford to Belper turnpike road	A turnpike road between Cromford and Belper along what is now the A6. It was built in 1817 and allowed people to travel up the whole valley from Derby to Cromford. It replaced a turnpike road of 1766 that went via Crich and Holloway.		Post-medieval	433936	353414
			MDR15538	Strutt's former private coach road from Belper to Ambergate	The route of a private coach road developed by Strutt (probably in association with Hurt and Arkwright), which ran along what is now known as Wyver Lane. It was replaced by the Belper to Cromford Turnpike in 1817.		Post-medieval	434346	349346
			MDR11186/ MDR13210	Possible early route (Portway) through Belper parish	A long-distance north-south prehistoric way through Derbyshire, possibly originating in the Trent Valley, is suggested to have crossed the River Derwent near Milford, where there was an ancient ford. It has also 'long been considered' that Longwalls Lane was in use in Roman times; there was a 'Street Close' at Blackbrook, and the lane may have formed part of a branch road from The Street to the Roman kilns at Hazelwood. Excavations carried out on the east side of Longwalls Lane which uncovered an 18th century coach road which was likely built to improve a single carriageway which replaced an earlier packhorse route. A flat surface formed of worn gritstone slabs were also found. Roman pottery was recovered from the context within and beneath the slab.		Undated	433085	348697



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
7	Dalley Farm Complex		MDR11289	Dalley Farm, Ashbourne Road, Belper	One of a number of farms in the Belper area owned and developed in the early to mid-19th century by the Strutt Estate. Dalley Farm farmstead lies close to Crossroads and though it was constructed predominantly early in the 19th century it was created from an existing 17th century building. The farm was not in Strutt ownership in 1819. The farm contains numerous features of design and construction which are characteristic of the Strutt model farms: the stone vaulted ceilings and flag floors for fire protection; the systems for moving feed stores to feed mixing; the iron roof supports and the unique range for housing wet grain. Dalley Farm contains the same innovative features which so interested the Strutts in their factory design - ventilation ducts, iron framing, stone floors and vaulting for fire proofing. The lack of symmetrical formal layout does not detract from the 'planned' nature of the farms, but rather increases the interest of these innovative designs. Arrangements include inclined walkways for barrowing feed and a mixing room below a feed store with cylindrical chutes through the floor to deliver food to mixing troughs. The roofs are supported by iron trusses and the ceilings between floors are vaulted. The buildings are well ventilated using cast-iron ventilation grills.		19th century	433711	348091
		1087426		North Wing Of Dalley Farmhouse	The earliest visible part of the existing cottage is 17th century in date, although the farmhouse may have originally been a shepherds cottage of late 16th century origin. The rear extension is 19th century.	Grade II* Listed Building	Post-medieval	433682	348096
		1335701	MDR16430	Dalley House	An 18th century stone farmhouse.	Grade II Listed Building	Post-medieval	433393	349209
		1087427	MDR16062	Boundary walls and stone steps, Dalley Farm	A series of early 19th century boundary walls and stone steps to the flagged eastern farmyard at Dalley Farm.	Grade II* Listed Building	19th century	433721	348082



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1087429	MDR16064	Farm buildings fronting north side of East & West Farmyards	An early 19th century range of farm buildings.	Grade II* Listed Building	19th century	433692	348100
		1087430	MDR16065	Farm buildings forming western side of West Farmyard	An early 19th century stable range.	Grade II* Listed Building	19th century	433675	348082
		1087428	MDR16063	Stable range & carriageway entrance dividing East & West Farmyards	An early 19th century stable range and carriage entrance.	Grade II* Listed Building	19th century	433694	348072
		1087431		North Eastern Range of Farm Buildings at Dalley Farm (L-Shaped Range Including Northern Hay Barn, Corner Cart Shed and Shelter Shed at Lower Level)	A 19th century L-shaped range of farm buildings with internal ironwork dating to 1867	Grade II* Listed Building	19th century	433723	348126
		1335678	MDR16412	Pump	A 19th century pump with wooden housing.	Grade II Listed Building	19th century	433683	348087



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
8	Crossroads Farm Complex		MDR4659	Crossroads Farm, Ashbourne Road, Belper	One of a number of farms in the Belper area owned and developed in the mid 19th century by the Strutt Estate. The farm was in existence prior to 1844, but underwent a significant phase of building between 1844 and 1858 with a number of buildings constructed for specific purposes e.g. a granary, blacksmith's shop, steam-powered corn mill etc. The farm contains innovative features which so interested the Strutts in their factory design - ventilation ducts, iron framing, stone floors and vaulting for fire proofing. The lack of symmetrical formal layout does not detract from the 'planned' nature of the farms, but rather increases the interest of these innovative designs. Indeed, Crossroads Farm, which originated as a public house, had changed its name to Model Farm by 1857. Its layout was extremely efficient. At the centre was the corn mill and mixing house. From the mill, threshed corn could be easily transferred to the granary, flour to the bakehouse and straw and chopped or ground food to the animals. The layout also used the sloping site to good effect. For example, there was first - floor access to the barn/corn mill from the western yard and a drain was used to convey whey from the dairy to the pigsties at a lower level.		19th century	433671	347888
		1087422	MDR16057	Farm building ranges facing road & gate piers, Cross Roads Farm, Ashbourne Rd (A517), Belper	Ranges of farm buildings facing onto Ashbourne Road at Cross Roads Farm.	Grade II Listed Building	Post-medieval	433667	347917
		1087421	MDR16056	Crossroads Farmhouse	A very large farmhouse built in the early 19th century, said to have been formerly a posting house called "The Owl" standing where the turnpike to Matlock crossed that to Ashbourne. The unusual architecture and constructional methods indicate that it was built by Strutts.	Grade II* Listed Building	Post-medieval	433649	347875



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
	Crossroads Farm Complex	1087425	MDR16060	Boundary walls to garden & street, Cross Roads Farm	A series of early 19th century ashlar boundary walls at Crossroads Farm.	Grade II Listed Building	19th century	433624	347842
		1087424	MDR16059	Western building across Chevin Road	An early 19th century two-storey farm building at Crossroads Farm	Grade II Listed Building	19th century	433600	347845
		1087423	MDR16058	Western farm building ranges in north-eastern farmyard	Early 19th century ranges of farm buildings at Crossroads Farm	Grade II Listed Building	19th century	433686	347910
		1335677	MDR16411	Southern range of farm buildings in south-western farmyard at Crossroads Farm	Southern range of farm buildings in the south-western farmyard of Cross Roads Farm.	Grade II Listed Building	19th century	433688	347880
9	Wyver Farm Complex		MDR11290	Wyver Farm	<p>One of a number of farms in the Belper area owned and developed in the early to mid-19th century by the Strutt Estate. The farm was in Strutt ownership by 1818, but it is not known when the present buildings were erected. It demonstrates many of the features for which the Strutt farms are famous: the stone fire-proof construction of the ceilings and floors; the careful arrangement of feed storage for ease of delivery; and the use of natural ingredients allowing feed such as wet grains, cereals or hay to be tipped into pits or carted into stores that open into the first floor mixing room above the cow byres. Wyver Farm contains the same innovative features which so interested the Strutts in their factory design - ventilation ducts, iron framing, stone floors and vaulting for fire proofing. The lack of symmetrical formal layout does not detract from the 'planned' nature of the farms, but rather increases the interest of these innovative designs.</p> <p>Wyver Farm is a good example of a farmstead designed to make the best use of the sloping valley sides. It consists of one long east-west block to the</p>		19th century	433976	349558





WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
	Wyver Farm Complex				west of the house which contains a barn and stable with a later cart shed abutting to the east. The use of iron is seen in the massive cast-iron columns which support the open side of the cart shed. The barn at the east end has a single threshing floor and was never mechanised. Across the yard were the cattle sheds with a feed store above. The cattle sheds were typical of the Strutt farms in that they had brick vaulted ceilings and above, the floor was stone flags with chutes from the feed store into the troughs below. Ventilation was through iron grills just below ceiling level. The slope of the land allowed for ground level entrances into the loft from the rear and pits for spent brewers' grain which could be filled at ground level outside and emptied through doors into the loft where they would be mixed with other feed before being fed into the troughs through the chutes. The feed store roof was supported on iron king posts - a further precaution against fire.				
		1109193	MDR16140	Boundary wall to west side of rear western drive, Wyver Farm	A 19th century coursed stone rubble walls.	Grade II Listed Building	19th century	433963	349525
		1346567	MDR16440	Wyver Farmhouse	Early 19th century farmhouse built as one of the Strutt farms	Grade II Listed Building	19th century	433957	349598
		1109192	MDR16139	Farm building to the north-west of farmhouse, Wyver Farm	An early 19th century farm building at Wyver Farm.	Grade II Listed Building	19th century	433929	349612
		1109226	MDR16162	Ranges of farm buildings to south east at Wyver Farm	An early 19th century farm buildings and walls adjoining the south-east end of the farmhouse	Grade II Listed Building	19th century	433992	349577



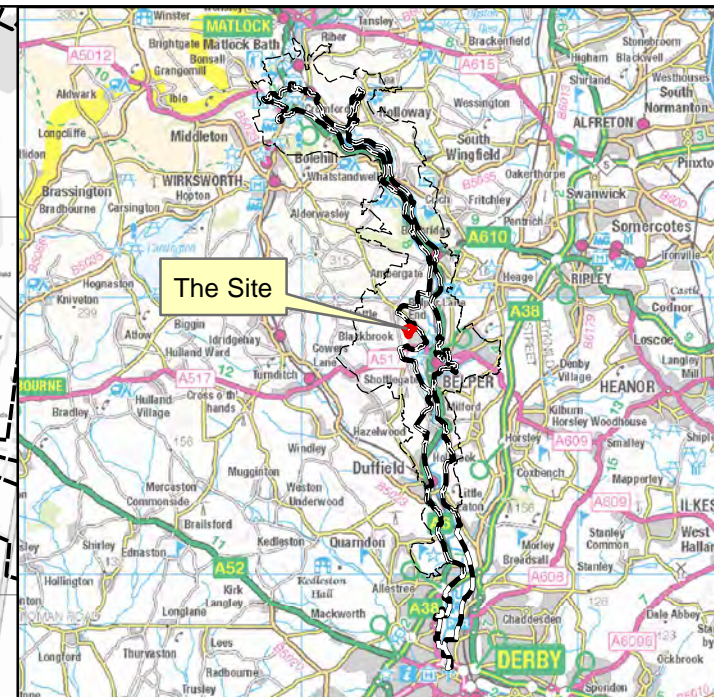
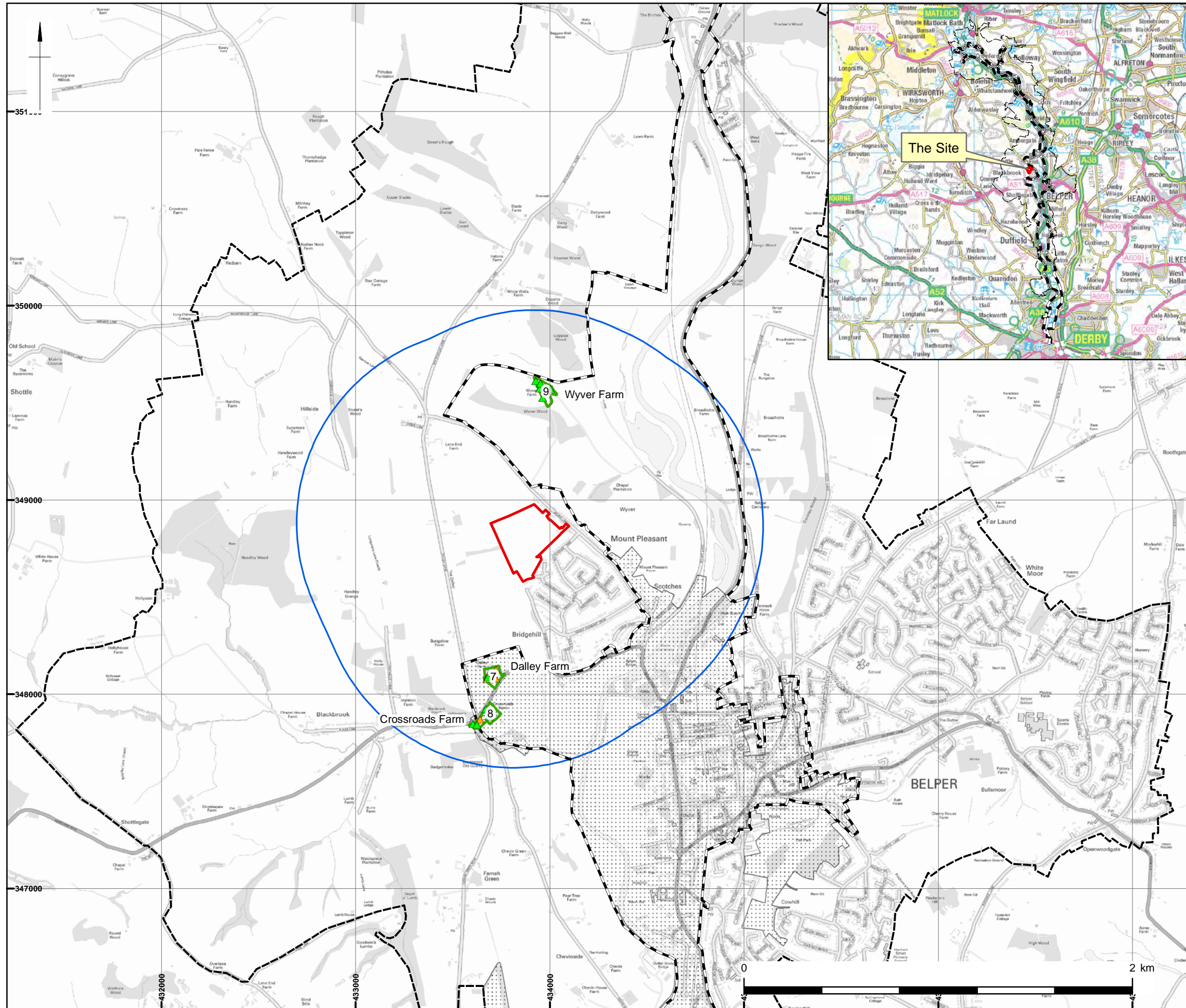
WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
		1335323	MDR16391	Ranges of farm buildings to the south-west of foldyard at Wyver Farm, Wyver Lane, Belper	Grade II listed, early 19th century ranges of farm buildings, including connecting walls and gate piers	Grade II Listed Building	19th century	433976	349558
		1109191	MDR16138	Western range of farmbuildings at Wyver Farm, Wyver Lane, Belper	An early 19th century range of buildings at Wyver Farm.	Grade II Listed Building	19th century	433947	349579
10	Chevin Mill	1087370	MDR8570	Chevin Mill	A low stone mill building and the miller's house with a wheel pit that could accommodate a waterwheel of 18ft in diameter and 8ft wide	Grade II Listed Building	Post-medieval	433778	347764
		1087370	MDR16020	Chevin Mill and attached Millhouse	A 17th or 18th century, L-shaped mill with attached mill house.	Grade II Listed Building	Post-medieval	433827	347743
		1335690	MDR16419	Stone Stile and Gate Piers at Chevin Mill	Two 19th century gate piers and a further pier to the south side of a stile.	Grade II Listed Building	19th century	433896	347720
11	Other assets within the Study Area		MDR4663	Neolithic Stone Axe	Neolithic polished stone axe found in a garden in or before 1978. Its exact findspot is unknown.		Neolithic	434100	348500
12			MDR13211	Two beehive quernstones	Two 'beehive' type top stones, both unfinished, dating to between the 1st century BC and the 1st century AD.		Iron Age	433249	349612
13			MDR4635	Roman Pottery	Several pieces of Samian ware found in 1873.		Romano-British	432880	349330
14			MDR15045	Querns	One Roman and one beehive quern noted in the boundary wall of Holly House. The location is approximate.		Romano-British	433100	348100
15			MDR13090	Roman coin	A pre-reform antoninianus of Diocletian, c. 290 AD, was found by the side of Longwalls Lane. Its location is approximate.		Romano-British	433162	348348



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing	
16	Other assets within the Study Area		MDR13089	Romano-British quern and pottery manufacturing site	Around 30 Romano-British quernstones and fragments were found around Starbuck House, Longwalls Lane, indicating the location of a quern-manufacturing site nearby, likely at the base of the bank to the rear of Starbuck house. A large amount of Roman pottery recovered from this site also suggests pottery production nearby.		Romano-British	433182	348309	
17			MDR4643	Shottle Park, Shottle	Medieval deer park established by the reign of Edward I (1239-1307), the boundary of which is still readily visible in the outline of the parish.		Medieval	431037	349047	
18			MDR15880	Medieval Lynchets, Matlock Road, north-west of Belper	Medieval Lynchets identified during a LiDAR survey.		Medieval	434858	348156	
19			1109215	MDR11475	Broadholm Farm	A farmhouse with a datestone of 1744, although possibly having 17th century origins, associated farm buildings are mostly mid-19th century. In 2004, the farm buildings were described as being in an extremely poor condition, many of the point of collapse, while the farmhouse was in need of refurbishment and repointing	Grade II Listed Building	Post-medieval	434846	349356
20				MDR13202	Dalley Wash	A roadside feature possible originally a well with a later conversion to a pump.		Post-medieval	433384	349092
21				MDR8569	Blackbrook Mill	A corn mill and associated mill pond, in use by the early 18th century but disused by the end of the 19th century.		Post-medieval	433157	347792
22			1087393	MDR16041	Small stone building south of Dalley House	A 17th or early 18th century single storey stone building	Grade II Listed Building	Post-medieval	433388	349193
23				MDR9893	Milestone	19th century milestone on the former Duffield to Wirksworth turnpike road.		19th century	433493	348468



WA No	Name	NHLE No	HER No	Asset	Description	Designation	Period	Easting	Northing
24	Other assets within the Study Area		MDR9814	Fish pond	Fish pond visible on late 19th century and later maps.		19th century	434871	348677
25			MDR7881	Earthen Embankment	Mid-19th century embankment running parallel with the River Derwent. The embankment was almost certainly constructed after the railway as it runs between two sections of the railway embankment. The bank was possibly built for flood defence, although the Derbyshire Wildlife Trust suggests the embankment is the result of dredging to speed up the river's flow rate.		19th century	434583	349443
26			MDR9818	Pumping station	Late 19th century pumping station.		19th century	433992	347768
27			MDR4658	Belper Cutting	The North Midland Railway, which was opened in 1840, passes through Belper in a cutting lined with embankment walls and spanned by ten road bridges.		19th century	434781	347447
28			MDR14175	Belper Pool Bridge	A railway bridge built in approximately 1930, with the remains of two earlier bridges lying adjacent. It carries the North Midland Railway over the River Derwent.		Modern	434773	348426



- Site
- Study area
- Historic England World Heritage Sites**
- Core Area
- Buffer Zone
- Assessed Heritage Assets**
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Belper & Milford Conservation Area

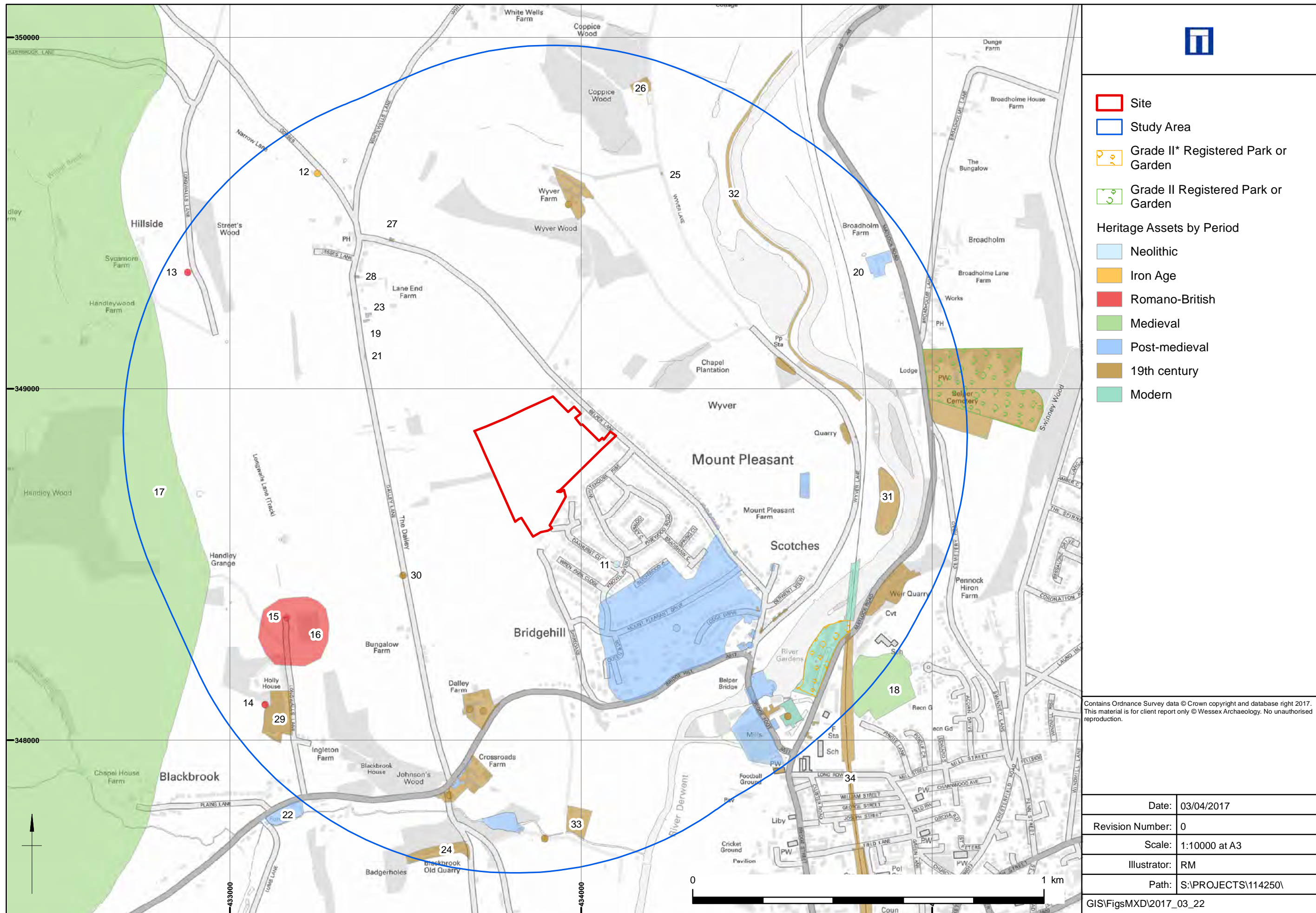
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Site location, Study Area and assets discussed in text (based on HE, DHER and other sources)

Figure 1

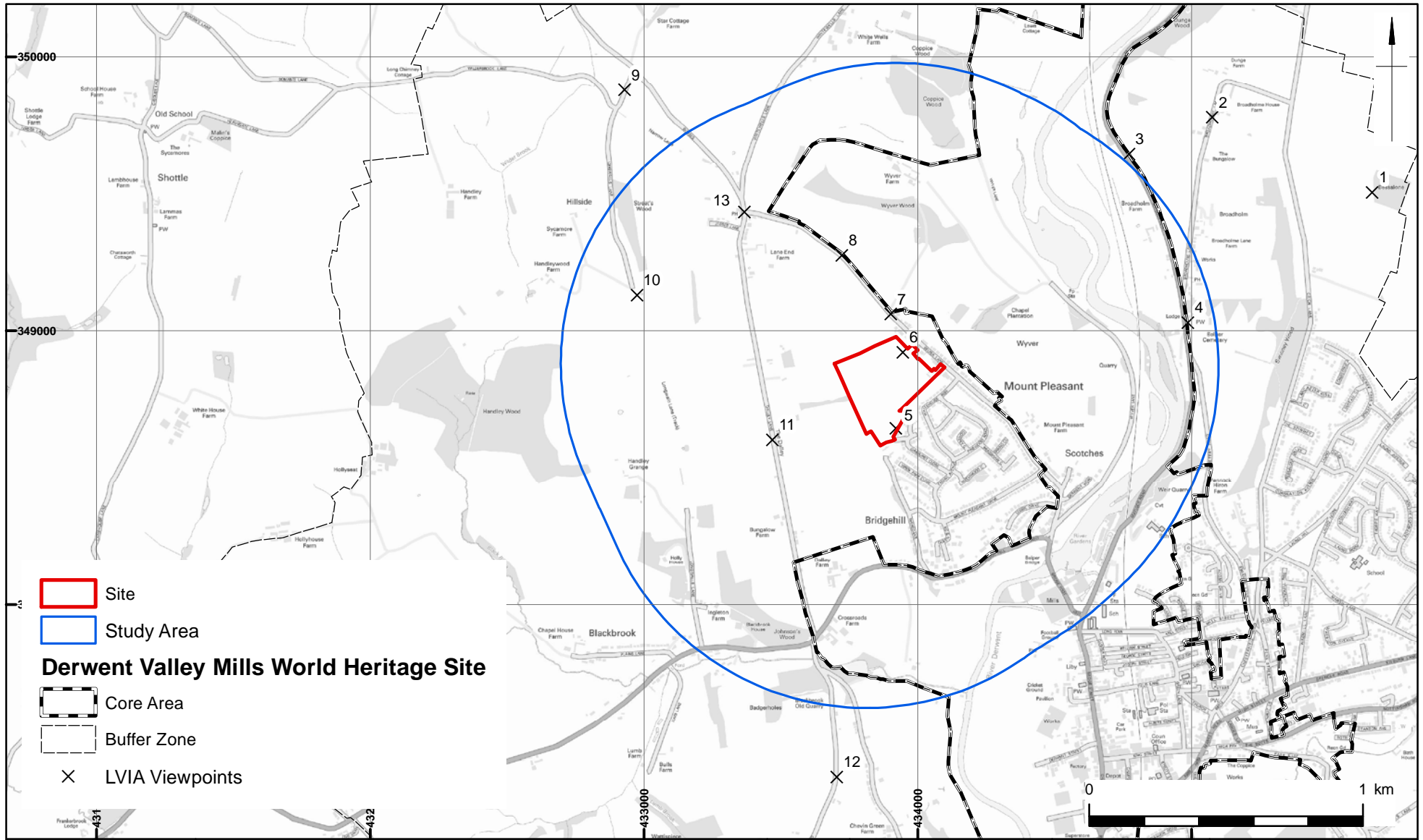


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Other heritage assets within the Study Area (based on DHER and other sources)

Figure 2



- Site
- Study Area
- Derwent Valley Mills World Heritage Site**
- Core Area
- Buffer Zone
- × LVIA Viewpoints

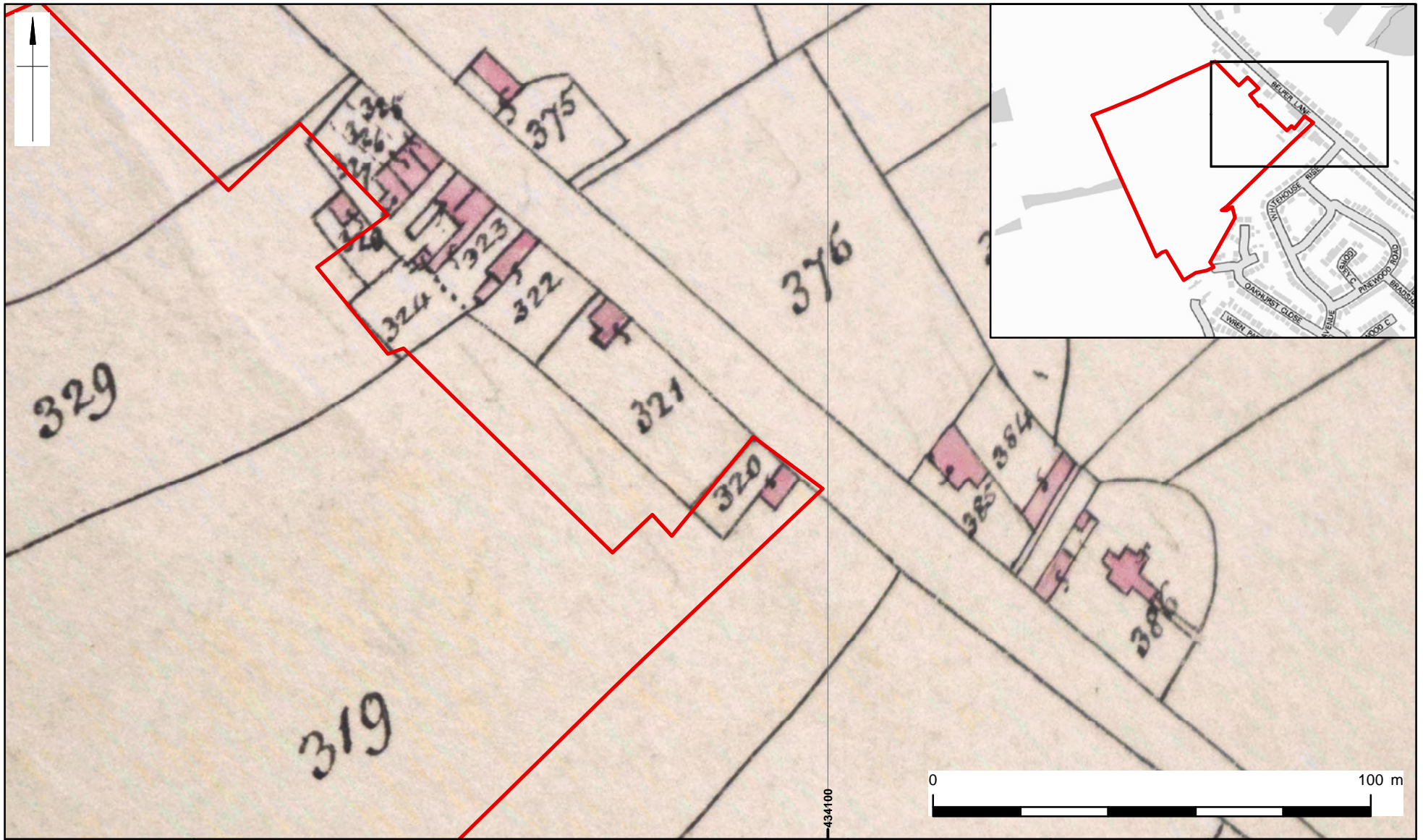


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Identified viewpoints

Figure 3

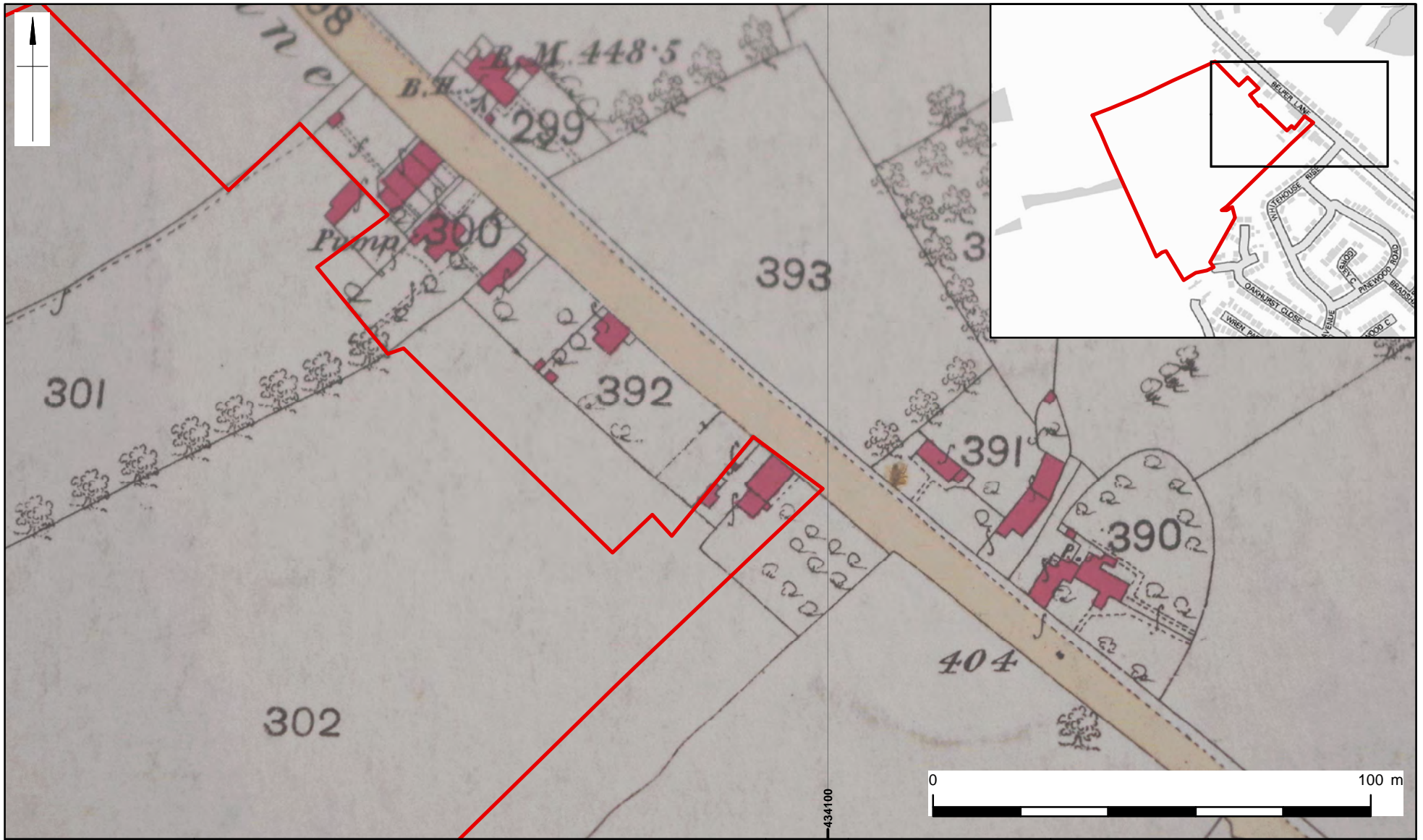


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Tithe Map 1844

Figure 4





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Ordnance Survey Map 1880

Figure 5



Plate 1: View from the Site to the south-east



Plate 2: View from the Site to the houses along Belper Lane, from the south-west


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Plate 3: View across the southern section of the Site, from the north-west



Plate 4: View towards Wyver Farm, from the south-south west


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Plate 5: View towards the Mill Complex in Belper, from the north



Plate 6: View towards the Site from across the Derwent Valley, from the north-east


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Plate 7: View towards the Site from the north-east



Plate 8: View towards the Mount Pleasant Housing Estate and the Site, from the north-east


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Plate 9: View towards the Site from Viewpoint 1, from the north-east



Plate 10: View towards the Site from Viewpoint 2, from the north-east


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Plate 11: View towards the Site from Viewpoint 3, from the north-east



Plate 12: View towards the Site from Viewpoint 4, from the east


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Plate 13: View towards Wyver Farm within the DVMWHS from Viewpoint 5, from the south



Plate 14: View towards Belper from Viewpoint 5, from the north-east


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Plate 15: View across the Site, from the north



Plate 16: View from Viewpoint 6 towards Belper, from the north-west


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Plate 17: View towards Wyver Farm within the DVMWHS from Viewpoint 6, from the south



Plate 18: View towards Belper from Viewpoint 7, from the north-west


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Plate 19: View towards Belper from Viewpoint 8, from the north-west



Plate 20: View towards the DVMWHS from Viewpoint 9, from the north-west


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Plate 21: View towards the DVMWHS from Viewpoint 10, from the north-west



Plate 22: View towards the Site from Viewpoint 11, from the west



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Plate 23: View towards the Site and the DVMWHS from Viewpoint 12, from the south



Plate 24: View towards the DVMWHS from Belper Land End, from the west

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