

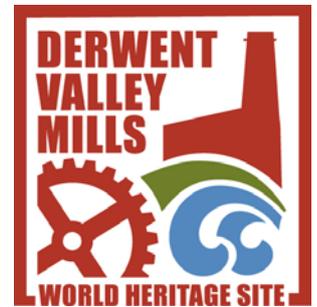
DERWENT VALLEY MILLS WORLD HERITAGE SITE

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Liz Prior
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire DE5 3BT

23rd April 2018

Dear Liz

AVA/2018/0202: Single storey rear and side extension at 36 Belper Lane, Hilltop, Belper.

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 later this month.

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 have received the following advice:

It is stated in the application documents that the site has been associated with the Strutt family, the mill-owning entrepreneurs of the late-18th century. This end cottage, currently in a row of three, is not listed but is located within the Belper and Milford Conservation Area. The small cluster of buildings did once form a slightly isolated group with associated fields (see 1st edition OS plans), with Nos 34 and 36 possibly being a pair of cottage to which No 32 was later added. Included in this group is the listed building, Nos 38-40 Belper Lane.

The rear of this row faces east towards the open landscape of the River Derwent valley, although the row is set down below the stone retaining wall on the uphill boundary. This is also surmounted by fencing.

The adjoining cottages in the row have also had relatively modern, rear brick extensions, with No 34 having a lean-to roof with a gable feature and sprocketed eaves detail, which curiously straddles the party wall of the two cottages. There appears to have been some kind of access passage or staircase, which has complicated the more typical party wall situation. It is unfortunate that the flat roof to the proposed extension introduces a new form into the geometry at the rear of the cottages; it also extends beyond the adjoining extension, in part.

The proposed extension is itself a curious arrangement. It is essentially windowless, apart for a pair of French doors and a small, side two-light casement window. The proposed spaces are essentially top-lit by two domed rooflights. Internally, the proposed feature Aga range simply has a flue which would pass through the flat roof, rather than expressing any chimneypiece.

The proposed living roof, while commendable, does not contribute in any significant way to the appearance of the proposed extension or any assessment of its inclusion as mitigation.

A fairfaced brick extension to a stone host building is not necessarily inappropriate, as there are plenty of precedents for this arrangement; indeed, the listed building referred to comprises the same mix of masonry materials.

While the extension is a missed opportunity for giving better connection between the house and the garden, and the appearance of the extension would be decidedly ‘utilitarian’, due to the lack of openings to relieve the blank

brickwork walls, it could not be considered to harm the Outstanding Universal Value of the World Heritage Site. Any improvements to the design that can be secured would obviously be beneficial.

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 underline.

Adrian Farmer

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site.
cc Sarah Johnson, AVBC