

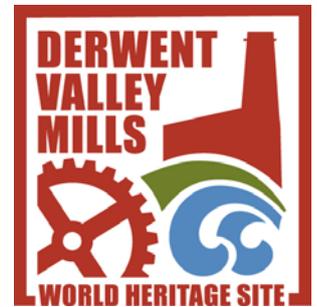
DERWENT VALLEY MILLS WORLD HERITAGE SITE

Shand House, Dale Road South, Darley Dale, Matlock, Derbyshire, DE4 3RY

T: +44(0) 1629 536831

E: info@derwentvalleymills.org

www.derwentvalleymills.org



Gareth Griffiths
Development Management
Derbyshire Dales District Council
Town Hall
Matlock DE4 3NN

18th February 2019

Dear Gareth

18/01350/FUL: Erection of dwelling house at Land to the rear of the Ciderhouse, The Hill, Cromford.

Please find below my response to the consultation concerning the above application. These comments will be taken to the World Heritage Site Conservation and Planning Panel for verification in March.

The site lies within the Derwent Valley Mills World Heritage Site (DVMWHS). The Derwent Valley Mills were inscribed on the World Heritage List by UNESCO in 2001. The Derwent Valley Mills Partnership, on behalf of HM Government, is pledged to conserve the unique and important cultural landscape of the Derwent Valley Mills World Heritage Site; to protect its outstanding universal value (OUV), to interpret and promote its assets; and to enhance its character, appearance and economic well-being in a sustainable manner.

The retrospective Statement of Outstanding Universal Value (SOUV) for the Derwent Valley Mills was adopted by the World Heritage Committee in 2010. The SOUV refers to the following UNESCO criteria, which the World Heritage Committee agreed were met at the time of inscription. They are:

- C(ii) That the site exhibits “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”;
- C(iv) That the site is “an outstanding example of a type of building or architectural or technological ensemble or landscape, which illustrates a significant stage in human history”.

The SOUV records that these criteria were met for the following reasons:

- C(ii) The Derwent Valley saw the birth of the factory system, when new types of building were erected to house the new technology for spinning cotton developed by Richard Arkwright in the late 18th century.
- C(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.

A Management Plan for the World Heritage Site was created in 2002, and updated in 2014. It has as the first of its nine aims to: “protect, conserve and enhance the Outstanding Universal Value of the DVMWHS.” In accordance with this aim, and with reference to Section 12.1 of the Management Plan, I have consulted with Derbyshire County Council’s Conservation, Heritage and Design Service (which advises the World Heritage Site Partnership in planning matters), and received the following advice:

The development site sits wholly within the DVMWHS. The dry-stoned walled enclosure sits behind a number of listed late early 18th century worker houses built as part of Arkwright’s early housing campaigns. From the map regression exercise presented in the Historic Impact Statement it can be interpreted that the site may have had a number of functions including; semi-domestic use, as allotments for the adjacent houses, but also with the possibility of some lead mining which is likely to pre-date the worker cottages. Both the Tithe map of Cromford (1841) and the first edition OS (1880) corroborate this theory as they indicate that the site featured a number of small buildings, and, that it was possibly more subdivided than present day. Other than the two small remaining stone and slate-roofed vernacular structures, the site today appears to have been left vacant, and it is predominantly agricultural in character.

Therefore the site can be said to be an attribute of the WHS for its contribution towards both the social infrastructure and technological development related values; as described in the current DVMWHS Management Plan (2014-19). The fact that the site has the potential to yield evidence of both these values in one location makes it a highly sensitive site and of substantial value to understanding the development of the cultural landscape. The photographs supplied within the application also suggest that the site is relatively prominent as it is visible from a number of vantage points within and around the WHS.

The proposed development in its current form illustrates proposals for a 3 bedroom single-storey dwelling which makes use of the existing outbuildings as garages. The drawings indicate that the new L-shaped dwelling would be positioned in the lower corner of the site with direct access from the existing track from Cromford Hill/B5036. It would take advantage of the sloping site in that it would be partially hidden/buried with the hillside. The drawings and visuals indicate that the building would be of an authentic modern design which draws upon the materials used within the locality with a coursed rubble stone wall exterior and sedum roof above the north wing. It is considered that the new dwelling would be of well-considered and suitable modern high-quality design in accordance with Aim 1, P2.5 of the WHS Management Plan.

However, there are concerns that the visuals supplied in the supporting documentation do not fully articulate the full visual impact of the proposed development. It is suggested that other views of the proposed development should be submitted such as from the locations shown in figures 3, 4, 5, 9 & 10. I would also suggest that other views may need to be identified and agreed with the conservation officer for Derbyshire Dales.

Given the likely palimpsest of the site there are also concerns that the significance of the site and its relationship to the development of the WHS has not been fully understood. The application documentation should look into this more thoroughly and consequently demonstrate that the proposals will appropriately mitigate any such harm as much as possible. We would also recommend that the application is sent to the development control archaeologist to comment on the application and make their recommendations as necessary.

In summary it is considered that the sensitivities associated with the site are such that it is likely that any development on this site will cause some level of harm to this attribute and consequently the OUV of the WHS. However, once the above has been taken into consideration and the appropriate level of information has been submitted a more comprehensive understanding of the level of harm can be ascertained.

I hope these comments can be considered when a decision is made concerning this development.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Farmer'. The signature is written in a cursive style with a large initial 'A' and a long, sweeping tail.

Adrian Farmer

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site.

cc Dr Mark Askey, DDDC