

DERWENT VALLEY MILLS WORLD HERITAGE SITE

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13th November 2019

Sara John
Development Control
Communities and Place
Derby City Council
The Council House
Corporation Street
Derby DE1 2FS

Dear Sara

19/00723/FUL: Change of use from public house to an office and four flats together with associated external alterations including the installation of new windows at 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 later this month.

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 have received the following advice:

There appears to be no significant change to the proposals for which the DVMWHS Partnership responded in July 2019. We therefore have no further comments to add, but reiterate the comments made at that time:


The proposed development site is the former Waterside Inn public house which sits wholly within the DVMWHS Buffer Zone. The site abuts the boundary to the WHS and 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).*

Comments were provided previously to the Partnership in January 2019 for a similar scheme albeit solely for the conversion to residential use. Concerns were expressed over the proposed development due to the design quality of a relatively prominent two-storey extension which overlooked the river and had the potential to have a negative visual impact on nearby attributes of the WHS. It is pleasing to see that the current scheme has been substantially reduced in size and it is contained within the existing building volume. The current scheme will also require the demolition of a number of existing features which clutter the riverside elevation, including an unsightly metal escape stair and an external masonry stairwell which currently obscures part of the rear elevation.

Whilst there will be a loss of the ability to interpret the buildings historic function as a public house within the WHS it is considered that the positive changes proposed through the conversion of the building will mitigate this adverse impact. It is therefore to this end the DVMWHS Partnership does not object to the proposed development as no harm should be done under the current NPPF and there should be no harm done to the OUV of the DVMWHS.

Thank you for this opportunity to comment on the application.

Yours sincerely



Adrian Farmer

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site. cc Chloe Oswald, Derby City Council.