

Chesterfield Borough Local Plan

Heritage Impact Assessments 2019

1.0 Introduction

- 1.1 The Borough Council Conservation Officer has undertaken an assessment of the impact of possible development sites on existing heritage assets. It has been assumed that the possible sites may come forward for housing development.
- 1.2 This report considers the impact of potential development on sites identified through the Land Availability Assessment (LAA) process as having an Amber or Red rating for Heritage (see the [detailed LAA methodology](#) on the council website for more information). These sites may be within 500m of a Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, and Scheduled Ancient Monuments. The local authority is in the process of establishing a list of local interest buildings. However, this list is not yet adopted and therefore is not included in this study. Derbyshire County Council Conservation & Design Team has provided an Archaeological and Historic Landscape assessment of the sites.
- 1.3 The 'Historic Environment Good Practice – Advice Note 3 - The Setting of Heritage Assets' (March 2015) prepared by Historic England, and NPPF 2018 have been referred to for this study.

2.0 Methodology

Stage One: A mapping exercise to examine any heritage assets within a 500m buffer zone to the development site.

- 2.1 Utilising the advice in the Historic England's Good Practice Advice Note, consider if:
- a) Development of the site would affect the character of a heritage asset if it is:
 - within the possible development site
 - abutting the site
 - within close proximity
 - within the setting of an asset
 - b) Development of the site would affect the relationship the heritage asset may have in a special, cultural, functional or other form with its surroundings. This applies irrespective of distance, and is therefore an opinion, based on local knowledge and conjecture.

Stage Two: A site visit

- a) Identification of potential heritage assets which may be affected

- Look at the site and the area surrounding.
- Identify all the known heritage assets.

b) Significance

2.2 The NPPF states that “Heritage assets range from sites and buildings of local historic value to those of the highest significance... These assets are an irreplaceable resource, and should be enjoyed for their contribution to the quality of life of existing and future generations” (184). “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (193).

2.3 Historic England’s Good Practice Advice Note states that “development proposals that affect the historic environment are much more likely to gain the necessary permissions if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect”. The Advice Note also states that “the significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest – the meaning it holds beyond its functional utility”.

c) Impact

- The setting, its extent, and visual significance around the heritage asset.
- Cumulative change and integrity.
- Urban design and townscape.
- Economic and social viability.
- Topography, the historic landscape, openness, enclosure and boundaries.

d) Scale of impact on heritage assets

2.4 Assess if the development of the site would affect the heritage asset and why. Impact and affect must be considered in association with the significance, context and potential benefits of development.

- Views from, towards, and across the site, plus the surrounding landscape character.
- Visual dominance, prominence and relationship between the development site and heritage asset.

e) Potential mitigation

2.5 Mitigation proposals may be identified which would safeguard the significance of a heritage asset, or part of it.

f) Enhancement

- 2.6 Potential for enhancement of a site and its significance. For example, a site may contain a building at risk which the proposed development may include as an integral part. Furthermore, a proposed development scheme may result in the removal of elements of a site which are deemed to have no significance, or a negative impact to the setting.

3.0 Site Assessments

- 3.1 Total number of sites being considered: 13

- 3.2 The following heritage assets will be considered when assessing hypothetical impact of the potential development.

1. **Scheduled Ancient Monuments:** There are two Scheduled Ancient Monuments in the Borough of Chesterfield.
2. **Registered Park and Garden:** There is one registered Park and Garden in the Borough of Chesterfield.
3. **Listed Buildings:** There are 245 Listed Assets within Chesterfield Borough.

Listed Buildings, Scheduled Ancient Monuments and Registered Parks & Gardens within or adjacent to the possible development sites would be greatly affected by development proposals, and these sites will require enhanced consideration. Where potential impact is indirect because the statutory protected asset is within 500m from the development site, or visible from the site, the impact on significance will be likely a lesser bearing, and therefore a scale to consider impact and significance is vital in the assessment.

4. **Conservation Areas:** There are 12 Conservation Areas within Chesterfield Borough:
 - Abercrombie Street
 - Barrow Hill
 - Brimington
 - Chatsworth Road
 - Church Close
 - Newbold
 - Old Whittington
 - Queens Park
 - Somersall
 - Spencer Street
 - Staveley
 - Town Centre

- 3.3 Development sites may be inside a Conservation Area boundary, or abutting it, or overlapping the boundary. Development of these sites may not necessarily have a negative impact on the Conservation Area but may remove a significant open space of intrinsic heritage value or obstruct a view into or out of the Conservation Area.
- 3.4 Buildings at Risk are Listed Buildings, structures and monuments that have fallen into disuse, dereliction and disrepair. Information on Buildings at Risk is held by Historic England (Grade II* & Grade I) and Derbyshire County Council (Grade II). If a Listed Building identified at being at risk is within the 500 buffer zone of the development site, further consideration will be given to potential for mitigation and potential gains from development.
- 3.5 **Archaeological Sites** - Other ancient monuments include archaeologically significant sites. Derbyshire County Council has provided information to supplement this study.

It is important that sites are not considered in isolation, as the cumulative effect of the development of more than one site may have a different impact of the heritage asset.

- 3.6 This report considers the following LAA sites within the Borough of Chesterfield:

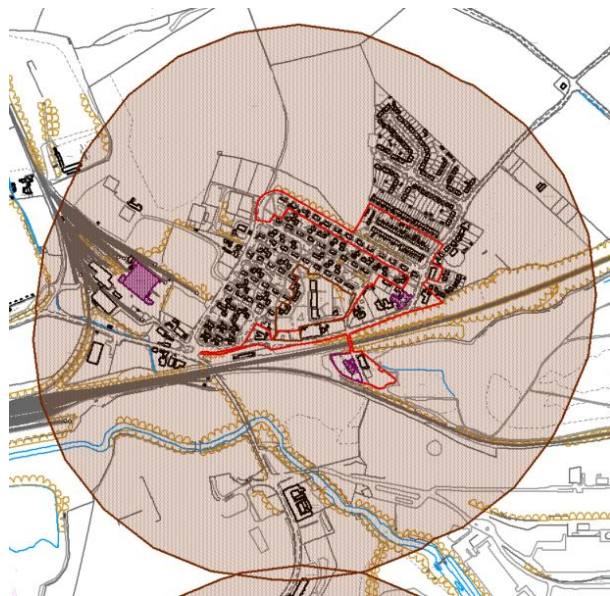
LAA Site Reference	Area
18	Duewell Court
35	Staveley Canal Basin
47	Manor House Farm
63	Walton Works
130	Linacre Road
236	White Bank Close
242	Mastin Moor
243	Mastin Moor
247	Tom Lane
271	Rectory Road
279	Mastin Moor
315	Troughbrook Road
338	Barker Lane

Site: 18 DUEWELL COURT, BARROW HILL

Proposed Use: Housing

Heritage Assets affected:

- Site 18 boundary: brown
- 500m radius from the proposed: shaded
- Conservation Area: red line boundary
- Listed Buildings: purple



List of heritage assets affected

Indirect

1. Adjacent to the Conservation Area
2. Within 500m of three Listed Buildings
3. HER 13084 – former medieval deer park, subsequently developed.

Potential Impact of Allocation on Heritage Significance:

Development is on site. Commentary not required.

Conclusions and Recommendations:

		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 35 Staveley Canal Basin

Proposed Use: Housing

Heritage assets affected:

- Site 35 boundary: brown
- 500m radius from the proposed: shaded
- Conservation Area: red
- Listed Building: purple



List of heritage assets affected

Direct

1. Potential archaeological remains associated with the Chesterfield Canal.

Indirect

2. Adjacent to the Staveley Conservation Area.
3. Within 500m of 13 Listed Buildings.
4. In close proximity of seven heritage assets recorded on the Historic Environment Register.

Listed Buildings within the 500m buffer zone

Address	Designation	Description
The Chantry, 39 High Street	Grade II	HIGH STREET 1675A (West Side) No 39 SK 4374 1/12 25.2.66. (The Chantry) II. Medieval. It is said to have been a chantry founded by the Frecheville family or, alternatively, a chapel founded by the Musard family in the C13, but this has been disputed.

		<p>Stone rubble; 2 storeys, with gabled end to road; 1 storey plus attic to right with 1 stone dormer; plain sashes, irregularly spaced; old stone slab roof. The interior has indications of massive timbering, particularly in the roof, where the timbers are oddly spaced out. A correct interpretation of the building architecturally would only be possible during a process of partial stripping out of later work. A number of skeletons were unearthed here in 1904. Unoccupied and much in need of repair at time of survey.</p>
Churchyard Cross, Church Street	Grade II	<p>CHURCH STREET 1675A (North Side) Churchyard Cross SK 4374 1/2 25.2.66. II</p> <p>A plain medieval cross on steps. Restored.</p> <p>St John's Church, Churchyard Cross. The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.</p>
The School, Church Street	Grade II	<p>CHURCH STREET 1675A (North Side) The School SK 4374 1/3 II</p> <p>1844. Founded by the Duke of Devonshire and probably by Paxton. Ashlar. Central 2-storeyed octagonal block; 1 sash window on each face in plain surround with arched head; quoins to angles; plain doorway with 6-panelled door, the tipper panels glazed, and pedimented porch with arched openings at front and sides. Single-storeyed wings extend at right-angles, linked to central block by porchways; overhanging lined eaves with brackets; slates.</p> <p>St John's Church, Churchyard Cross, The School, Staveley Hall. Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.</p>
Garden Walls of Staveley Hall, Church Street	Grade II	<p>CHURCH STREET 1675A (North Side) Garden walls of Staveley Hall (Formerly listed as Garden walls) SK 4374 1/6 25.2.66. II</p> <p>Massive old stone garden walls with buttresses.</p> <p>St John's Church, Churchyard Cross, The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden</p>

		Walls of Staveley Hall form a group.
34 & 36 High Street	Grade II	HIGH STREET 1675A (East Side) Nos 34 & 36 SK 4374 1/9 II Circa 1845. Stone; 2 storeys; gabled projection at centre; 2+2+2 casement windows with plain lintels; plain recessed doorways; modern display window on right-hand side in place of original windows; projecting eaves; stone stacks; hipped slate roof. Nos 34 to 44 (even) form a group.
42 & 44 High Street	Grade II	HIGH STREET 1675A (East Side) Nos 42 & 44 SK 4374 1/11 II Circa 1845. Stone; 2 storeys; 2 casement windows with plain lintels; gabled ends, that on right-hand side with 1 casement window in plain arched surround, plain doorway and gabled porch with arched openings at front and sides; projecting eaves; stone stacks; slates. Nos 34 to 44 (even) form a group.
Ebenezer Row, 5-11 Porter Street	Grade II	PORTER STREET 1675A Nos 5 to 11 (odd), No IIA, Nos 15 to 23 (odd), SK 4374 1/13 (Ebenezer Row) II 1860. A tenement range of workers' cottages. Red brick; 2 storeys plus attics; 11 sash windows. Attics each have 1 gabled dormer with semi-circular sash window; 10 simple fanlights and generally with simple ledges doors; slates. Central passage-way with stone arch inscribed Ebenezer Row 1860.
Staveley War Memorial, Remembrance Gardens	Grade II	Staveley War Memorial, which stands in the Remembrance Gardens at the junction of Duke Street and Lowgates, is listed at Grade II for the following principal reasons: Historic interest: * as an eloquent witness to the tragic impact of world events on this local community, and the sacrifices it has made in the conflicts of the C20. Architectural interest: * as a striking and evocative design of a white marble sculpted soldier standing on a tall square plinth.
Staveley Hall, Church Street	Grade II	CHURCH STREET 1675A (North Side) Staveley Hall (UDC Offices) SK 4374 1/4 II 1604. The former manor house. Much altered,

		<p>the front almost wholly late C19 but retaining carved stone Coat of Arms over door dated 1604 and the wing to north roofed with old stone slates. Rear elevation is of 2 storeys, 5 windows wide and late C17; wood mullioned transomed windows in rusticated architraves with alternating segmental and pointed pediments, C19 glazing; C19 canted bay window, tiered over 2 storeys with stone mullions and double transomes; parapets. 2 rooms (now the Council Chamber and Ante-room) retain good late C17 or early C18 panelling. C19 work said to be by Sir G Scott. Originally the home of the Frecheville family, later The Rectory.</p> <p>St John's Church. Churchyard Cross, The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.</p>
<p>Church of St John the Baptist, Church Street</p>	<p>Grade II*</p>	<p>REASONS FOR DESIGNATION: The church of St John the Baptist, Staveley, Derby, is designated at Grade II* for the following principal reasons: * It is a substantial medieval village church with substantial early fabric, including c1200 doorway, C13-C15 tower, and C14-C17 aisle and chapel. * It has medieval interior features of special interest, including the font and the rare (but re-sited) Easter Sepulchre. * It has several notable features connected with the Frecheville family, especially the C15-C17 monuments and C17 armorial window. * The church stands next to the early C17 former Staveley Hall, seat of the Frecheville family.</p>
<p>Former Stables and Coach House of Staveley Hall, Church Street</p>	<p>Grade II</p>	<p>CHURCH STREET 1675A (North Side) Former stables and coach house of Staveley Hall SK 4374 1/5 II</p> <p>C17. Stone. 2 storey coach house with 1 storey stable wings to left and right extending to rear; quoins at sides. Coach house has doorway to left with stone segmental head (bricked-up) and keyblock; various openings in stone surrounds; stone stack; old stone slates.</p> <p>St John's Church. Churchyard Cross. The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.</p>

7 & 8 Church Street	Grade II	<p>CHURCH STREET 1. 1675A (South Side) Nos 7 & 8 SK 4374 1/7 II</p> <p>Early C18 with early C19 alterations. Roughcast; 2 storeys plus attic; centre and two projecting gabled wings; 2+1+2 early C19 Gothic 2-light sashes with pointed glazing bars, and drip moulds; central doorway with square fanlight and 6-fielded-panelled door; coped gables; parapet; lead rainwater head with initials IG and date 1719. Good contemporary staircase with open strings and turned spiral balusters. A former rectory and home of the Rev. Francis Gisborne, 1732-1821, founder of many Derbyshire charities.</p>
38 & 40 High Street	Grade II	<p>HIGH STREET 1. 1675A (East Side) Nos 38 & 40 SK 4374 1/10 II</p> <p>Circa 1845. Stone; 2 storeys; gabled projection at centre; 2+2+2 casement windows with plain lintels; plain recessed doorway; projecting eaves; stone stacks; hipped slate roof. Nos 34 to 44 (even) form a group.</p>

Staveley Conservation Area. Designated 1972

The town of Staveley is located approximately five miles to the east of Chesterfield town. It comprises a town linked to seven geographically dispersed communities consisting of Barrow Hill, Inkersall, Middlecroft, Lowgates, Mastin Moor, Poolsbrook and Duckmanton. It is the second largest settlement in the Borough of Chesterfield with larger residential areas and a busy town centre that is centred between Hall Lane to the north and Market Street to south. Staveley town itself (excluding the outlying settlements) had a population of 12,174 in the 2007 estimates.

The Staveley Conservation Area is centred on the historic core of the town with the focal point of which is the medieval Church of St. John the Baptist and Staveley Hall and includes High Street, Church Street, Hall Lane and the Remembrance Gardens along Lowgates and Duke Street, covering an area of approximately 6.51 hectares.

The Conservation Area is located on a large eminence. The topography falls to the east towards the River Doe Lea, but falls fairly gently to the west toward the River Rother valley and Chesterfield Canal lending itself to views of the valley. It is very evident that this topography may have been a key to consideration in the development pattern of the town and its setting is integral to the character of the Conservation Area. The Conservation Area sits on the eastern edge of the Coal Measures sandstone of the Nottinghamshire/Derbyshire coalfields.

The Staveley Conservation Area can be characterised by the town's medieval origins

and its subsequent development through the Victorian period to the present day. It has a distinctive character defined by high quality architecture. The Conservation Area was originally designated because of its varied styles of buildings. The attractive architecture of buildings, the planned setting out of streetscape with boundary walls and mature planting all of which add character to the area.

The Conservation Area can be generally characterised in three key stages of development. There is the historic core around the Church of St John the Baptist from the thirteenth century, its development as a coal and mining centre during the Victorian period and the spread of later development in the rest of the town centre. All these phases are fundamental to the development of Staveley and to the character that defines the Conservation Area today. However, when defining the characteristics of the Conservation Area the open spaces, landscaping and the spread of mature trees must be considered as these are intertwined across the whole area and provide cohesion between the different character areas and the appearance of the Conservation Area as a whole. The majority of the town centre is Victorian and Edwardian in date, which has had a large degree of influence on the architectural style and the character of the area. Local influence can be seen in the use of local sandstone and locally available red brick.

The opening of the Chesterfield Canal in 1777, which passed through Staveley on its way to the River Trent and the development of the new technique of smelting with coke in the 1780s, further expanded the industry and by early nineteenth century mining was thriving in Derbyshire. More houses and cottages were built or possibly reconstructed within the village during this time to house additional workers.

The 1783 map of Staveley may reflect the layout of the village in the late post medieval period and may be the basis of the town's development plan. The map shows a pattern of long narrow plots that face onto main streets. These plots may have originated as mediaeval burgage plots, long thin plots which mediaeval villagers farmed in addition to their share of strips scattered across the open fields. These plots indicate that there was some sort of planned and designed village by that time rather than it having grown organically.

The street pattern is still present today and is defined by High Street, Market Street, Duke Street and Church Street and most probably represent plots allocated to each of the houses along the street with some in-fills later built on the plots particularly to the back of the streets. The plots on the west of High Street ran all the way to the River Rother probably allowing for communications and trade as well as allowing the utilization of the water for industrial and craft purposes, making them more attractive to potential settlers in the village. Until the eighteenth century most of the land around Staveley was farmed using the open field system and by the early nineteenth century much of the development was focused only on the historic settlement limits. The 1841 Tithe map shows that by the first half of the nineteenth century, the built up area at Staveley still remained as it was during the eighteenth century.

The Conservation Area has changed little since it was designated in 1972 and still mostly contains a grouping of medieval through to nineteenth century buildings with much of their original character and surrounding context. The most notable change in the streetscape can be seen on the edge of the conservation area to the south,

along High Street and south of Porter Street, where the integrity of the historic street has been disrupted by twentieth century redevelopment and the public realm. The Church and adjacent historic buildings play a vital role in defining the historic context of the area as well as the town particularly where so much has been lost elsewhere. The historic alignment of Church Street and High Street are an important element of the wider street pattern in the Conservation Area.

Derbyshire County’s Historic Environment Records:

- Staveley Hall (SMR No. 13009 - MDR6209),
- St John the Baptist Church (SMR No. 13013 – MDR6211),
- Medieval Cross, churchyard of St John the Baptist (SMR No. 13012 – MDR6214),
- The Chantry (SMR No. 13025 – MDR6218),
- Church Street, Coach House (SMR No. 13010 – MDR6228),
- Unstratified Roman and Early Medieval artefacts, Staveley Hall (SMR No. 13064 – MDR12350)
- Medieval ditch, Staveley Hall (SMR No. 13065 – MDR12356).

Potential Impact of Allocation on Heritage Significance:

Listed Buildings & Historic Environment Record Sites

The proposed site is not considered to be within the immediate setting of any Listed Buildings or those deemed as HER assets, detailed above. It is considered that the proposed development site would not result in direct harm to a Listed Heritage Asset, its character or immediate setting.

Conservation Area

The proposed site is directly adjacent to the boundary of the Conservation Area. It is the potential impact on the Conservation Area that is considered to result in significant harm. There is a clear division between the historic settlement and countryside at this particular point of the Conservation Area. Architectural style and age is contemporaneous with the historic settlement and its gradual expansion in the nineteenth Century. Development immediately adjacent to this boundary would potentially erode the character of the settlement.

The approach to the Conservation Area on Hall Lane is a particularly strong viewpoint, with open fields either side of the road and a recognisable sense of arrival at the edge of the Conservation Area. As the entrance to the Conservation Area appears, there is a strong build line to the edge of the road. If development started prior to this point, the destination, character and appearance of the Conservation Area would be harmed.

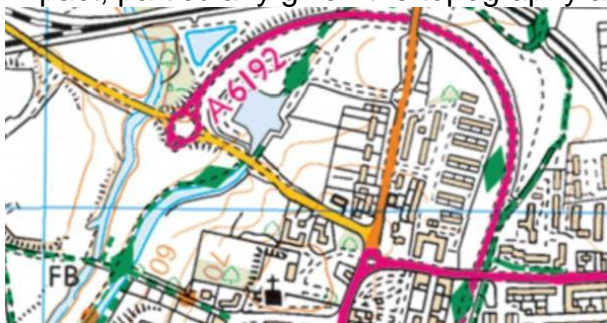


Approach to Staveley from Hall Lane



Entrance to the Conservation Area from Hall Lane

The topography is also an important contributor to the setting of the Conservation Area, sitting atop the gently sloping hill, reaching Staveley Hall and the Church of St John the Baptist at the highest point. Views to and views from the Listed Buildings are therefore relevant, and development on the incline would have a negative impact, particularly given the topography at this location.



Topographical map of the development site, with comparison of levels to the Listed

Buildings of the Church and Staveley Hall

The former Canal

The regeneration and reinstatement of the former canal is a long term project. Development alongside the canal should be considered carefully to mitigate potential harm to the setting of the canal. If a section of canal had no historic association with development adjacent to it in this location, intensive development could negatively impact on the significance of the historic asset, devaluing the setting and character of the cutting and this historic transport network. However, it is accepted that the canal does have potential for economic regeneration; therefore there may be some scope for low impact development adjacent to the canal basin.

Conclusions and Recommendations:

It is my opinion that the area allocated as a potential development site would negatively impact upon the setting and gateway of the Conservation Area. The following area marked with a blue line in the aerial view, may be a suitable potential alternative (from consideration of the Heritage assets, although it is accepted that further constraints may influence the development site). Therefore, the heritage impact is marked as amber, as it is considered that a compromise may be available.



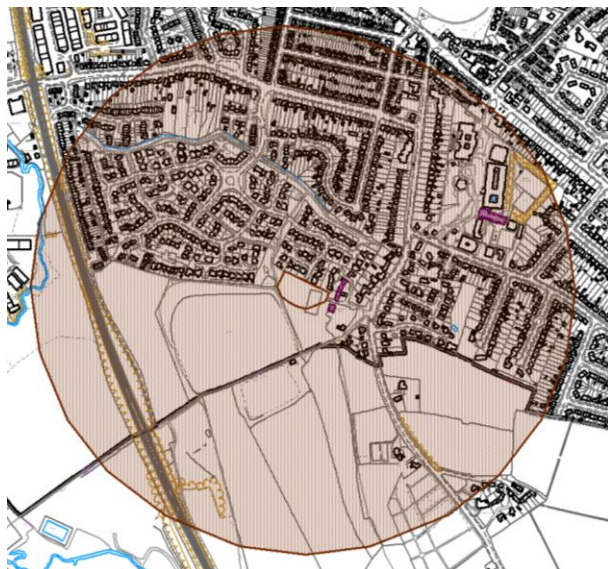
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 47 Manor House Farm

Proposed Use: Housing

Heritage assets affected:

- Site 47 boundary: brown
- 500m radius from the proposed: shaded
- Listed Building: purple



List of heritage assets affected

Direct

1. Within the curtilage of a Listed Building
2. Adjacent to a Listed Building
3. Possible medieval settlement

Indirect

4. Within 500m of three Listed Buildings

Listed Buildings within the 500m buffer zone

Direct

Address	Designation	Description
The Manor House, The Green	Grade II	THE GREEN 1. 5169 (West Side (Formerly listed as No 118) SK 36 NE 14/30 13.3.68.v II Mediaeval and C16/C17 with C19 alterations. Roughcast facade with 3 gables covered in mock timber framing. Stone slate roof. 2 storeys, 3 unbarred C19 sashes - outer ground floor windows French casements, Irregular

		rear facade, Recessed range now (1976) demolished. Interior altered over the centuries but incorporates a mediaeval great hall, now divided into 2 storeys, One tie beam is visible upstairs with a well carved C15 foliage boss. There is also a fine re-fixed C15/C16 linen-fold panelled door, and, loose, a fragment of carved cresting from the top of a screen of the same date. Some 6 panelled doors. Setting garden (farmyard at side). There was formerly a moat.
Range Of Farm Buildings To North Of The Manor House, The Green	Grade II	THE GREEN 1. 5169 (West Side) Hasland Range of farm buildings to north of The Manor House SK 36 NE 14/277 II Probably C17. Coursed stone with stone slate roof. Southern building of 4 bays. Roof trusses with double purlins halved behind truss. King post either side of entrance. 4 bays, coped gable ends. To north, adjoining range of cowsheds with small centre gable.

Indirect

Address	Designation	Description
Hasland Hall School, Broomfield Avenue	Grade II	BROOMFIELD AVENUE 1. 5169 (North Side) Hasland Hasland Hall School (Formerly listed as Hasland Hall) SK 36 NE 14/51 13.3.68. II Circa 1800. Ashlar with band between storeys. Cornice and blocking course. Hipped slate roof. 2 storeys. 5 windows, sashes 1st floor with glazing bars, ground floor unbarred. Central semi-circular Doric columned porch with panelled frieze, cornice with mitules and blocking course. Round arched door with ornamental fanlight and 6 panelled door with enriched panels, side lights and steps. Central 1st floor window with ornamental surround and cornice on brackets. Plain side facades in similar style. Interior, some alterations and modern staircase but retains elliptical arches over staircase and over hall, the latter with moulded pilasters and reeded, panelled reveals. Hall and 2 ground floor rooms with moulded plaster ceilings. Oval dome over staircase. Fireplace with Lucas arms above. Rear extensions to building.

Potential Impact of Allocation on Heritage Significance:

The setting of the Listed Building would be severely compromised if the potential allocation is considered appropriate. I strongly object to the allocation, as development would result in significant harm to the significance of the Listed Building.

Conclusions and Recommendations:

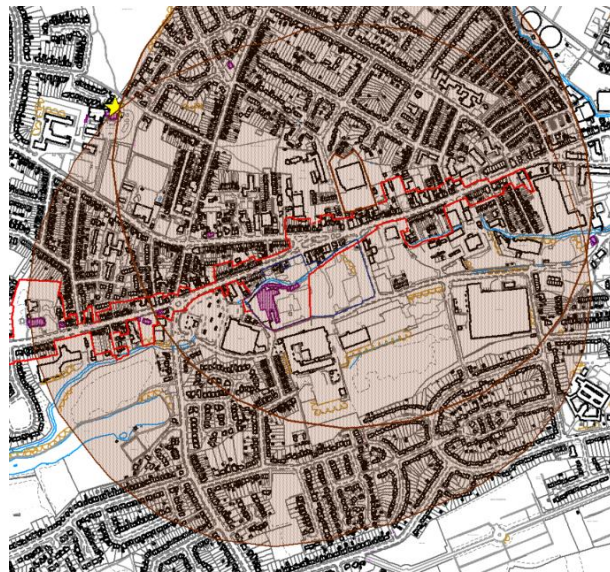
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 63 Walton Works

Proposed Use: Housing/Employment/Mixed

Heritage assets affected:

- Site 63 boundary: brown
- 500m radius from the proposed: shaded
- Listed Building: purple
- Conservation Area: red boundary



List of heritage assets affected

Direct

1. Within the curtilage of a Listed Building, also reference HER 31529
2. Located within a Conservation Area
3. Known archaeological remains associated with the Grade II* Listed mill
4. HER MDR10126 for a former railway

Indirect

5. Within 500m of six Listed Buildings
6. 500m buffer zone directly adjacent to a Grade II* Listed Building and a Scheduled Ancient Monument.

Direct – development of the Grade II* Listed Building

Address	Designation	Description
Mill Buildings At Walton Works	Grade II*	908/0/10021 OFF WALTON FIELDS ROAD 27-SEP-04 Mill buildings at Walton Works II* Former cotton wick mill and associated buildings. Late C18 with later extensions and alterations. Coursed squared stone and red

		<p>brick with slate, pantile and stone-slate roofs. Irregular L plan adjacent to the river Goyt and then extending considerably southwards with a long range. Mainly three storeys but with 2- and 4-storey elements. Amongst the earliest elements on the site is Building 7. 3 storeys. Stone ground floor, brick above with a slate roof. 6 bays, one bay being obscured by Building 11 and therefore a 5-window range visible of cross casements with small panes at first and second floors under brick lintels. 1st floor opening to centre right is a taking-in door. Ground floor has renewed casements and a double taking-in door. INTERIOR. 1st and 2nd floor have the very significant fire resistant construction (see below) of (later)(cast-iron) columns supporting plaster-protected timber beams carrying plated timber skewbacks and brick jack arches with longitudinal tie rods. Timber roof of queen-post russes. Original south end fireproof door on the 2nd floor. To right angles of Building 7 is Building 11. c.1820-30. 3 storeys and attic. 4 bays with loading bay and staircase combined at join with building 7. A 4-window range of small-paned windows to 1st and 2nd floor and C20 windows to ground floor. Stone lintels. Similar small-paned windows to rear and gable end. INTERIOR. Construction is of a significant form of 'slow burning construction' (see below) of massive timber beams with very unusual c.3" thick wide boards laid directly on the beams. Behind Building 7 is a building constructed of massive masonry blocks to the ground floor with brick above. 4 storeys with water tower above. Early/mid C19. Windows have segmental or round arched heads and the massive of construction suggests this was originally an engine house. There is a C20 link to a mid C19 building perhaps extended eastwards later. This is sited along the river Hipper and has windows overlooking it. Linked to this building is another building probably C19 in origin which has been altered to the south in the C20 perhaps during the interwar period. To the east is linked a single-storey building in red brick with a roof of heavy grey slates. This links eastwards to Building 2 of L plan and of ashlar to ground floor and brick above. The ground floor is early/mid C19 and</p>
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		<p>the upper 1920 (datestone). To east is sited a probably late C18 2-storey building of coursed dressed stone to ground floor and brick above. Southwards from the southern end of Building 7 is Building 8. Pre 1831. Red brick with pantile roof. 3 storeys. This was built as an extension to Building 7 and stands over the waterway known as the Goyt and possibly replaced a water-wheel house. To the south is Building 9. Pre 1831. Red brick with slate/tile roof. Small-paned windows. INTERIOR. Roof of 13 king post trusses with pegged purlins. Timber beams supported by cast-iron columns.</p> <p>This mill complex is of outstanding interest because of the probably unique and very significant form of construction of two core buildings but also because of the survival of so much of a large complex which has evolved over a long period. The 1st and 2nd floors of building 7 have the same fire-resistant construction as that first employed in Jedediah Strutt's Milford Warehouse of 1792/3 (demolished), one of the first factories with fireproof construction in the world. They are survivals of a proto-fireproofing technique which by 1796 had been further improved by the substitution of cast-iron for the vulnerable timber beams. This is likely to be the only surviving example of such construction. Smiths Foundry, 1/2 mile downstream of the Walton Works, were major suppliers of cast-iron components to the Strutts and it is highly likely that the use here arises from that relationship. Building 10 employs a form of 'slow burning construction' which became the usual form of construction in American textile mills from about 1820 until their replacement by steel-framed buildings and only 2 such other mills in England are known to employ this form of construction. The 2 buildings are of outstanding significance for their employment of these early fireproofing techniques and the whole, with its long evolution which also contains elements of great interest, shares in this overall importance.</p>
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Listed Buildings within the 500m buffer zone

Indirect		
402-406, Chatsworth Road	Grade II	<p>CHATSWORTH ROAD 1. 5169 (South Side) Brampton Nos 402 to 406 (even) SK 37 SE 13/242</p> <p>II. Late C18/early C19. Terrace of 3 houses. Red brick with plinth. Stone slate roof. 2 storeys. 1 window each, sashes with boxed frames and glazing bars, ground floor with painted stone lintels. 6 panelled doors with raised and fielded panels, architraves and stone lintels above. Modern casements at west end. Rear facades of stone.</p>
Red House	Grade II	<p>OLD ROAD 1. 5169 (North Side) Brampton No 83 (Red House) SK 37 SE 13/243</p> <p>II. Earlier C19 facade. Red brick with eaves cornice. 2 storeys. 3 windows, unbarred sashes. Off centre door with fluted pilasters and panelled frieze. Engraved upper glass door panel. Fine iron trellis surround with palmette decoration.</p>
Yew Tree House	Grade II	<p>OLD ROAD 1. 5169 (West Side) Brampton No 170 (Yew Tree House) SK 37 SE 13/244</p> <p>II. Early C19. Stone with red brick facade and hipped slate roof. 2 storeys. 3 windows, sashes with glazing bars. Good centre pedimented door, engaged columns, radial fanlight with tracery and 6 panelled door with raised and fielded panels, the top 4 now glazed.</p>
Rose Cottage	Grade II	<p>1. CHATSWORTH ROAD 5169 (North Side) Brampton No 481 (Rose Cottage) SK 37 SE 13/240</p> <p>II. Early C19. Ashlar with eaves cornice and hipped slate roof. 2 storeys. 3 windows (eastern bay added later), sashes with late C19 glazing and plain stone lintels. Centre door to original building with cornice, panelled pilasters, plain rectangular fanlight and 6 panelled door.</p>
St Thomas Rectory	Grade II	<p>CHATSWORTH ROAD 1. 5169 (South Side) Brampton No 408 (St Thomas's Rectory) SK 37 SE 13/241</p> <p>II. Early/mid C19. Brick with stone dressings. Slate roof. 2 storeys; 3 bays, the central one gabled and with a canted bay window on the</p>

		ground floor. 1st floor windows with mullions, those of the ground floor with transoms also. To the left, a single bay addition in a similar style and with a canted bay window on the ground floor. Octagonal paired chimneys at the ends of the composition.
The Manor House	Grade II	<p>OLD ROAD 1. 5169 Brampton The Manor House SK 37 SE 13/33 13.3.68.</p> <p>II. C16 and later, perhaps partly older, modernized C19/C20. Rendered facade, stone slate roof. Main part, 2 storeys and attic 3 sashes in painted stone frames, round arched in gables. C19 glazing. Conservatory porch. Part to left set back. 2 sashes, ground floor has 3 light, mullioned windows. Side elevation has 4 C19 sashes in stone frames. Rear facade pebble dashed with irregularly set stone mullioned windows.</p>
Brampton Barn	Scheduled Monument	This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.
Gazebo At Manor House	Grade II*	<p>OLD ROAD 1. 5169 Brampton Gazebo at Manor House SK 37 SE 13/34 13.3.68.</p> <p>II* Early C18. Coursed stone rubble with angle quoins. Large 1 storey and tall basement gazebo. 1 sash. Coved stone eaves cornice. Square ogee roof formed of stone fish scale shaped slabs. Stone ridge pieces, ball finial on pedestal. The flight of steps up to the main entrance is contained between walls and at the bottom one side has an alcove seat with curved back and coved cornice above. The wall in front is removed and has the ends ramped up to the main line of the wall. Interior of gazebo now plain. The roof form of this gazebo is extremely unusual, if not even possibly unique.</p>

Chatsworth Road Conservation Area. Designated 2014.

The area is one of the borough's district centres with a mixture of uses including housing, employment, shops, pubs and other community facilities providing for day to day needs of local residents. The area also comprises prominent Listed Buildings which are of note; the Grade II* Listed Buildings at Walton Works and the Grade II

listed St Thomas Church.

The Chatsworth Road Conservation Area is linear and characterised by assorted Late 19th/early 20th century development on either side of Chatsworth Road between the junctions to Storrs Road to the west, and Wheatbridge Road to the east.

Originally a development to accommodate industrial workers housing on the west approach of Chesterfield town centre, the area grew as one of the earliest suburban developments in Chesterfield. This area which on cursory examination may appear to be marginal in its conservation merits, on close examination it is a rich historic place with late nineteenth and early twentieth century properties. The area is therefore, is designated in recognition of this important historic streetscape contribution and the rich architectural qualities displayed along the corridor.

The buildings at Walton Works which represent the social and industrial history integral to the economy and development of the area. Once an important industrial area, the existence of these buildings, including streets of terraced housing, are an important aspect of the area's more recent past and social history.

The consistent use of limited palette materials within the area make an immense contribution towards the interest and character of the area not only in creating its distinctive identity, but also in creating a sense of authenticity that is genuine and meaningful.

The richness in details and features on the buildings within the area, individually or as a group. The repetition in use of architectural features such as window headers/cills, door surrounds, leaded/coloured glazing and chimney stacks/pots form an essential elements contributing to the character and appearance of the Conservation Area. In addition, certain buildings within the immediate vicinity are also considered to have a positive impact on the character of the area.

Different frontage and boundary treatments including gate piers, railings and copings in the area add considerable interest and character.

Views in, out of and within the Conservation Area comprise an important component of the area and help to define the area's special interest and character. Significant views, in and out of the area, are those which focus on development along principal historic routes and key historic buildings and features.

Potential Impact of Allocation on Heritage Significance:

Any development will impact upon the heritage asset. However, it is accepted that development is critical. The site is considered to be 'At Risk', according to Historic England, due to the Grade II* Listed Status, and the condition of the building and curtilage.

There is scope for development within the curtilage, and there is scope to redevelop the Listed Building for a new use, such as housing. However, development is subject to careful consideration of the impact on the Listed mill, and any new build should be subservient to the mill. Density height, style, materials, use class would all be

significant issues for consideration.

Conclusions and Recommendations:

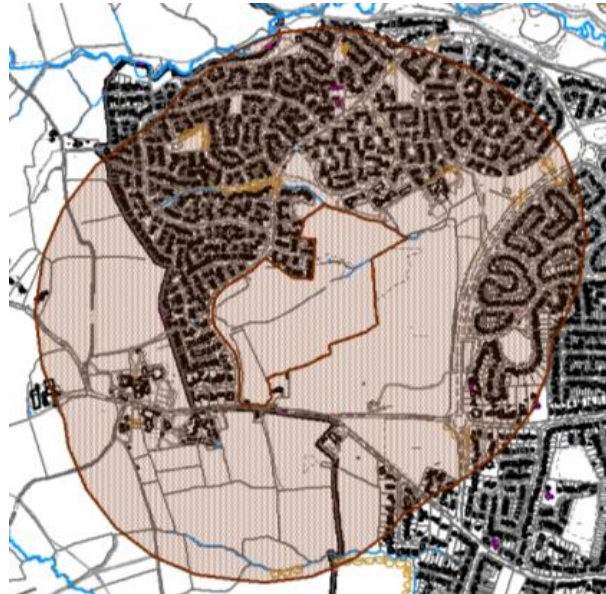
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 130 Linacre Road

Proposed Use: Housing/Employment/Mixed

Heritage assets affected:

- Site 130 boundary: brown
- 500m radius from the proposed: shaded
- Listed Building: purple



List of heritage assets affected

Direct

1. Geophysics shows mining features and possible earlier archaeology

Indirect

2. Within 500m of five Listed Buildings.

Listed Buildings within the 500m buffer zone

Address	Designation	Description
Newbold Holme Hall Farmhouse, Linacre Road	Grade II	LINACRE ROAD 1. 5169 (West Side) Newbold Holme Hall Farmhouse SK 37 SE 13/233 23.2.77. II GV. C18/early C19. Coursed stone with stone sill bands and stone slab roof with brick end chimneys. 2 storeys. 4 windows with quoins and lintels cut to pointed shallow arches below. Windows with cambered head linings and sashes with glazing bars. Off centre door with similar treatment and 4 stone steps.

<p>Cowsheds To North Of Holme Hall Farmhouse, Linacre Road</p>	<p>Grade II</p>	<p>LINACRE ROAD 1. 5169 (West Side) Newbold Cowsheds to north of Holme Hall Farmhouse SK 37 SE 13/232. II GV.</p> <p>C18/early C19 range of single storey cowsheds with slate and stone slate roofs. Centre 2 storey 1 bay section with segmental arch and keystone.</p>
<p>The Homestead, Ashgate Road</p>	<p>Grade II</p>	<p>ASHGATE ROAD 1. 5169 (North Side) Ashgate No 323 (The Homestead) SK 37 SE 13/234 II.</p> <p>1903. Architect Raymond Unwin. Rusticated millstone grit laid in textured pattern of large and small blocks. Full height corner buttresses. Hipped tiled roof and 2 off centre stone chimneys. 2 ½ storeys with 1 long 4 light dormer window placed asymmetrically. Outer 2 storey round stone bays with stone cornices. 5 lights each. Eaves brought down on outer sides so windows here half height of rest of bay. Stone transom to western bay. All with stone mullions and small panes. Between bays, 2 windows on each floor, eastern of 4 lights with similar glazing and plain mullions, sills and lintels, western; upper floor of 2 lights, ground floor 4 lights eastern, western also 4 lights but small square lights. Wide bracketed eaves at sides and rear. Irregular rear facades. Doorheads with dripstones. Interior: Original gallery over hall now boxed in, staircase with flat pierced balusters. C17 style panelling.</p>
<p>Barn Immediately North Of Loundsley Green Farmhouse, Loundsley Green Road</p>	<p>Grade II</p>	<p>1. LOUNDSLEY GREEN ROAD 5169 (East side) Barn immediately north of Loundsley Green Farmhouse SK 37 SE 13/289. II.</p> <p>2. Timber framed barn now clad in stone with stone slate roof: of early C17 or earlier. date. Three bays with late C17 half bay added at south end of the exposed trusses within the barn. North truss; tie beam with Queen struts; intermediate truss with collar and braced tie beam supported on jointed paste, lateral braces to wall plate. Diagonal braces to southern closed truss which has studding intact. Original oak rafters pegged to single purlin, some wind braces remain. Large ridge purlin hatched into apex of trusses. North gable rebuilt in stone but incorporates further</p>

		truss. Substantial wall plates with intermediate posts at half bay intervals. Interesting survival with a variety of truss types.
Ashgate House, Ashgate Road THIS PROPERTY IS LOCATED OUTSIDE THE CHESTERFIELD BOROUGH BOUNDARY	Grade II	BRAMPTON SK37SW Ashgate House 1264-0/2/84 II Hospice, formerly house. Mid-to-late C18, with C19 additions and alterations, altered to a hospital, and then to a hospice in 1988. Rendered rubble, and brick with ashlar dressings, flush and advanced quoins, and boldly projecting eaves cornice. Coped gables with moulded kneelers, brick gable stacks, and stone slated and Welsh-slated roofs. 3-storey main range with a single-storey parallel range addition to the east end. South elevation of main range of 3 storeys and 2 bays, with coupled tall sash windows without glazing bars to ground floor within moulded stone surrounds. First floor with 2 Venetian windows, second floor with Diocletian windows. All with C20 joinery. West gable with altered windows, but with one surviving 2-light flush mullioned window. Single-storey range with 2 tall sash windows without glazing bars in plain surrounds. East elevation with twin gable ends, each with a tall coupled chimney stack with moulded stone cap. Each gable has a tall semi-circular headed window opening that to the south altered. Central flat-roofed ashlar porch with semi-circular headed windows and doorway.

Potential Impact of Allocation on Heritage Significance:

Listed Buildings

The proposed development site allocation is not considered to be within the immediate setting of any Listed Buildings, detailed above. It is considered that the proposed development site would not result in direct harm to a Listed Heritage Asset, its character or immediate setting.

Conclusions and Recommendations:

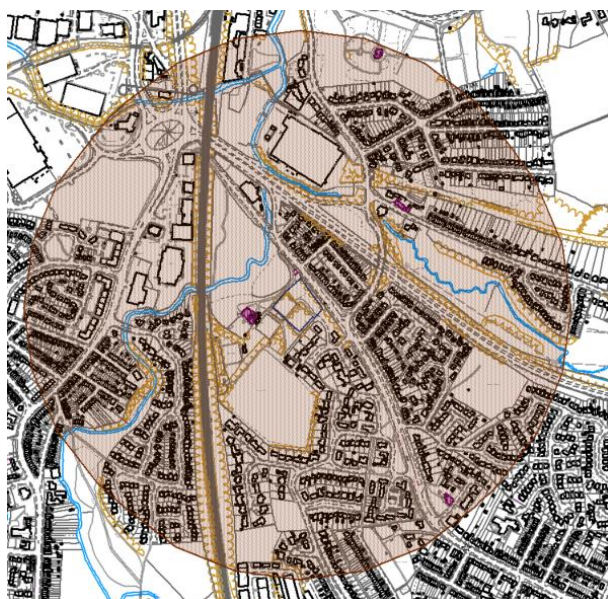
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 236 White Bank Close

Proposed Use: Housing

Heritage assets affected:

- Site 236 boundary: brown
- 500m radius from the proposed: shaded
- Listed Building: purple



List of heritage assets affected

Direct

1. Adjacent to three Listed Buildings
2. HER 3979 Grade II* Listed Building
3. HER MDR10207 Roman Road in the vicinity, but much disturbed.

Indirect

4. Within 500m of a further two Listed Buildings

Listed Buildings within the 500m buffer zone

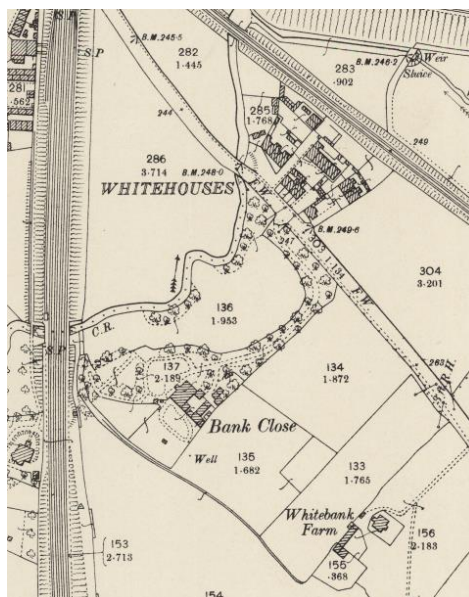
Direct

Address	Designation	Description
White Bank Close, Hasland Road	Grade II*	HASLAND ROAD 1. 5169 (South West Side) Bank Close (T I Guest House Sports and Social Club) SK 37 SE 13/262. II* Earlier Cl. Ashlar with hipped slate roof. 2 storeys, stone band at 1st floor, corbelled eaves cornice and blocking course. Entrance facade has 5 windows sashes with glazing bars, centre 1st floor has architrave, pilasters,

		frieze cornice on reeded brackets and panelled apron. Ground floor windows have panelled lintels with enriched keystones. Centre stone portico with columns, frieze and flat hood, sides now glazed. Side facades 3 windows, south west has centre door, good door case with engaged Ionic columns, Greek key frieze and modillion cornice. Door has glazed top panel with margin lights and 2 raised and fieded panels below. Very fine staircase with curved balusters bearing mouldings of vines. Moulded plaster ceilings. 3 elliptical arches across hall and arched alcove at rear of hall flanked by doors. Marble fireplace with medallions and needed architraves. Doors with moulded architraves and medallions. 1st floor has arches across landing.
Gatepiers At Entrance To Bank Close Drive	Grade II	HASLAND ROAD 1. 5169 (South West Side) Gatepiers at entrance to Bank Close Drive SK 37 SE 13/261. II Early C19. Fine panelled octagonal stone gatepiers with caps and cornices.
Former Coach House And Stables At Rear Of Bank Close (Including Connecting Walls And Gatepiers)	Grade II	HASLAND ROAD 1. 5169 (South West Side) Former Coach House and stables at rear of Bank Close (including connecting walls and gatepiers) SK 37 SE 13/263 II Early C19 building connected by walls, with gatepiers, to rear of Bank Close forming a courtyard. Ashlar with quoins and string course above ground floor. Slate roof. 2 storeys. 2 round arched windows at 1st floor level. Ground floor has 2 centre arches with keystones flanked, to the south-west, by round arched window and to north-east by door with radial fanlight and stone architraves. 1 storey north-eastern outshut has round arched window.
Indirect		
Cemetery Church And Chapel At Spital Cemetery	Grade II	HADY HILL 1. 5169 (South Side) Chesterfield Cemetery Church and Chapel at Spital Cemetery SK 37 SE 13/260. II 1857. 1 building. Coursed. stone with ashlar dressings. Fishscale and plain tiled roof with coped gable ends, kneelers. Decorated style. 2 gables northern larger with short stone

		obelisk-like spire. Buttresses. Short broach spire at south side with porch entrance below.
Spital Barn	Grade II	<p>SPITAL LANE 5169 No. 14 Spital Barn. SK 37 SE 13/264 II</p> <p>Former barn, now a house. Early C18, converted late C20. Coursed rubble with ashlar dressings. Stone slate roofs. Ashlar quoins. Street front has off-centre double plank doors in segment arched opening. To the right a stable doorway with ashlar surround, loft door beyond and above. To the left a 2 light mullion window, then a stable door, and then another 2 light mullion window. Beyond to the south-east another set of double plank doors in a segment arched opening. Complete roof structure survives with queen posts and a collar`.</p>

Potential Impact of Allocation on Heritage Significance:



OS 1892-1914

Historic mapping clearly defines the curtilage of the Grade II* Listed Building, which indicates that the proposed allocated land for development is adjacent to the Listed Building, and not within the curtilage.

The designation as Grade II*, plus the addition of Grade II Listed subsidiary buildings within the curtilage indicates the significance of the site, therefore a sensitive approach to development is required.

In addition to being mindful of the heritage assets, the topography of the allocated development site may impact on the listed assets. Whilst there may be scope for development, gradients and levels need more investigation to ensure that any

development does not impact on the Listed Building. Low density development, within the maximum height of the Listed Building, will be fundamental aspect to be considered through the planning process.

Conclusions and Recommendations:

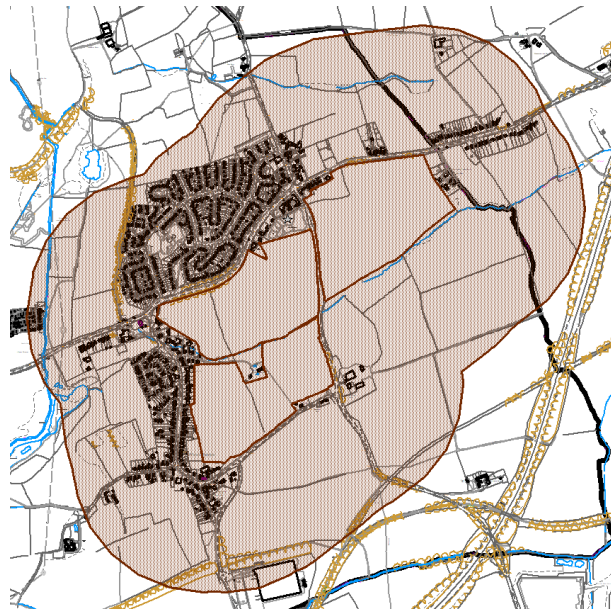
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 242, 243, 279 Mastin Moor

Proposed Use: Housing/Employment/Mixed

Heritage assets affected:

- Site 242, 243, 279 boundary: brown
- 500m radius from the proposed: shaded



List of heritage assets affected

Direct

1. Archaeological remains, as detailed by the DCC archaeologist in his report.
2. HER 13003: Bronze Age scraper, geophysical survey suggests prehistoric activity and historic tramway.
3. Close to historic settlement cores – Woodthorpe village and Old Hall
4. Geophysical survey suggests prehistoric activity.

Potential Impact of Allocation on Heritage Significance:

Please refer to the supplementary archaeological assessment prepared by Derbyshire County Council.

Conclusions and Recommendations:

Archaeological evaluation to inform planning application.

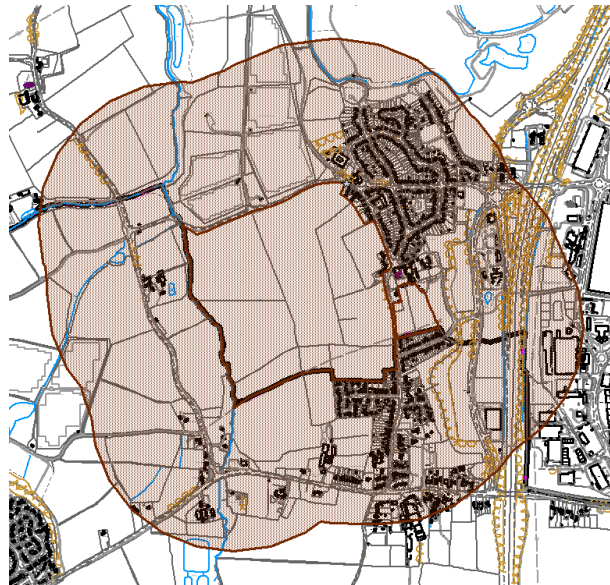
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 247 Tom Lane

Proposed Use: Housing/Employment/Mixed

Heritage assets affected:

- Site 247 boundary: brown (the larger area)
- 500m radius from the proposed: shaded
- Listed Building: purple



List of heritage assets affected

Direct

1. Adjacent to a Listed Building

Listed Buildings within the 500m buffer zone

Address	Designation	Description
Poplar Farmhouse, Rectory Road	Grade II	RECTORY ROAD, 1675A DUCKMANTON Poplar Farmhouse SK 47 SW 2/14 II Late C18-early C19. Coursed stone rubble; 2 storeys; 3 sash windows (one with single glazing bars); central arched doorway in plain stone surround with semi-circular traceried fanlight and later door; coped gabled ends, brick stacks; slates.

Potential Impact of Allocation on Heritage Significance:

This and site 271 both have potential to harm the setting of a Listed farmhouse. Consideration should be given to the views to the Listed Building, and the ability to read the site as a rural and isolated site. Development around all sides of the Listed

curtilage would restrict the 'reading' of the building and its original context.



OS 1892-1914 (Listed Building highlighted)

In the first instance, I consider that the section of area 247 that is clearly defined as the green field in the aerial view below, to the NW of the Listed Building, would be appropriate for development. The rest of the site would require careful consideration to prevent the Listed Building and its significance being lost through comprehensive redevelopment.



Conclusions and Recommendations:

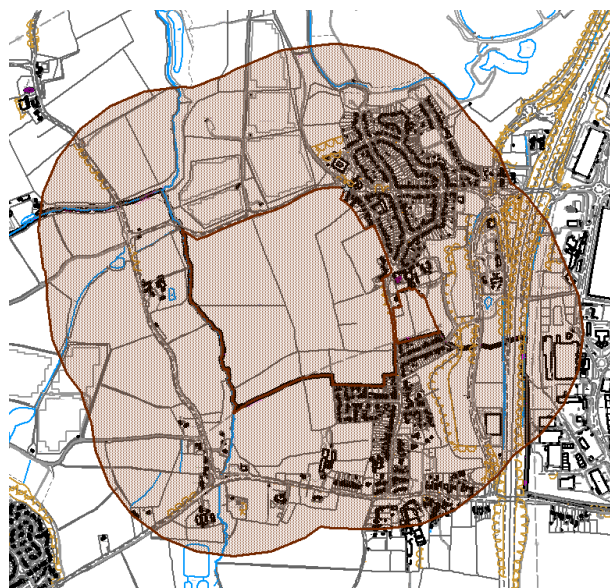
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 271 Rectory Lane

Proposed Use: Housing

Heritage assets affected:

- Site 247 boundary: brown (the smaller area)
- 500m radius from the proposed: shaded
- Listed Building: purple



List of heritage assets affected

Direct

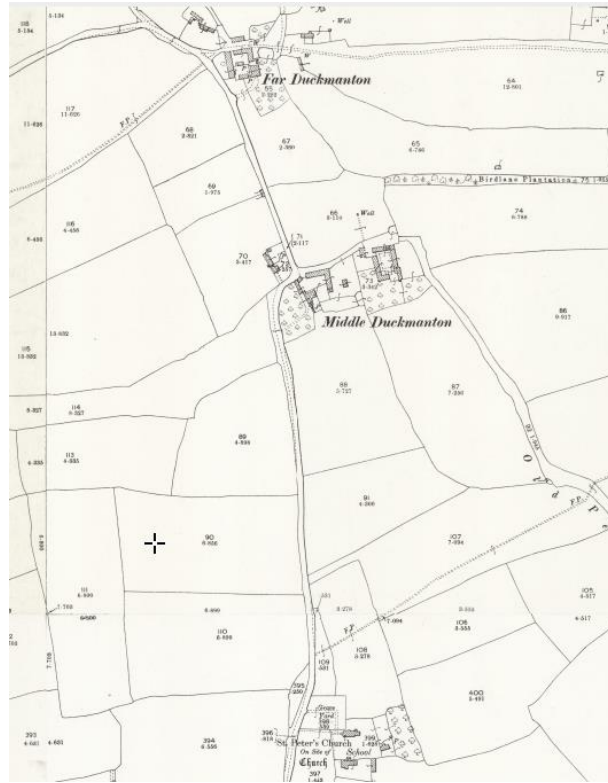
1. Adjacent to a Listed Building

Listed Buildings within the 500m buffer zone

Address	Designation	Description
Poplar Farmhouse, Rectory Road	Grade II	RECTORY ROAD, 1. 1675A DUCKMANTON Poplar Farmhouse SK 47 SW 2/14 II 2. Late C18-early C19. Coursed stone rubble; 2 storeys; 3 sash windows (one with single glazing bars); central arched doorway in plain stone surround with semi-circular traceried fanlight and later door; coped gabled ends, brick stacks; slates.

Potential Impact of Allocation on Heritage Significance:

This and site 247 both have potential to harm the setting of a Listed farmhouse. Consideration should be given to the views to the Listed Building, and the ability to read the site as a rural and isolated site. Development around all sides of the Listed curtilage would restrict the 'reading' of the building and its original context.



OS 1892-1914 (Listed Building highlighted)

In the first instance, I consider that the section of area 271 south of The Four Poplars may be appropriate for development. This potential amended site is shown below in blue. It is my opinion that the area allocated as a potential development site would negatively impact upon the setting of the Listed Building. The following area marked with a blue line in the aerial view, may be a suitable potential alternative (from consideration of the Heritage Assets, although it is accepted that further constraints may influence the development site.) Therefore, the heritage impact is marked as amber, as it is considered that a compromise may be available.



Conclusions and Recommendations:

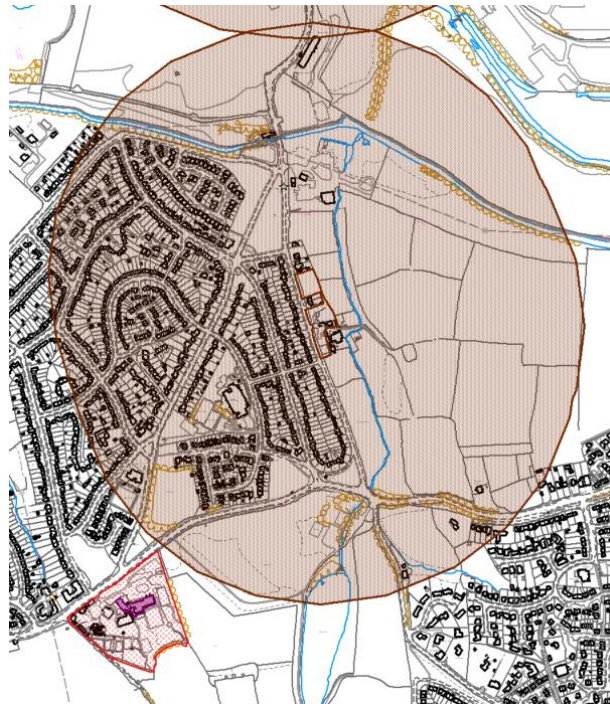
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 315 Troughbrook Road, Brimington

Proposed Use: Housing

Heritage assets affected:

- Site 135 boundary: brown
- 500m radius from the proposed: shaded
- Listed Building: purple (beyond the 500m buffer zone)



List of heritage assets affected

Direct

1. Historic farmstead and line of Hollingwood Tunnel MDR22789 - presumably at some depth.

Potential Impact of Allocation on Heritage Significance:

Potential archaeological impact, a farmstead assessment shall be undertaken as part of planning process.

Conclusions and Recommendations:

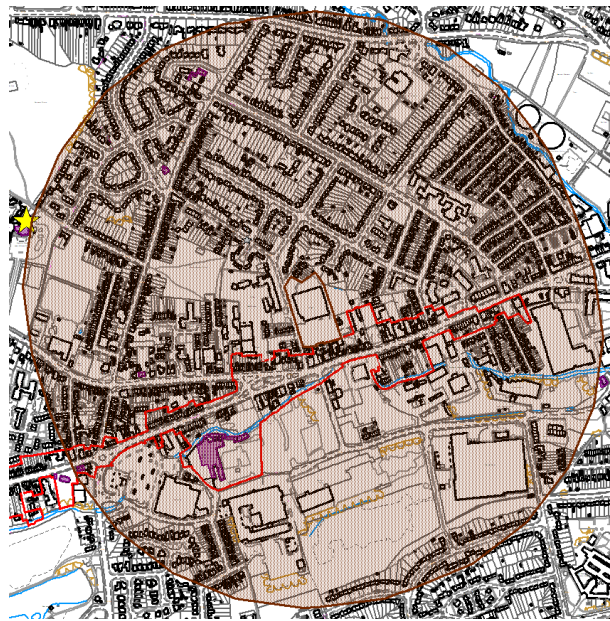
		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits

Site: 338 Barker Lane

Proposed Use: Housing

Heritage Assets affected:

- Site 338 boundary: brown
- 500m radius from the proposed: shaded
- Listed Buildings: purple
- Conservation Area: red boundary line



List of heritage assets affected

Indirect

1. Adjacent to a Conservation Area
2. Within 500m of six Listed Buildings

Listed Buildings within the 500m buffer zone

Address	Designation	Description
Mill Buildings At Walton Works	Grade II*	908/0/10021 OFF WALTON FIELDS ROAD 27-SEP-04 Mill buildings at Walton Works II* Former cotton wick mill and associated buildings. Late C18 with later extensions and alterations. Coursed squared stone and red brick with slate, pantile and stone-slate roofs. Irregular L plan adjacent to the river Goyt and then extending considerably southwards with a long range. Mainly three storeys but with 2- and 4-storey elements. Amongst the earliest elements on the site is Building 7. 3 storeys.

		<p>Stone ground floor, brick above with a slate roof. 6 bays, one bay being obscured by Building 11 and therefore a 5-window range visible of cross casements with small panes at first and second floors under brick lintels. 1st floor opening to centre right is a taking-in door. Ground floor has renewed casements and a double taking-in door. INTERIOR. 1st and 2nd floor have the very significant fire resistant construction (see below) of (later)(cast-iron) columns supporting plaster-protected timber beams carrying plated timber skewbacks and brick jack arches with longitudinal tie rods. Timber roof of queen-post russes. Original south end fireproof door on the 2nd floor. To right angles of Building 7 is Building 11. c.1820-30. 3 storeys and attic. 4 bays with loading bay and staircase combined at join with building 7. A 4-window range of small-paned windows to 1st and 2nd floor and C20 windows to ground floor. Stone lintels. Similar small-paned windows to rear and gable end. INTERIOR. Construction is of a significant form of 'slow burning construction' (see below) of massive timber beams with very unusual c.3" thick wide boards laid directly on the beams. Behind Building 7 is a building constructed of massive masonry blocks to the ground floor with brick above. 4 storeys with water tower above. Early/mid C19. Windows have segmental or round arched heads and the massive of construction suggests this was originally an engine house. There is a C20 link to a mid C19 building perhaps extended eastwards later. This is sited along the river Hipper and has windows overlooking it. Linked to this building is another building probably C19 in origin which has been altered to the south in the C20 perhaps during the interwar period. To the east is linked a single-storey building in red brick with a roof of heavy grey slates. This links eastwards to Building 2 of L plan and of ashlar to ground floor and brick above. The ground floor is early/mid C19 and the upper 1920 (datestone). To east is sited a probably late C18 2-storey building of coursed dressed stone to ground floor and brick above. Southwards from the southern end of Building 7 is Building 8. Pre 1831. Red brick with pantile roof. 3 storeys. This was built as an</p>
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		<p>extension to Building 7 and stands over the waterway known as the Goyt and possibly replaced a water-wheel house. To the south is Building 9. Pre 1831. Red brick with slate/tile roof. Small-paned windows. INTERIOR. Roof of 13 king post trusses with pegged purlins. Timber beams supported by cast-iron columns.</p> <p>This mill complex is of outstanding interest because of the probably unique and very significant form of construction of two core buildings but also because of the survival of so much of a large complex which has evolved over a long period. The 1st and 2nd floors of building 7 have the same fire-resistant construction as that first employed in Jedediah Strutt's Milford Warehouse of 1792/3 (demolished), one of the first factories with fireproof construction in the world. They are survivals of a proto-fireproofing technique which by 1796 had been further improved by the substitution of cast-iron for the vulnerable timber beams. This is likely to be the only surviving example of such construction. Smiths Foundry, 1/2 mile downstream of the Walton Works, were major suppliers of cast-iron components to the Strutts and it is highly likely that the use here arises from that relationship. Building 10 employs a form of 'slow burning construction' which became the usual form of construction in American textile mills from about 1820 until their replacement by steel-framed buildings and only 2 such other mills in England are known to employ this form of construction. The 2 buildings are of outstanding significance for their employment of these early fireproofing techniques and the whole, with its long evolution which also contains elements of great interest, shares in this overall importance.</p>
402-406, Chatsworth Road	Grade II	<p>CHATSWORTH ROAD 1. 5169 (South Side) Brompton Nos 402 to 406 (even) SK 37 SE 13/242</p> <p>II. Late C18/early C19. Terrace of 3 houses. Red brick with plinth. Stone slate roof. 2 storeys. 1 window each, sashes with boxed frames and glazing bars, ground floor with</p>

		<p>painted stone lintels. 6 panelled doors with raised and fielded panels, architraves and stone lintels above. Modern casements at west end. Rear facades of stone.</p>
Red House	Grade II	<p>OLD ROAD 1. 5169 (North Side) Brampton No 83 (Red House) SK 37 SE 13/243</p> <p>II, Earlier C19 facade. Red brick with eaves cornice. 2 storeys. 3 windows, unbarred sashes. Off centre door with fluted pilasters and panelled frieze. Engraved upper glass door panel. Fine iron trellis surround with palmette decoration.</p>
Yew Tree House	Grade II	<p>OLD ROAD 1. 5169 (West Side) Brampton No 170 (Yew Tree House) SK 37 SE 13/244</p> <p>II. Early C19. Stone with red brick facade and hipped slate roof. 2 storeys. 3 windows, sashes with glazing bars. Good centre pedimented door, engaged columns, radial fanlight with tracery and 6 panelled door with raised and fielded panels, the top 4 now glazed.</p>
Brampton House	Grade II	<p>OLD ROAD 1. 5169 (West Side) Brampton No 218 (Brampton House) SK 37 SE 13/247</p> <p>II. Possible mid C18, altered in early and again in late C19. Red brick. Slates. Main facade to Welwyn Close: 2 gables with eaves band below gables linking date plaques bearing dates 1812 and 1874. 2 storeys. 3 windows sashes. Centre 6 panelled door top 2 panels now glazed. Open pedimented doorcase with engaged columns. Facade to Old Hall Road. 3 storeys. 2 windows, top single window in gable end round arched. Pierced and scalloped bargeboard.</p>
Former Coach House Including Wall And Buildings To West Of Number 218	Grade II	<p>OLD ROAD 1. 5169 (West Side) Brampton Former Coach House including wall and buildings to west of No 218 SK 37 SE 13/246</p> <p>II. In early C19 style. Red brick with hipped stone slate roof containing gabled centre loft door. 2 storeys below, 1st floor has 2 sliding sashes with glazing bars, ground floor has 2 large arches now with wooden garage doors. High stone wall with blocked carriageway arch with keystone connects coach house to further range of buildings.</p>

Potential Impact of Allocation on Heritage Significance:

The proposed development site allocation is not considered to be within the immediate setting of any Listed Buildings, detailed above. It is considered that the proposed development site would not result in direct harm to a Listed Asset, its character of immediate setting.

Conclusions and Recommendations:

		Heritage Impact
Heritage		Positive
		Neutral or Uncertain
		Adverse effect mitigable or public benefits outweigh harm
		Adverse effect not mitigable or harm outweighs public benefits