

# DERWENT VALLEY MILLS WORLD HERITAGE SITE

Room S7, North Block, County Hall, Smedley Street, Matlock, Derbyshire, DE4 3AG

T: +44(0) 1629 536831

E: [info@derwentvalleymills.org](mailto:info@derwentvalleymills.org)

[www.derwentvalleymills.org](http://www.derwentvalleymills.org)



**Gareth Griffiths**  
**Development Management**  
**Derbyshire Dales District Council**  
**Town Hall**  
**Matlock DE4 3NN**

9th December 2020

Dear Gareth

**20/00838/FUL: Change of use and conversion of ground floor restaurant to two apartments and associated external alterations to rear and retention of tapas bar as standalone restaurant at 16 - 18 Market Place, Cromford.**

Please find below the Derwent Valley Mills World Heritage Site Partnership response to the consultation concerning the above application. These comments will be passed to the World Heritage Site Conservation and Planning Group for verification in February.

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 maintain the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site by protecting, conserving, presenting, enhancing and transmitting its culture, economy, unique heritage and landscape 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 18<sup>th</sup> 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 2020. It has as the first of its nine aims to: “protect and conserve the Outstanding Universal Value of the DVMWHS to ensure its transmission to future generations.” In accordance with this aim, and with reference to the operational guidance in Section 20 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:

16-18 Market Place is not a listed building, but it is of high significance to the WHS, both as former worker house, built as part of an early housing campaign by Sir Richard Arkwright, and as a shop. The property is identified as being part of Cromford Village c.1840 but it bears a very close resemblance to the other former worker houses on the Market Place which were constructed earlier in c.1790. The property, as with other houses on the Market Place, features a later inserted shop-front. In more recent years, prior to the inscription of the WHS in 2001, the significance of the building was eroded to some degree through the construction of the modern extension to the rear and by the free-standing restaurant building within the rear courtyard area. However, notwithstanding the harm done by these recent developments, the building is considered to be an element of the WHS for its contribution towards Attribute 2 as defined under Section 3 within the current management plan (2020-25).

The information submitted with the application indicates that proposed development comprises ‘the conversion of the building back to residential use whilst retaining the stand alone extension to the rear of the property for use as a restaurant’. Alterations are proposed to the interior of the building although the planning statement states that the ‘primary elevation facing the Market Place remains unchanged’. However, the DVMWHS Partnership would advise that the applicant clarifies this further by means of the submission of an elevation drawing to corroborate these proposals. Alterations are proposed to the rear extension but as this is modern and not visible from the public realm the Partnership does not anticipate that there will be any adverse impacts incurred through these changes. As no alterations to the restaurant are proposed the impact of this should be neutral.

Through the conversion of the property to residential use there will be some loss of some authenticity as its use as a shop will be lost, but also, through the potential loss of authentic building fabric as internal alterations are undertaken. This is because, as defined under Attribute definition number 2, this building has significance in the WHS both as a former Arkwright worker house and through its use as shop. Whilst the Partnership holds no objection to its conversion in principle, we would advise that a Heritage Statement is prepared to demonstrate that the significance of the building is understood but also to help better inform how any loss of authenticity could be addressed both before and after the work. This may require a suitable level of archaeological recording, in accordance with current guidance from Historic England, and, set out a conservation philosophy for dealing with various architectural construction details/scenarios associated with the proposed development.

Provided that this advice can be suitably administered and conditioned by the local planning authority, with input from their development control archaeologist, the Partnership feels the impact on the OUV should be kept to a minimum and the Partnership need not be consulted again.

The Partnership asks that these comments can be considered when a decision is made concerning this development.

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 on the 'r'.

**Adrian Farmer**

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