

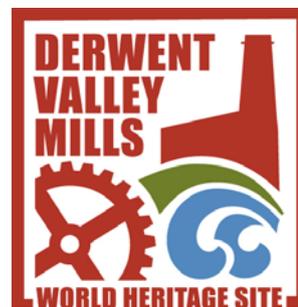
DERWENT VALLEY MILLS WORLD HERITAGE SITE

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

T: +44(0) 1629 536831

E: info@derwentvalleymills.org

www.derwentvalleymills.org



Sara John
Development Control
Neighbourhoods
Derby City Council
The Council House
Corporation Street
Derby DE1 2FS

28th January 2019

Dear Sara

DER 07/18/01040: Change of use from public house (use class A4) and a first floor rear extension to create ten flats (use class C3) at Waterside Inn, 3 Mansfield Road, Derby.

Please find below the latest DVMWHS 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 proposed development 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 with members of the DVMWHS Conservation and Planning Panel at a site visit held on Friday 20th July, and have received the following advice:

The proposed development site is the former Waterside (or Bridge) Inn public house which abuts the boundary to the WHS. The existing building sits prominently on the corner of Mansfield Road overlooking the River Derwent and St Mary’s Bridge, a Grade II* Listed Building. As a former Inn and public house, the building is considered to be an attribute of the WHS for its contribution to the social infrastructure related value; as defined in Section 2.6 of the current DVMWHS Management Plan (2014-19).

The drawings for the proposed development indicate that while the Mansfield Road elevation will be altered relatively little the river facing elevation will feature a two-storey extension across much of the existing single storey extension. Notwithstanding the harm done by the existing rear single-storey extension, it is considered that the proposals do not respond well to the existing building and riverside context, but also because they are not subservient enough to the existing building. The World Heritage Site Partnership would therefore advise that the design is developed to a standard which is considered to be of a sufficiently high design quality, as required by the DVMWHS Management Plan.

Further, it is considered that the full impact of the proposals cannot be appreciated from the information submitted in the application. As the building sits very prominently in this sensitive location the Partnership would advise that the applicant submits a visual impact assessment with before and after images of the proposed development from agreed positions around the development. The assessment should be undertaken to a recognised standard so that the likely impact proposed development can be clearly understood and commented on.

Whilst the Partnership does not object to the change of use to residential use in principle it is considered that the current proposals are not acceptable in their current form. The proposals would potentially cause harm to the immediate setting of the WHS and to the building as one of its attributes.

Consequently, the World Heritage Site Partnership cannot support the proposals as they stand as they would have an unacceptable impact on the OUV of the DVMWHS and, in NPPF terms, they would cause harm to this international designation.

Thank you for this opportunity to comment on the application.

Yours sincerely

A handwritten signature in black ink that reads "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 Chloe Oswald, Derby City Council.