

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



Andrew Ecclestone
Development Management
Derbyshire Dales District Council
Town Hall
Matlock DE4 3NN

3rd September 2018

Dear Andrew

18/00897/FUL: Proposed two storey rear extension at 25-27 Market Place, 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 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 received the following advice:

The building sits in a relatively prominent position on the adjacent side of the road to the Market Place in Cromford. Its late Victorian appearance belies the fact that the building relatively modern as a basic, OS series, historic map regression exercise illustrates the plot of land now allocated to numbers 25-27 was vacant until the 20th century. While the building is not considered to be an attribute of the WHS, per-se, it nonetheless sits comfortably, as part of the setting of the surrounding sensitive historic environment.

While the World heritage Site Partnership does not object to the principle of a two-storey extension, it is considered that the current proposals should be more recessive in appearance and submissive in form/massing in relation to the host building. It is also considered that the current proposals are of an insufficient design quality, as required by the current DVMWHS Management Plan, in that they do not respond well to the site and its sensitive historic location. It would be preferable for the design to be a clearly distinguishable contemporary extension rather than attempting to inappropriately replicate the style from the rear of the host building or that of any of the surrounding historic buildings in the vicinity.

It is to this end that in its current form the Partnership objects to the proposed development as it could negatively impact on the OUV of the WHS, or, in in NPPF terms, it is considered that it would result in harm to the setting of the DVMWHS. In order for the proposed development to be considered to be acceptable it is recommended that the applicant considers alternative proposals which are in line with the advice provided; in pursuing compliance with para 200 of the NPPF (July 2018). It is also recommended that additional information is submitted, in the form of a heritage impact statement and basic visual assessment, so that the level of impact of the proposals can be more comprehensively understood and commented on; in accordance with paragraph 189 of the NPPF (July 2018).

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 fluid and cursive, with the first name 'Adrian' being more prominent than the last name 'Farmer'.

Adrian Farmer

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

cc Dr Mark Askey, DDDC