

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



15th September 2017

Paul Wilson
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire **DE5 3BT**

Dear Paul

AVA/2017/0849: Detached dwelling with residential annex on land adjacent to Woodside, Midland Terrace, Ambergate.

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 October.

The site lies within the Derwent Valley Mills World Heritage Site (DVMWHS) Buffer Zone. 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:

From the information provided with the application it appears the site is within the curtilage/grounds of an existing semi-detached property labelled as ‘Station House’ on the current OS map. The area within which the proposed dwelling is to be built appears to be overgrown with no specific designated land use. The north side, addressing Midland Terrace, is bound by a simple historic stone wall. A simple map regression to the first edition OS (1843-1893) suggests the existing property has been on the site since at least this period. The site is also within close proximity of a number of historic and listed buildings which contribute positively to the immediate setting of the WHS.

It is unclear as to whether the existing property is to remain or be demolished as part of the proposed development. A loss of the existing property would have an adverse impact on the setting of the WHS as it is clearly of some historic and architectural merit which contributes positively to its setting. As the site is on relatively high ground there is also the potential to have wider reaching impacts on the setting of the WHS and on views by visitors from within Ambergate Station. However, a new dwelling could be acceptable in principle on this piece of land provided:

- it does not involve the demolition of the existing dwelling,
- it can be demonstrated that the new dwelling will not have a significant impact on the immediate setting of the WHS - a basic visual impact assessment should be submitted to better understand the visibility of the proposed dwelling with views from within and around the WHS considered,
- a Heritage Statement is provided in order to better understand the historic significance of the site and its relationship to the WHS which should be used to help improve the design quality and help mitigate any potential adverse impacts on the setting of the WHS, and
- the new dwelling is of a suitably high design quality in order to comply with the DVMWHS Management Plan, as unfortunately the current design proposal falls short of this – a clear modern design would be preferable to architectural pastiche.

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', written in a cursive style.

Adrian Farmer

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site.
cc Rachael Coates, AVBC