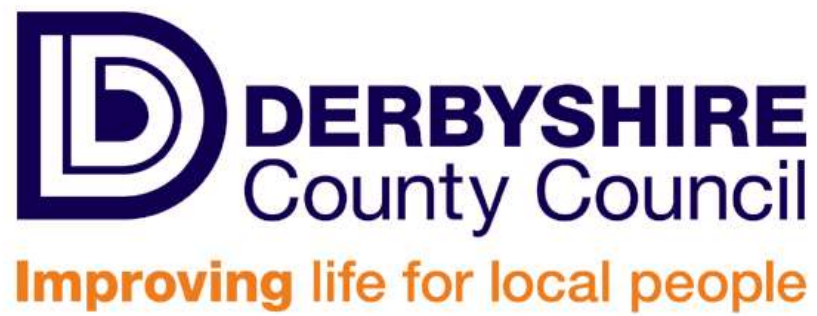




CLOCK TOWER ALTERATIONS

LISTED BUILDING CONSENT APPLICATION

DESIGN, ACCESS & HERITAGE STATEMENT

Prepared by

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1.0 Background

- 1.1 The proposed alterations to the Clock Tower relate to the comprehensive repairs for the Grade II listed Coach House range¹. The building to which the Clock Tower relates to dates from the early 19th century and it is located within Elvaston Castle Country Park which is a Grade II* Registered Park and Garden. The L-shaped range forms part of a core group of other historic buildings at the Country Park, including the adjacent country house (Elvaston Castle) which is a Grade II*. There are also many other built structures within the garden which are Grade II listed.
- 1.2 In very general terms the need for the wider scheme of repairs and refurbishment work has arisen out address the poor and worsening condition of the roofs, but also to bring the building up to a standard that would potentially allow a commercial tenant occupy some of the rooms within it, helping to contribute towards the future sustainability of the estate. Both Planning and Listed Building Consent for the wider repairs were granted on 8th June 2018; reference numbers 9/2018/0411 & 9/2018/0416, respectfully. Work commenced on the building during July 2019 with all building works expected to be complete by March 2020. The contract value is currently estimated to be in the region of £800,000.
- 1.3 Provision with the aforementioned statutory approvals was made for the Clock Tower structure to be completely renewed due to its very poor condition, and because of its limited historic significance. The intention is to replace the structure with one which will perform better whilst replicating the external appearance of the former Clock Tower structure as closely as possible. Historic features are also to be reinstated including the Bell, weathervane and other lost architectural details. The clock mechanism and faces are also being fully restored by Smith of Derby and are to be brought back to full working order.
- 1.4 Under the extant statutory approvals the Clock Tower elevations are to be finished with a lime render with a coursed appearance to reflect the appearance of the original Clock Tower. However, a diamond format copper shingle is now proposed as an alternative to resolve concerns over the longevity of the material and to provide a more honest and aesthetically appealing design response. This material would also be more consistent with the use of copper on the clock tower roof and belfry which has also received approval.
- 1.5 Therefore this Listed Building Consent (LBC) application seeks approval for the alteration from a coursed lime render finish to a copper shingle finish. In order to understand the proposals fully it is important that this document is read in conjunction with the supporting documentation for the LBC application, namely:
 - P19/F/01 – Location Plan
 - P19/F/02 – Site Plan
 - P19/F/03 to P19/F/07 – Existing plans, sections and elevations
 - P19/F/08 – Proposed Elevations
 - P19/F/09 – Proposed Elevations & Roof Plan
 - P19/F/10 – Proposed Plans, Section and Construction Details

¹ The approx. extent of the Listed Building is shown on the cover page albeit with the protective tented scaffold system in place over the central clock tower and archway between the east and west courtyards.

2.0 Design & Access

- 2.1 The plans provided on page 5 illustrate the existing layout and access arrangement for the Coach House building. The proposed alterations to the cladding of the Clock Tower will not alter this relationship in any way. Neither will it impact on any additional measures to improve access to the building being implemented through the extant Planning & LBC approvals.
- 2.2 The images below show the Clock Tower in context with the Coach House building. Figures 1-3 are photographs of the building taken prior to the erection of the tented scaffold. The scaffold had to be erected to prevent moisture ingress and to help understand the extent of the repairs required to the structure and the abutting ranges. Since then work has been undertaken to demolish the Clock Tower and work is due to commence on the replacement structure during week commencing 28th October 2019.
- 2.3 The change from a lime render finish to a copper shingle finish will not impact on the internal layout or scale of the replacement structure which has already approved.

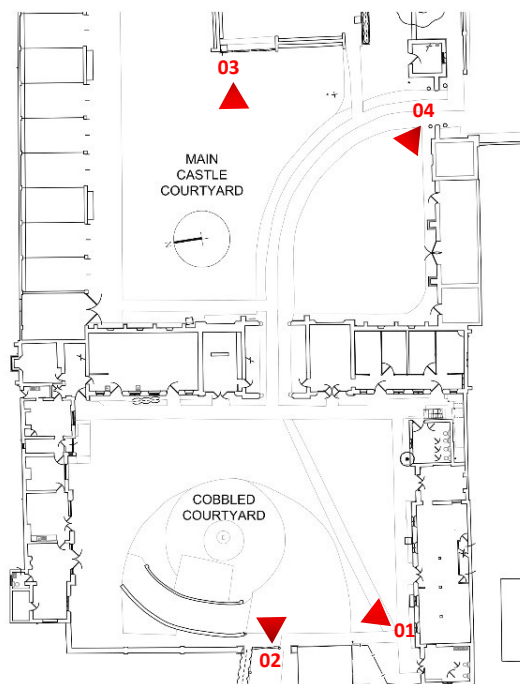


Photo Key Plan (NTS)



Fig. 01: View from south west corner of cobbled courtyard of single-storey north range and two-storey east range with clock tower above central open archway. Image date June 9th 2014



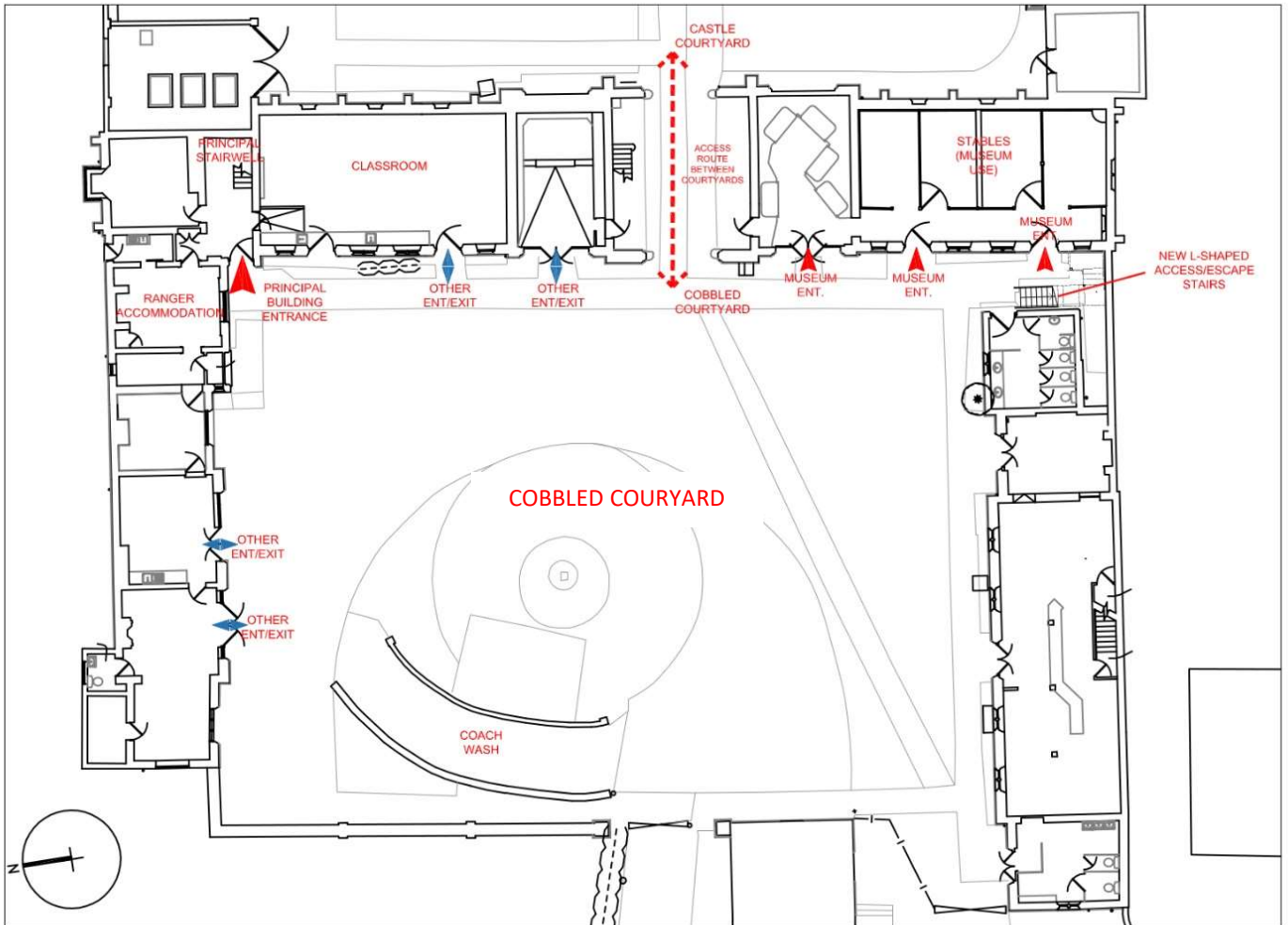
Fig. 02 (bottom left): View from west entrance to cobbled courtyard of the two storey coach house (east) range. Image date June 9th 2014.



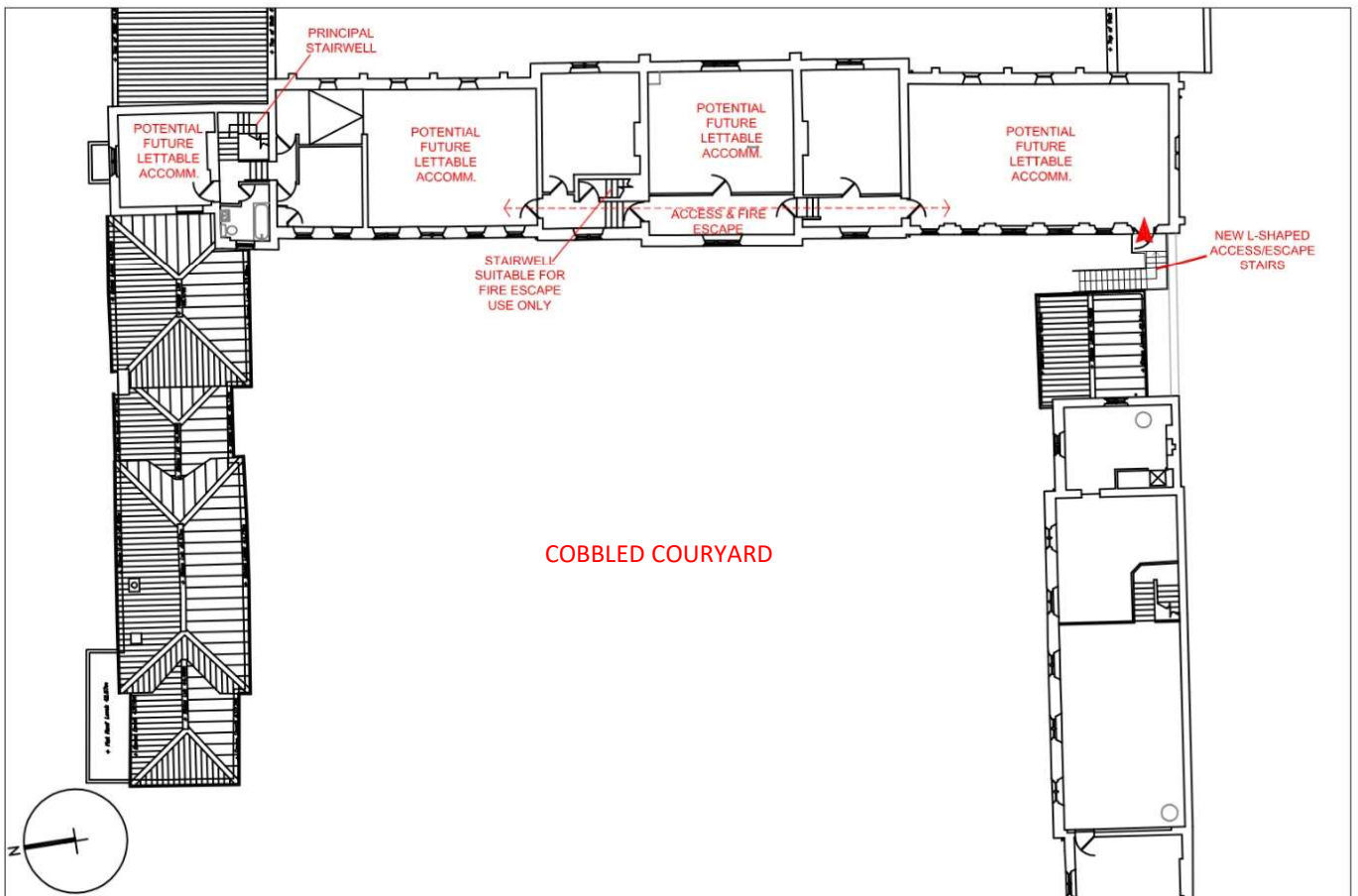
Fig. 03: View from east side of the main castle courtyard showing the 'embattled' elevation of the east range. Image date June 9th 2014.



Fig. 04: View of the tented scaffold system around the clock tower erected in early 2016 to arrest the worst of the decay & to understand its structural issues. Image date April 11th 2016.



GROUND FLOOR - ACCESS ARRANGEMENTS



FIRST FLOOR - ACCESS ARRANGEMENTS

3.0 Heritage Statement

3.1 Requirement

- 3.1.1 As part of the Listed Building Consent application the following Heritage Impact Assessment has been prepared to meet the requirements of paragraph 189 of the NPPF which states:
- 3.1.2 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation².*
- 3.1.3 In addition, the proposed development has been considered with policy BNE2 'Heritage Assets' from the current SDDC Local Plan, in mind. This states:
- 3.1.4 *Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time³.*

3.2 The Structure and its Setting

- 3.2.1 The 'Coach House and Attached Buildings' is a Grade II Listed Building which is located within the Elvaston Castle Country Park, a Grade II* Registered Park and Garden. The Country Park encompasses 321 (130 ha) acres of open parkland, woodland and more formal historic gardens and within which there are numerous Listed Buildings. The extent of the Elvaston Castle estate and the location of the Clock Tower within it is shown on the accompanying site location plan; drawing reference P19/F/01.
- 3.2.2 The Coach House was built in the early 19th by James Wyatt in Tudor style for the 3rd Earl of Harrington⁴. The Listed Building forms part of a highly significant ensemble of other Listed Buildings at the heart of and within the boundary to the Country Park, notably;
- Elvaston Castle (Main Castle Building) – Grade II* (Fig.'s 08 & 09)
 - Information Centre and Shop – Grade II (Fig. 12)
 - Carriage Wash in Cobbled Courtyard – Grade II (Fig. 13)
 - Churchyard Walls & Attached Curtain Wall – Grade II
- 3.2.3 The Coach House and Clock Tower is also overlooked by the Church of St Bartholomew (Fig. 08), a Grade I Listed Building, which is encircled by the estate boundary. This building is not owned by DCC but it goes without saying that it forms part of this highly sensitive historic environment.

² Department for Communities and Local Government (March 2012), *The National Planning Policy Framework*, URL accessed 24.10.2019, URL: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

³ South Derbyshire District Council, *Adopted Local Plan*, URL accessed 24.10.2019, URL: <https://www.south-derbys.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan>, p126.

⁴ Historic England (2016), List Entry No. 1096433, *Coach House & Attached Buildings at Elvaston Castle*, URL accessed 11.04.2018, URL: <https://historicengland.org.uk/listing/the-list/list-entry/1096433>

3.2.4 The list description provides a reasonably detailed account of the building's specific architectural features (included in Appendix A), however, in summary, the Coach House and its associated ranges enclose the north and west sides of the cobbled-stone paved carriage yard (shown prev. on the key plan). The central three bay section contains an open central carriage arch within fine ashlar stone elevations surmounted by a castellated parapet with a rendered clock tower and belfry above (Fig. 02). Either side of this, and the lower single-storey wing extending westward, are brick ranges of Tudor style with stone dressings under Westmoreland slate roofs (Fig. 01). These buildings are thought to be a part of the Wyatt remodelling and are part of the same Grade II listed building. Within the cobbled Stables Court and dating from the same period is a brick-built carriage wash (Fig. 10) which is separately listed as Grade II. The east elevation of the building overlooks the Main Castle Yard (Fig. 03) which has been remodelled more closely aligned with the style of the Main Castle building (Fig. 06).

3.2.5 As the Clock Tower is a relatively tall and distinct feature it is visible from other parts of the estate. Its presence is perhaps most strongly felt from the westerly side of the estate, and particularly on the approach along Dukes Drive (Fig's 11 & 12).



Fig. 05: The architectural purity & symmetry of south elevation of the main castle building is reflected in the layout of the decorative gardens of the GII RPG along the south avenue. Image date May 8th 2013.



Fig. 06: The west elevation of the Main Castle building, adjacent to the Coach House, is less architecturally refined with a more utilitarian appearance, reflected by the function of the Main Castle Yard it overlooks. Image date Sept. 28th 2014.



Fig. 07: The Gate houses (LHS) and hound enclosure form the boundary to the south side of the main castle yard. The west elevation of the Coach House is just visible in the RHS of the image. Image date Sept. 28th 2014.



Fig. 08: The Church of St Bartholomew which sits just outside the estate boundary is a dominant part of the immediate setting of the Coach House. Image date Oct. 11th 2012.



Fig. 09: The Visitor Centre & Shop form the boundary to the south side of the Cobbled Courtyard. Image date June 9th 2014.



Fig. 10: The Grade II Listed Carriage Wash within the cobbled courtyard & north range of the Coach House. Image date June 9th 2014.



Fig. 11: Further afield, from the south west and looking through Lower Stable Yard, the Clock Tower structure is a relatively dominant feature of the Elvaston Castle estate. Image date June 9th 2014.



Fig. 12: From the North West, the central bay of the Coach House and Clock Tower remains a strong built feature albeit overshadowed to some degree by the Church tower of St. Bartholomew. Image date April 15th 2003.

3.3 Historic Context & Development of the Elvaston Estate

- 3.3.1 In order to appreciate the potential impact of the proposed alterations it is important to consider the wider historic context of the Coach House; given that it forms part of the historic Elvaston Castle Estate which is of great architectural and historic significance in its own right.
- 3.3.2 The Parish of Elvaston, Thulston and Ambaston were thought to have been a Viking settlement around 900AD. Elvaston was then mentioned in the Domesday Book as being in the possession of Geoffrey Alselin one of the Great Barons that held land for the King.
- 3.3.3 The land was passed through several families until it was acquired by the Stanhope Family in 1607. At this point in its history Elvaston may already have included significant gardens, partially walled with stone or terraced. It remained with this family for well over 400 years, until its sale in the late 1960's.
- 3.3.4 The estate was undoubtedly affected by many subsequent events and heirs, such as the Civil War in 1643, when Sir John Gell (Governor of Derby) ransacked the house for arms as the family supported King Charles I. Each successive Stanhope heir influenced the development of the estate – with William Stanhope being created the first Baron Harrington in 1730, rising in 1742, to become the first Earl. His elevation may have inspired him to make his estate and surrounding land more productive, as many changes took place following his rise.
- 3.3.5 Subsequent Earls continued to improve the estate – with perhaps the most well-known being the fourth Earl. He worked alongside William Barron, whom he had made head gardener, between 1830 until his death in 1851 - to establish much of the character of the Park and Gardens as they can be seen today. Barron himself continued working, with a much reduced gardening staff, with the fifth and sixth Earls until he left Elvaston in 1865.
- 3.3.6 The Stanhope family and eleventh Earl finally left the estate in 1939 at the onset of the war. During the War, Elvaston housed a Teacher's Training College and in 1964 the estate was put up for sale. It was purchased by Needlers (subsequently part of Tarmac Roadstone UK), a mineral extraction company, with the central core of the estate subsequently being sold to Derbyshire County Council and Derby Borough Council in 1969, saving it from being exploited as a series of gravel pits⁵.
- 3.3.7 In 1970 the park was officially designated a country park and opened to the public. It has since continued to be managed by the County Council and enjoyed by a great deal of people where the gardens are presently the main attraction. Whilst the majority of the main castle building remains closed the estate gardens are accessible by the public to most parts without restriction which are appreciated both for its historic significance and for use for leisure activities such as walking, picnicking, etc. The grounds are also host to a number of seasonal cultural events and activities.
- 3.3.8 Elvaston Castle Country Park is of national importance as a historic designed landscape, largely through the contribution of William Barron, as are many of the historic buildings within it, which reflect the late work of the 19th century English Gothic Revival architect James Wyatt. The history and character of both the buildings and landscape are intrinsically linked. Consequently, this significance is recognised through the designation of the grounds as a Grade II* Registered Park and Garden, and many of the buildings are either Grade II* and Grade II listed as being of special architectural and historical interest.

⁵ Derbyshire County Council, *A Short History of Elvaston Castle Country Park*, URL accessed 11.04.2018, available: https://www.derbyshire.gov.uk/leisure/countryside/countryside_sites/country_parks/elvaston/heritage/short_history/default.asp

Design, Access and Heritage Statement – Nursery Garden Walls

3.4 Architectural and Historic Significance of the Coach House and Attached Buildings:

3.4.1 Most of buildings seen today within Elvaston dates from late 19th century and the time of the Gothic Revival. It was Charles Stanhope, 3rd Earl of Harrington, who was responsible for commissioning James Wyatt to create a Gothic style seat for the Earl and his family⁶. The Coach House and Attached Buildings are no exception to this as they form part of J. Wyatt's vision for the estate and so it is important to understand how the building relates to this. The following map regression exercise helps to illustrate the changes which took place through this transformation:

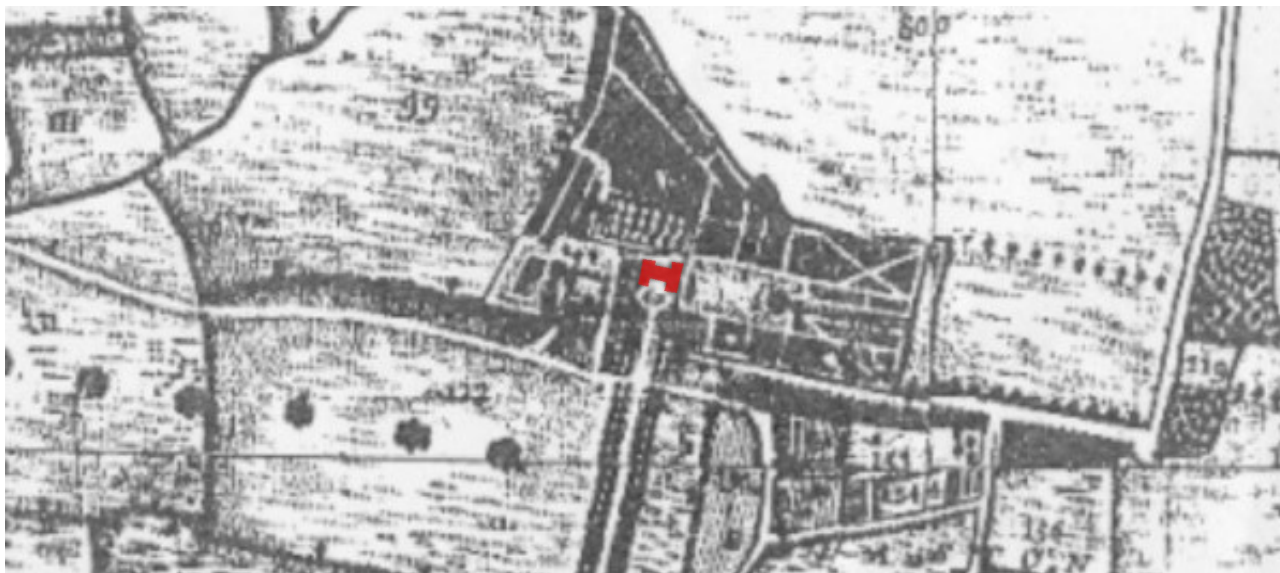
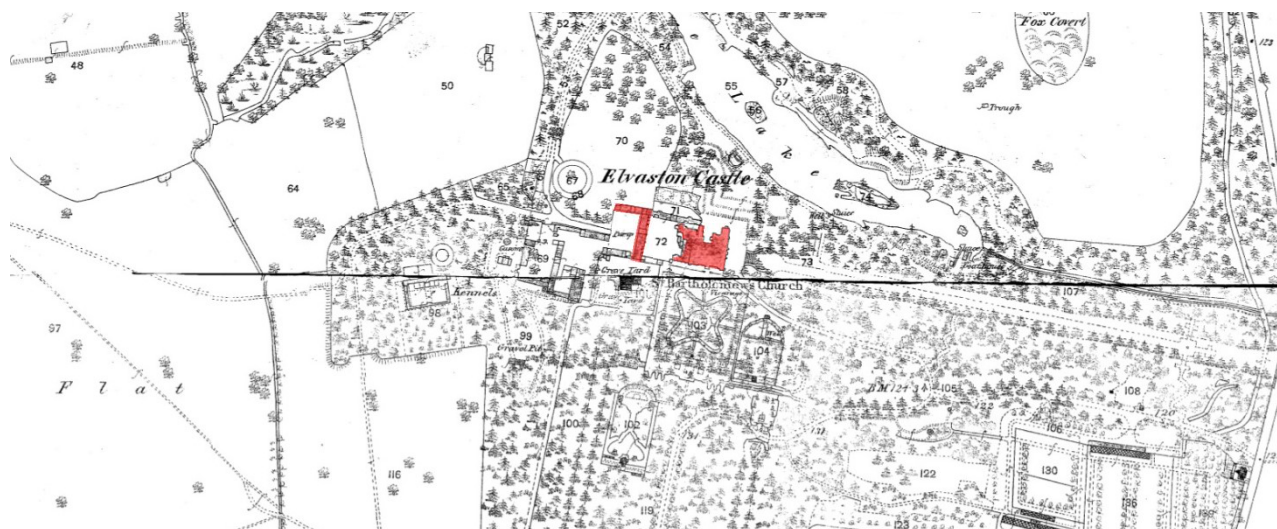


Fig. 13 - 1852 Tithe Plan (NTS): The former Tudor era H-plan home can be made out (shaded red) in the centre of the map although the Coach House & Clock Tower do not appear on this.

Fig. 14 - 1st edition (1801) OS (NTS): shows the remodelled house complete with other new buildings by James Wyatt; the L-shaped Coach House & Clock Tower range/building can be clearly seen to the west.



3.4.2 The old H plan brick family home was remodelled as a castle like manor house with its battlements and turrets which was linked to a large new courtyard, complete with a water tower (now demolished) of the same Gothic design (Fig. 18). The other buildings which enclose the courtyard were also built in a similar style, including the Coach House and Attached Buildings⁷,

⁶ Anon., *A Country Residence, Elvaston Castle*, URL accessed 11.04.2018, URL:

https://www.derbyshire.gov.uk/images/2.%20A%20Country%20Residence_tcm44-265425.pdf

⁷ It is acknowledged that Page 26 of The Conservation Management Plan for the Castle discusses the possibility that this and other buildings may comprise of some earlier built elements or materials. However, given the nature and extent of the repair work a detailed building morphology investigation is outside the scope of this HIS.

which complete the architectural arrangement. The building, complete with Clock Tower structure, serves as an imposing gateway between the two courtyards through which horse-drawn carriages would have once passed on their way to and from the stables (Fig. 19).



Fig. 15: Aerial view of castle courtyard looking north east showing the Coach House, the demolished north range and water tower, and Elvaston Castle. Image date c. 1920.



Fig. 16: View of the Clock Tower atop the Coach House from along Dukes Drive. Image date c. 1920.

3.4.3 The List Entry suggests that the Coach House was built complete with the Clock Tower during the 19th Century which is corroborated by Craven (2011) who states '*The first known country house commission for the Smith's was the clock in the Stable Court at Elvaston Castle for the 5th Earl of Harrington, installed in 1870*⁸'. However, there is some ambiguity about this as the Essential Repair Report suggests that it was added later in around 1910. There is also physical evidence within the structure to suggest that it was either a later addition or possibly altered during the construction process (Fig's .17 - 19). One theory is that the roof may have been initially designed as a simple trussed pyramid form roof and would probably have featured a graduated Westmoreland slate roof to match the other roofs on the building.



Fig. 17: Image from within the Clock Tower showing the bottom chords of the historic trusses. Note how an attempt to restrain these from sagging further has been made with the later central threaded steel tie-bar.; this is in turn supported inadequately by a tree-trunk which is just visible at the top of the image. One of the principal rafters, which has been truncated due to the addition of the Clock Tower, is just visible at the top of the image which is supported by a later timber post.
Image date July 14th October 2017.

⁸ According to Craven, Max (2011), *The Smiths of Derby – A Journey Through Time*, Published by Colourstream Litho Limited, p56



Fig. 18: Truncated principal rafter & timber support. Modern steel channels have been added, in addition to the earlier horizontal bar, to strengthen support to the Clock Tower structure. Image Date October 2016.



Fig. 19: Image of corner/hip rafter – note that the end appears to have been roughly sawn off to accommodate the clock tower structure. Image Date October 2016.

- 3.4.4 The accommodation within the Coach House range is likely to have been used for harness rooms and stable block, at the ground floor level, and the upper floor is likely to have been used to accommodate stable hands. Beyond the physical evidence remaining within the stable block it is difficult to conjecture as to how the building was once used in any more detail. This is largely because of the significant alterations in use which took place during the ownership of DCC during the 1970's and the conversion of much of the building to a museum and office accommodation for the park rangers.
- 3.4.5 There is good evidence that a fairly comprehensive range of repairs were undertaken by DCC as relatively detailed drawings from the 1970's have been found (Appendix B). The drawings and physical evidence suggest that some of the repairs were carried out relatively well whilst others have not been so successful, resulting in some of the problems associated with the building present today.
- 3.4.6 The drawings show that at least the two storey range was re-roofed with new Westmoreland slates and that the south blank arch, on the east elevation, was taken down and quite carefully rebuilt. Whilst some of the roofs are in a reasonable condition they have failed in many places, and particularly along the parapet gutters where mineral felt has been used as a cheaper substitute for leadwork (Fig's 23 & 24).



Fig. 20: Image from above the east range looking south of one of the Westmoreland roofs; all felt flashings and parapet gutters have failed causing water ingress problems. Image date February 2nd 2017.

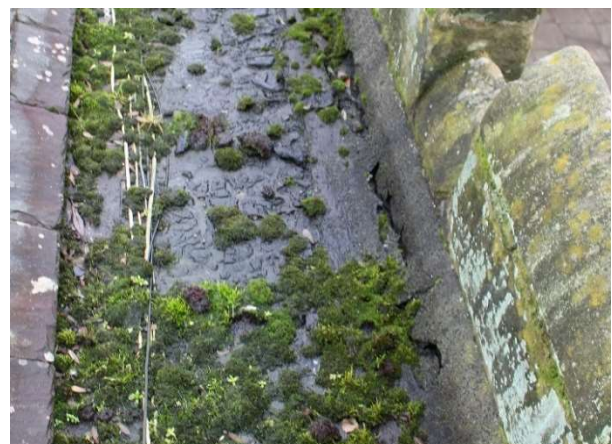


Fig. 21: A close-up view of one of the parapet gutters revealing the cracked felt lining & poorly considered routing of cables. Image date February 2nd 2017.

3.4.7 Some attempt to repair the clock tower appears on the drawings which include measures to strengthen it, including new steel members at the lower level of the structure (Fig's 18 & 19), and a re-cladding exercise; featuring asbestos sheathing (Fig. 22) sandwiched between an external cementitious render and diagonal timber boarding internally. However the modern steel members have caused further structural and aesthetic problems to the earlier ad-hoc structure (Fig's 23 & 24). Prior to the demolition of the Clock Tower the external render system has broken down over time leaving parts of the asbestos sheathing dangerously exposed. Little consideration appears to have been given to the selection of appropriate materials and detailing the structure as all roof finishes have failed, damaging the interior and allowing decay/rot to set in significant areas of the timber structure both externally and internally⁹.



Fig. 22: View of the roof to the top of the Clock Tower & Belfry looking west. The roof has generally failed; several of the timber copings on the east side are missing leaving the asbestos cement board substrate exposed. Note; the Bell and weathervane are missing and the poor condition of the clock face. Image date 22nd Nov. 2013.



Fig. 23: View of one of the beam ends at the parapet abutment; cracking has occurred on both sides of the parapet and the felt covering around the beam casing has cracked/failed. The cracking and enlarged joints within the masonry are likely to have been caused due the additional weight of the modern steel structure used to strengthen the earlier timber beams. Image date 22nd Nov. 2013.



Fig. 24: Fracturing occurring to stonework moulding, with mortar patching to the end of the Clock Tower support beam on the west side at the south-west corner. This is most likely to have been caused by both the composite beams embedded within the parapet; the rusting steel channel and decaying timber. Image date 22nd Nov. 2013.

⁹ Discussed at length in Appendix A of the Design, Access & Heritage Statement, submitted as part of the previous LBC application (ref. 9/2018/0416) for a full account of the defects and damage. A digital copy can be provided on request.
Design, Access and Heritage Statement – Nursery Garden Walls

- 3.4.8 Because of its ad-hoc design and later ill-considered alterations, the clock tower structure is not in itself considered to be of great architectural merit. Whether or not it was constructed at the same time as the coach house range, the structure does not appear to have had the same level of attention paid to its design resulting in a more uneasy visual relationship with Wyatt's design for the rest of the Coach House. When compared to other clock towers of the same period within the county, and nationally, the structure is bulky and squat and lacks architectural detail common with its contemporaries. Its contribution to the significance of the Coach House has also been further eroded through the damaging repairs during the 1970's as earlier photographic evidence (Fig. 25) suggests that the cement render we see today is likely to have replaced a more attractive and decorative, probably lime-render, finish. As we have seen, these additive structural alterations have also given rise to other unsightly visual defects.

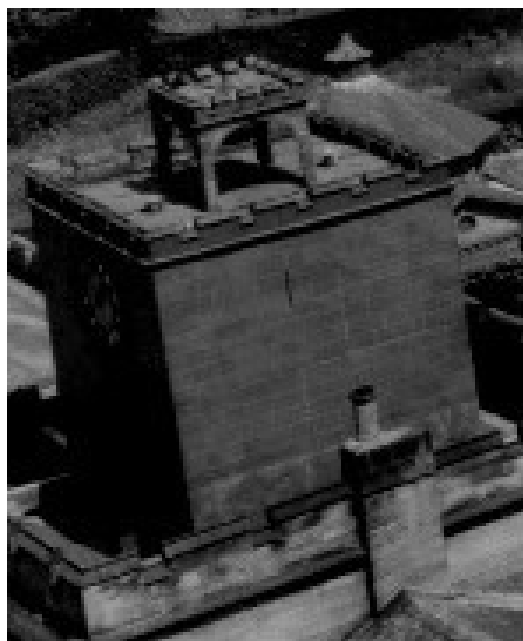


Fig. 25: An enlarged extract of Figure 15 (p11) clearly shows more architectural detail on the Clock Tower and Belfry featuring moulded stringer courses and a struck/coursed render giving the structure the appearance which closely resembles fine ashlar cladding.

- 3.4.9 Clearly the Coach House is of national significance in its own right as a Grade II Listed Building. However, it also contributes greatly to the overall significance of the Elvaston Castle Estate as part of the collection of buildings remodelled by the 3rd Earl and the eminent Gothic Revival architect James Wyatt. As one of the core ensemble of gothic revival buildings it also contributes to what was designed as the gothic fantasy landscape of Elvaston. While the Clock Tower may not be considered to be integral to the building's architectural significance it does have some historic value as an iconic visual landmark within the landscape of Elvaston. The clock mechanism itself is probably the more significant aspect of the tower because of its provenance with Smith of Derby, a local but internationally renowned clock manufacturer which still operates from Derby today.
- 3.4.10 It was because of this that approval was sought and granted for the retention of the Clock Tower element in view of its contribution to the history and character of the Elvaston Castle estate. It is also a strong visual landmark that, with the correct design approach, can be used to enhance the visitor experience and to guide people around the grounds in line with the recently published 'Elvaston Castle Masterplan'¹⁰ for the estate.

¹⁰ *Elvaston Castle Masterplan*, Derbyshire County Council, URL accessed 24.10.2019, available at: <https://www.derbyshire.gov.uk/site-elements/documents/pdf/leisure/countryside/countryside-sites/country-parks/elvaston/elvaston-castle-estate-master-plan.pdf>

3.5 Proposals

3.5.1 This LBC application seeks approval for cladding the four elevations of the Clock Tower with a diamond-format copper shingle finish in lieu of a lime render with a coursed appearance. All other aspects of the proposals to replace the Clock Tower remain the same as those already approved and justified under the Planning and LBC applications mentioned in paragraph 1.2.

3.5.2 However, in summary the previous Clock Tower structure suffered from many inherent design problems dating back to when it was originally constructed. These problems have also been compounded by other more recent inappropriate repairs made during the latter half of the 20th century. Therefore careful consideration towards the various options for the structure were considered in consultation with South Derbyshire District Council (SDDC) and Historic England (HE)¹¹.

3.5.3 After a great deal of consideration the most appropriate approach for the conservation of the Clock Tower was to replace it with one that will more closely resemble the historic structure. Consequently a CARE¹² registered structural engineer, Chris Pike Associates, were appointed by DCC to help develop the proposals for an appropriate replacement structure. The drawings prepared by DCC and supporting specification produced by CPA describe the fully developed proposal to replace the Clock Tower. A detailed specification for the overhaul and repair of the clock mechanism and Bell was also developed with Smith of Derby. An early concept sketch, shown below, has been included to help provide an understanding of the basic principles behind the approach to renew the Clock Tower:

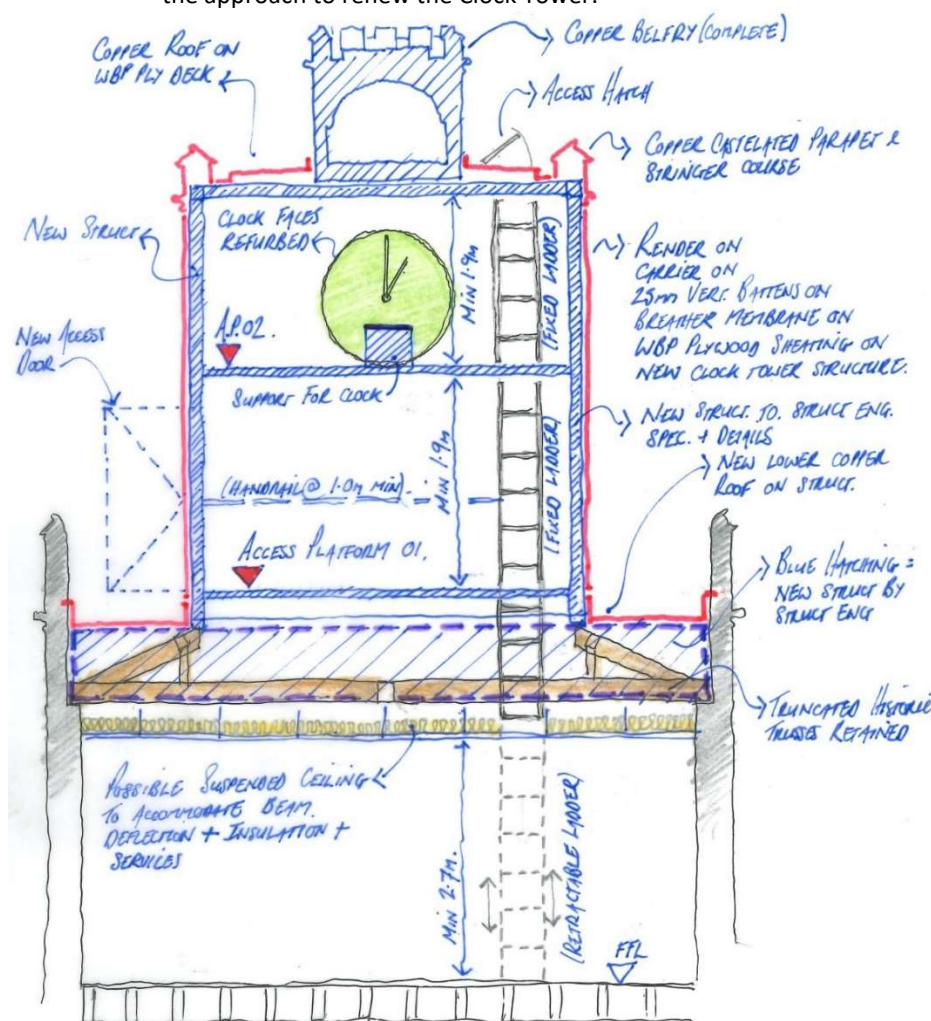


Fig. 26: DCC initial concept sketch.

Approval has been provided to remove and overhaul the clock mechanism and clock faces and to modify its operation with an automated winding and time-keeping mechanism which will reduce the level of maintenance required and improve the level of risk associated in accessing the structure. Approved proposals also allow for the reinstatement of the bell and weathervane if the old/original items cannot be located.

NOTE: As part of this application it is proposed that a Copper Shingle finish will be used in lieu of the rendered finish to the Clock Tower walls.

¹¹ Discussed at length in the previous Design, Access & Heritage Impact statement submitted as part of the previous LBC application (ref. 9/2018/0416).

¹² Conservation Accreditation Register for Engineers (CARE); for more information see <http://www.care.org.uk>
Design, Access and Heritage Statement – Nursery Garden Walls

- 3.5.4 Approval has been provided to finish the principal elevations to the Clock Tower with a coursed lime render. This was selected in view of the fact that there is good evidence of it being used on the original structure. During the 1970's this was replaced with a cement based render system and although some attempt was made to recreate the decorative coursed effect the implemented scheme had a far more diluted appearance. The horizontal render 'courses' were approximately twice the depth of those on the earlier structure. Also, over time the coursed appearance weathered back to a point where this effect was near impossible to detect, and, with staining of the render, the appearance of the Clock Tower has been in more recent years that of a very dull and flat box. This has had a negative impact on the significance of the Clock Tower and Coach House Building.
- 3.5.5 In view of the longer term performance, maintenance and aesthetic concerns of any render system diamond format Copper shingles (refer to drawing P19/F/09) are now proposed to all four elevations of the Clock Tower. A copper cladding system has a life expectancy of at least 100 years; opposed to just 20-30 years expected by a lime render system. There are also concerns that the render could crack during this period which would require remedial work. The repaired areas would never look the same and be difficult to safely access. Further concerns have arisen over the fact that staining is likely to occur on the approved render system through run-off from the approved Copper roof; the render could stain green which would look unsightly.
- 3.5.6 The proposed alteration will also bring the appearance of the structure more in line with the materials approved for use elsewhere on the wider repairs to the Coach House building. Copper sheet has also been specified and approved for use on the upper reaches of the Clock Tower, including; the belfry, roof, castellated parapets and stringer courses. This was specified as it will perform much better than the previous felt roof finish used while providing a more aesthetically appealing finish.
- 3.5.7 It is the intention that the diamond format shingles will be of a scale which is more sympathetic to the character of the Clock Tower thereby improving its visual relationship with the Coach House building. Neither will the appearance of the shingles weather back over time as has occurred with the render finish.
- 3.5.8 As with the copper used elsewhere on the building, including the clock tower roof, the intention is to use a natural (non-patinated) copper. The conservation philosophy is that this will appear as an honest intervention. Whilst initially quite a bright or shiny its appearance will, over time, dull down in tune with other existing building materials whilst remaining discernible as new intervention.

4.0 Summary & Conclusion

- 4.1 This LBC application seeks approval to alter the cladding on the Clock Tower from a coursed effect lime render finish to a diamond-format copper shingle. It is considered that this alteration is well justified on the basis that this is an optimal solution for the structure in that it should enhance the appearance of the Listed Building whilst providing a more durable, low maintenance, solution. The use of copper as a complete cladding system to the Clock Tower will help ensure that the building will remain in active use well into the long term future.
- 4.2 Every effort will be made to ensure that the detailing and installation of the copper work will be executed in a way that is of the highest possible design quality. It is considered that the design will be as sympathetic as possible to the Listed Building and its setting, including that of the other built historic environment receptors in the Grade II* RPG, and so, it is therefore hoped that LBC will be granted.

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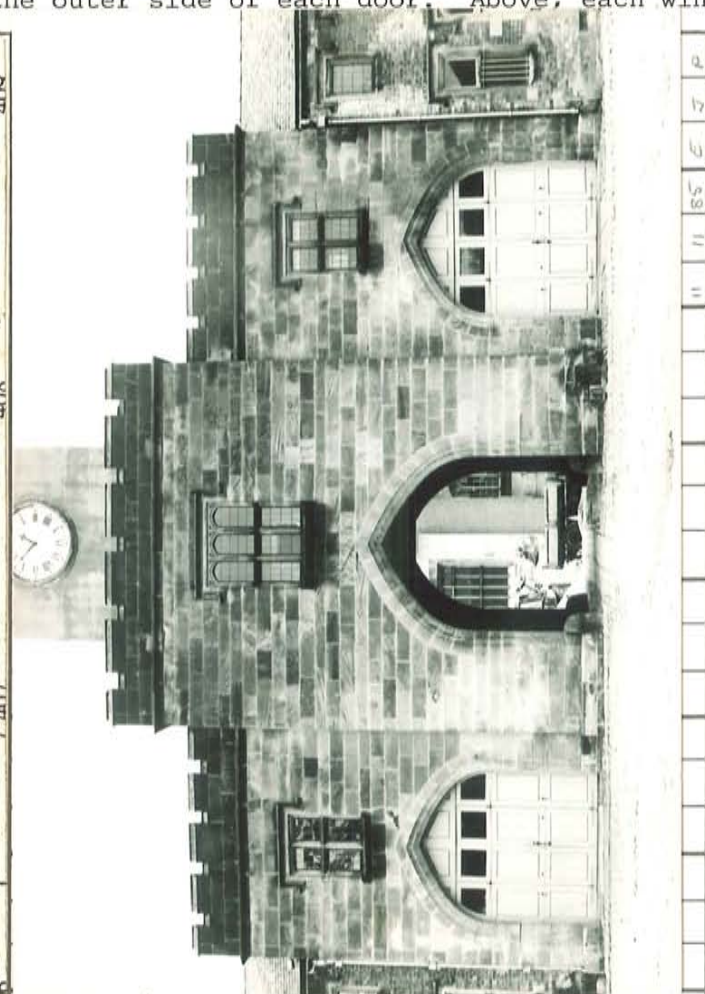
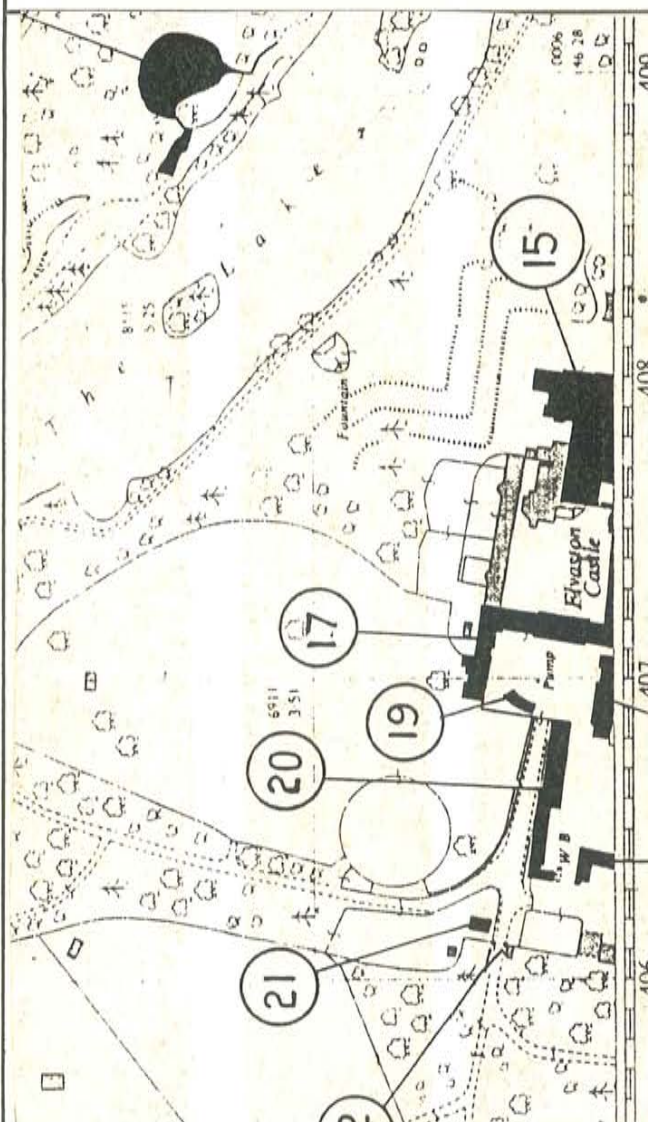
Image Credits

Figure #	Credit/Source	Additional details
01	Alex Gilbert – Historic Buildings Architect Derbyshire County Council (DCC)	Image date June 9th 2014
02	Alex Gilbert – DCC	Image date June 9th 2014
03	Alex Gilbert – DCC	Image date June 9th 2014
04	Alex Gilbert – DCC	Image date April 11th 2016
05	Alex Gilbert – DCC	Image date May 8 th 2013
06	Alex Gilbert – DCC	Image date Sept. 28th 2014
07	Alex Gilbert – DCC	Image date Sept. 28th 2014
08	Alex Gilbert – DCC	Image date Oct. 11 th 2012
09	Alex Gilbert – DCC	Image date June 9th 2014
10	Alex Gilbert – DCC	Image date June 9th 2014
11	Alex Gilbert – DCC	Image date June 9th 2014
12	Anon. DCC	Image date April 15 th 2003
13	Taylor, Hilary (June 2006), <i>Elvaston Castle Gardens and Park Conservation Management Plan</i> , Volume I, Section 3 (Historical Development), Fig.3/3, Copy available on request from Derbyshire County Council.	A Map of the Parish of Elvaston, George Grey, c.1760
14	Taylor, Hilary (June 2006), <i>Elvaston Castle Gardens and Park Conservation Management Plan</i> , Volume I, Section 3 (Historical Development), Fig.3/46, Copy available on request from Derbyshire County Council.	First Edition 25" OS, surveyed 1880, published 1881
15	Anon. DCC Digital photo archive	Image date c.1920
16	Anon. DCC Digital photo archive	Image date c.1920
17	Alex Gilbert – DCC	Image date October 14 th 2017
18	Pike, Christopher (October 2016), <i>Structural Assessment of Clock Tower Timber Frame and Abutting Coach House Roofs</i> , Job No: LC.913, Image 66, page 35	Image Date October 2016
19	Pike, Christopher (October 2016), <i>Structural Assessment of Clock Tower Timber Frame and Abutting Coach House Roofs</i> , Job No: LC.913, Image 67, page 36	Image Date October 2016
20	Alex Gilbert – DCC	Image date February 2 nd 2017
21	Alex Gilbert – DCC	Image date February 2 nd 2017
22	Hart, David (29 November 2013, <i>Updated Structural Condition Report on the Clock Tower and Other Buildings in the East Range of the Top Stable Yard at Elvaston Castle, Part 3 of 3, Appendix G – External Condition Photographs</i> , Photograph G16, page 10, DCC.	Image date 22 nd November 2013
23	Hart, David (29 November 2013, <i>Updated Structural Condition Report on the Clock Tower and Other Buildings in the East Range of the Top Stable Yard at Elvaston Castle, Part 3 of 3, Appendix G – External Condition Photographs</i> , Photograph G25, page 15, DCC.	Image date 22 nd November 2013
24	Hart, David (29 November 2013, <i>Updated Structural Condition Report on the Clock Tower and Other Buildings in the East Range of the Top Stable Yard at Elvaston Castle, Part 3 of 3, Appendix G – External Condition Photographs</i> , Photograph G65, page 35, DCC.	Image date 22 nd November 2013
25	Anon. DCC Digital photo archive	Image date c.1920
26	Alex Gilbert - DCC	October 2017

List Description (DCC Listed Building Card)

Address COACH HOUSE AND ATTACHED BUILDINGS AT ELVASTON CASTLE (FORMERLY LISTED AS PART OF ELVASTON CASTLE)		Reference Number 9	4033	17	File
BORROWASH ROAD		Civil Parish ELVASTON			Related Files
(WEST SIDE)		District SOUTH DERBYSHIRE			
		(formerly SE DERBYS RD)			
Grade II	Date first listed 2.9.52	Conservation Area		Group Value YES	

Coach House and attached range. Early C19 by James Wyatt in Tudor style, with minor later alterations. Built for the Earls of Harrington. Tooled ashlar and red brick, with stone dressings and plain stone plinth. Hipped graduated slate roofs, partly hidden behind embattled parapets to east facade and three central bays of west facade, with rendered timber framed clock tower, surmounted by an embattled turret, to centre. Two storey, six bay range with single storey range attached to north of west elevation. Main, east elevation, all of ashlar, has three central bays advanced and centre bay advanced again with stepped corner buttresses and a continuous double chamfered pointed arch through the building. Similar lower blocked arches to either side and above, recessed and chamfered cross windows with returned hoodmoulds to either side of similar 3-light window with four-centres arched lights. Three bay side wings each have three blocked four-centred arched single light windows with returned hoods to ground floor and three similar glazed windows above, with stepped buttresses to either side. West facade has side wings in red brick, and three centre bays in ashlar with similar elevation to that to east except the side bays have panelled doors within the arches and the centre bay has no buttresses. Side wings each have two four-centred arched doorcases with incised spandrels, returned hoods and panelled doors with two recessed and chamfered cross windows plus similar hoods between, and similar single light windows to the outer side of each door. Above, each wing



Illustrations				
(6mm grid				
300mm 1:50				
600mm 1:100				
Photograph ref. nos	B&W			Col.

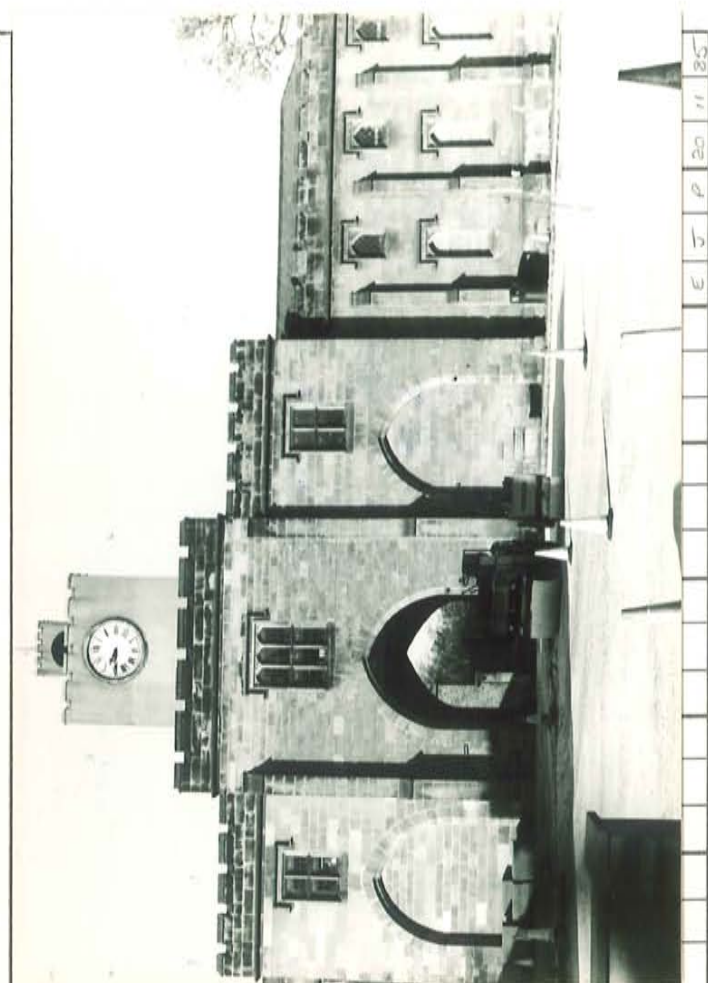
Grid Reference (1 : 50,000) SK 4072 | 3304

North

Derbyshire County Planning Department
Listed Building Record Card

Address		COACH HOUSE AND ATTACHED BUILDINGS AT ELVASTON CASTLE (FORMERLY LISTED AS PART OF ELVASTON CASTLE (CONTD))		Reference Number		File
				Civil Parish		Related Files
				District		
				(formerly)		
Grade	Date first listed	Conservation Area	Group Value			

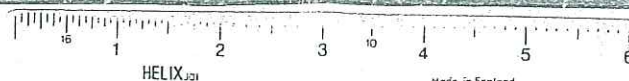
has two similar 2-light windows to centre, flanked to either side by pairs of similar single light windows. Single storey range attached to north has advanced part to west with two wide four-centred arches, now filled by doors and glazed screens, flanked to either side by recessed lower bays with four-centred arched windows under returned hoods plus segment headed plain sashes. Later single bay part to east attaching this range to the main range, has brick segment headed doorcase with panelled door to west and 2-light segment headed window to east. To west end of north range is a low ashlar wall running south, with ridgeback copings and deep plinth, which has a pair of tall panelled early C19 stone gate piers to southern end.



Illustrations				
(6mm grid 300mm 1:50 600mm 1:100				
Photograph ref. nos	B&W			Col.

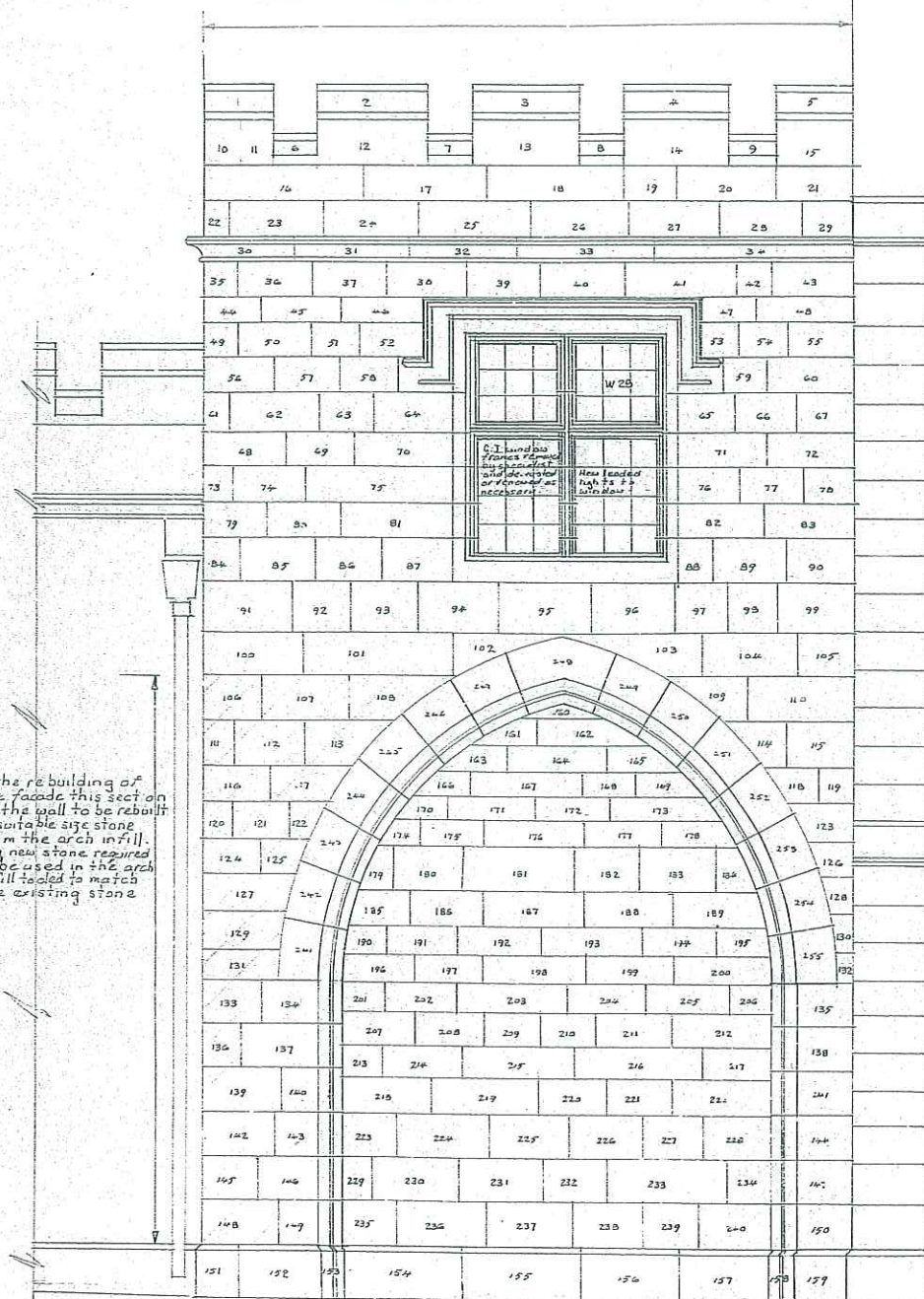
Grid Reference (1 : 50,000)		North		Derbyshire County Planning Department Listed Building Record Card
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Elvaston Castle Coach House & Clock Tower drawings c1969-70 DCC



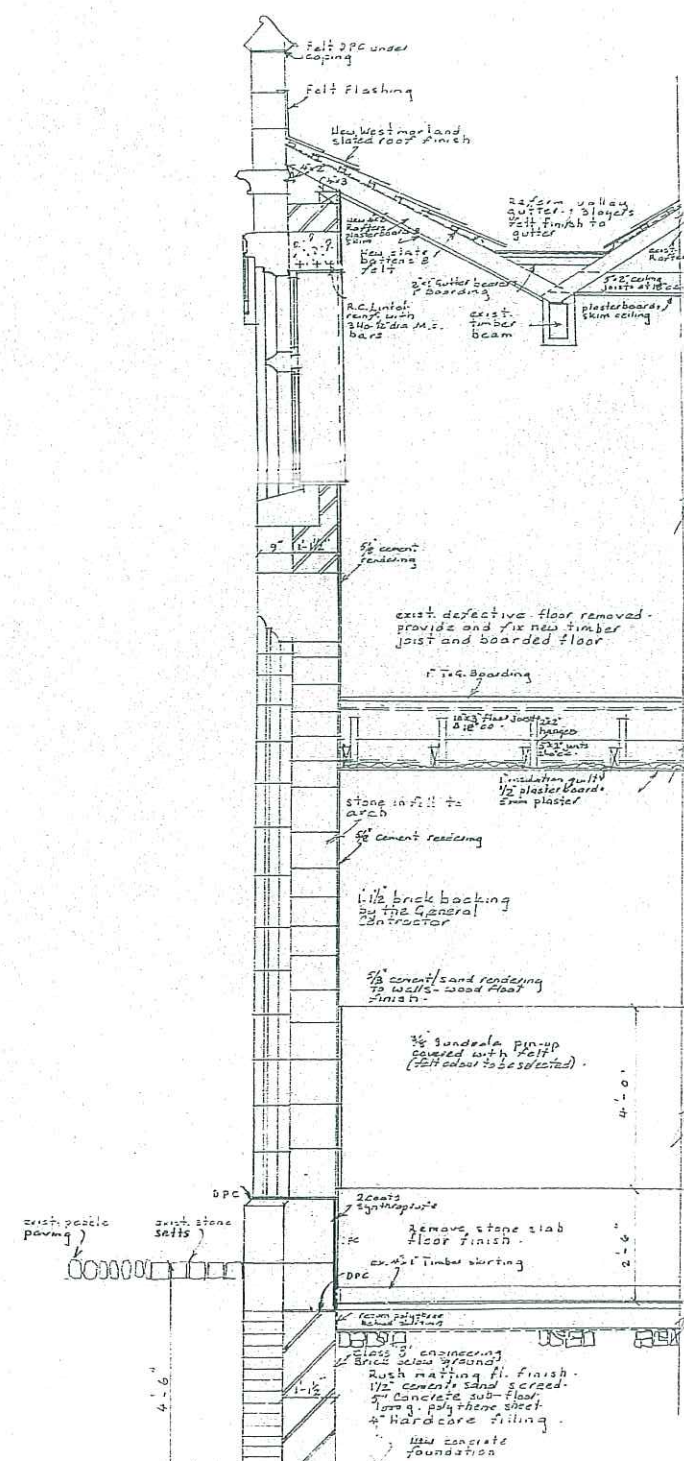
R E V I S I O N S		
No. DATE		
DERBYSHIRE COUNTY COUNCIL COUNTY OFFICES. MATLOCK		
D.S. DAVIES, A.R.I.B.A. COUNTY ARCHITECT		
DRAWN AP White <i>clw</i>	TRACED	CHECKED
SCALES $\frac{1}{8}$ " To 1'-0" - $\frac{1}{8}$ " FULL SIZE		
DESCRIPTION		
CONTRACT <u>ELVASTON CASTLE</u> <u>STABLE-YARD</u>		
DRAWING NUMBER <i>EC-20</i>	DATE <i>FEB 5/69</i>	
<i>28530/01/66</i>		

In the rebuilding of the facade this section of the wall to be rebuilt in suitable size stone from the arch infill. Any new stone required to be used in the arch infill to also to match the existing stone.



ELEVATION

0 1 0 0 1
1 0 0 1 0



SECTION THRU
WALL.

NOTES

DERBYSHIRE C. C.
COUNTY ARCHITECT
R. W. KENNING
Dip. Arch., Dip. T.P., A.R.B.A., A.M.T.I.,
COUNTY OFFICES
MATLOCK DE4 3AG
PHONE 3411 EXT

PROJECT
ELVASTON CASTLE COUNTRY PARK

PROJECT DIVISION	ELEMENT	FEATURE
REPAIRS & RESTORATION	CLOCK TOWER STABLE BLOCK	RE-BUILDING SECTION OF FACADE

DRAWING No.

DATE	AUG. 74
SCALE	1/2" = 1'-0"
DRAWN	7-3
CHECKED	

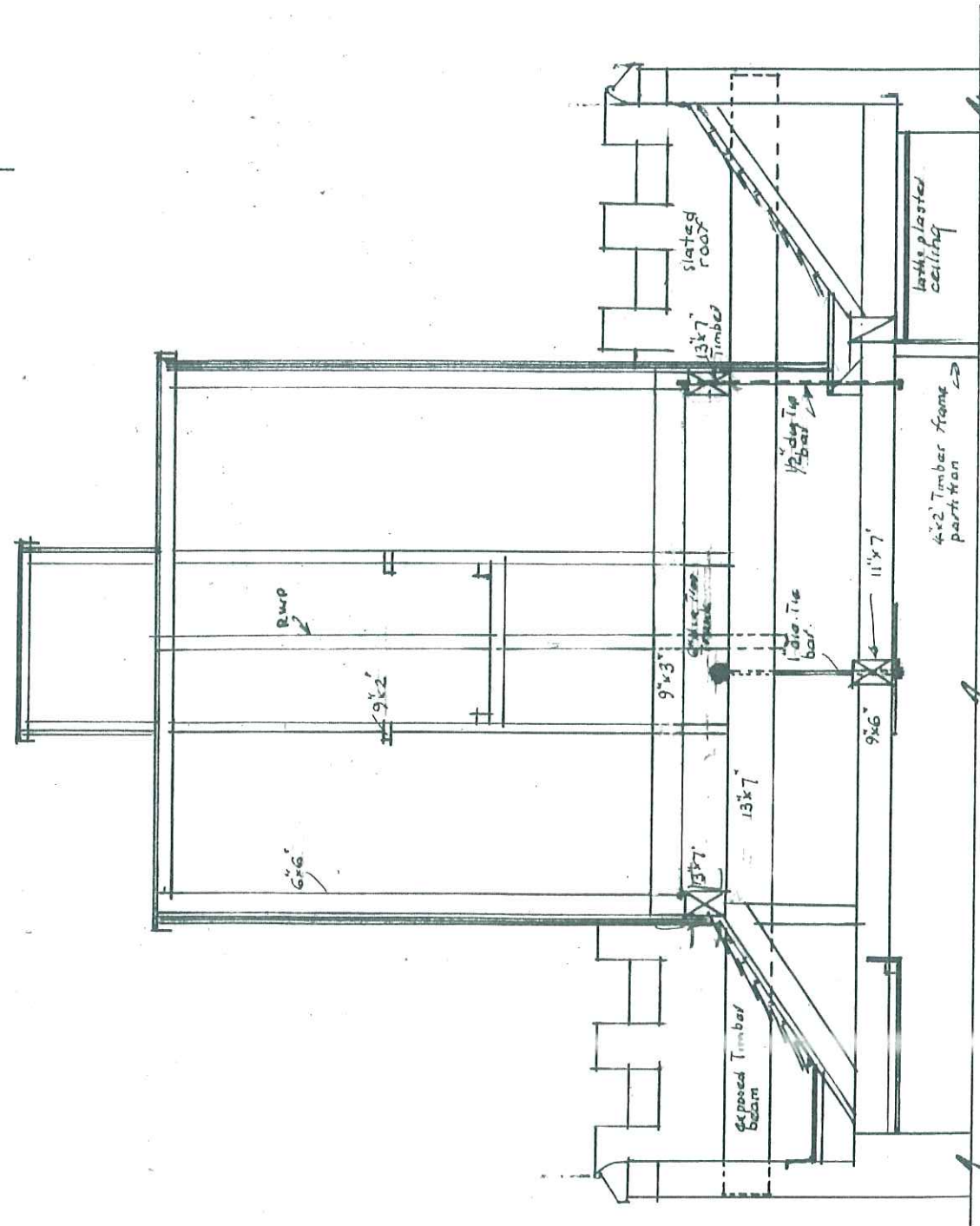
28530/01/56

REVISION	BY	DATE
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D. C. C.

DERBYSHIRE C. C.	PROJECT ELVASTON CASTLE COUNTRY PARK	PROJECT DIVISION	ELEMENT	FEATURE	DRAWING No EC / 26 / 80	DATE Nov. 1970 SCALE 1/4" to 1 foot	
				EXISTING CLOCK TOWER			
COUNTY ARCHITECT R. W. KENNING Dip. ARCH., Dip. T.P., A.R.I.B.A., A.M.T.P.I.	COUNTY OFFICES MATLOCK DE4 3AG PHONE 3411 EXT			()		DRAWN 15	CHECKED

NOTES



SECTION B-B

*Bedroom on 1st floor. over tenon
Diagonal support?*

*13x7
3/4" mch.
13x7*

*G Whyman
Monday afternoon
on site*

REVISION	BY	DATE
D. C. C.		

6"x4" Timber framing.
1" diagonal timber boarding
1/4" asbestos sheets externally
fixed to timber battens

6"x4" Timber framing.
1" diagonal timber boarding
1/4" asbestos sheets externally
fixed to timber battens

stone castellated coping

9" stone parapet wall

Section A-A

B
A
18" stone
wall

16" stone wall

16" stone wall

Pitched Roof at lower level
over Coach House.

Pitched roof at
over coach H

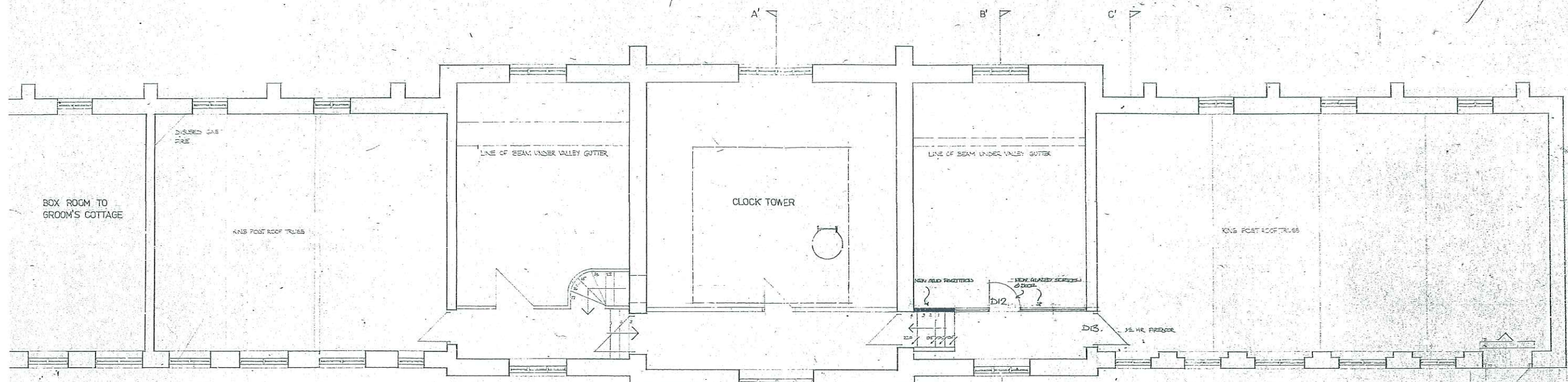
A

A 7

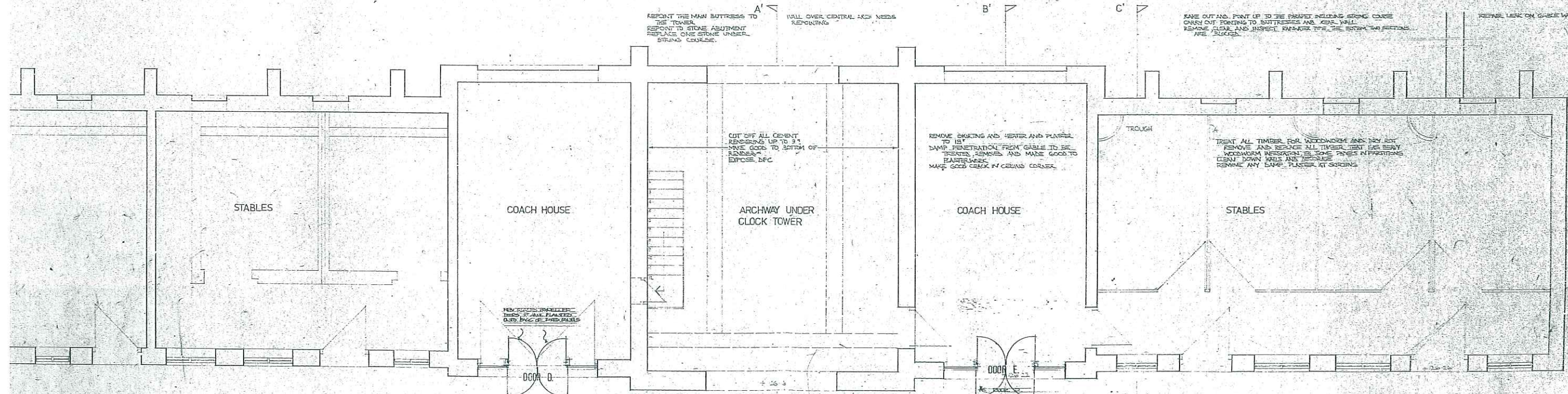
2147

18' stone wall

7852-01.



T. FLOOR PLAN



UND FLOOR PLAN

COACH HOUSE BLOCK

REPORT ENTIRELY, INCLUDING STRING COURSE.
REPLACE 150A WIRE WITH 150A CAST IRON PIPE.
CLEAN GUTTERING.
REPOINT ALL MULLIONS, JAMBS AND HOLES, ON DOORS AND WINDOWS.
REMOVE RUBBER FROM TRANSOM, DOG KEYS, ETC.

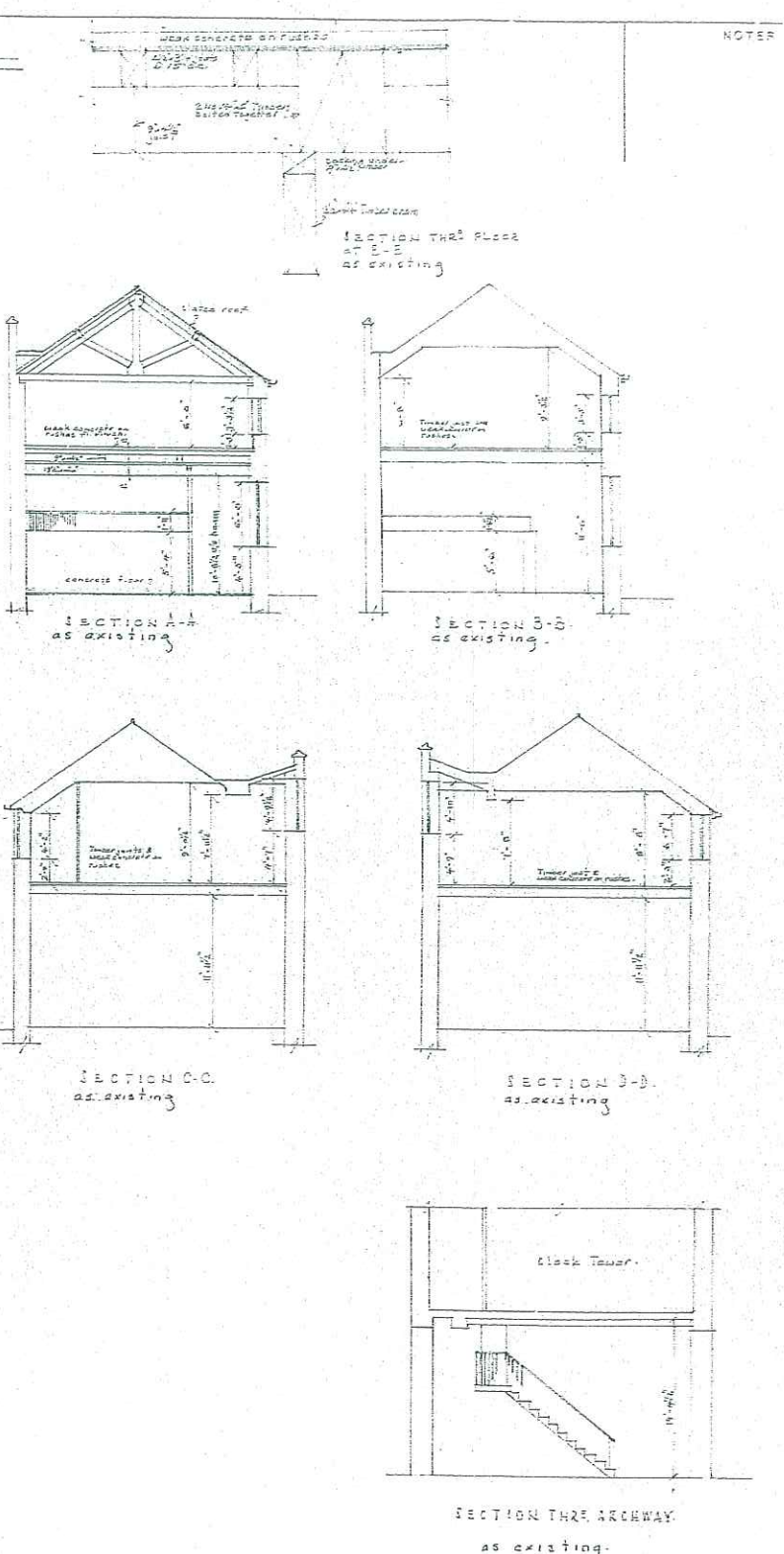
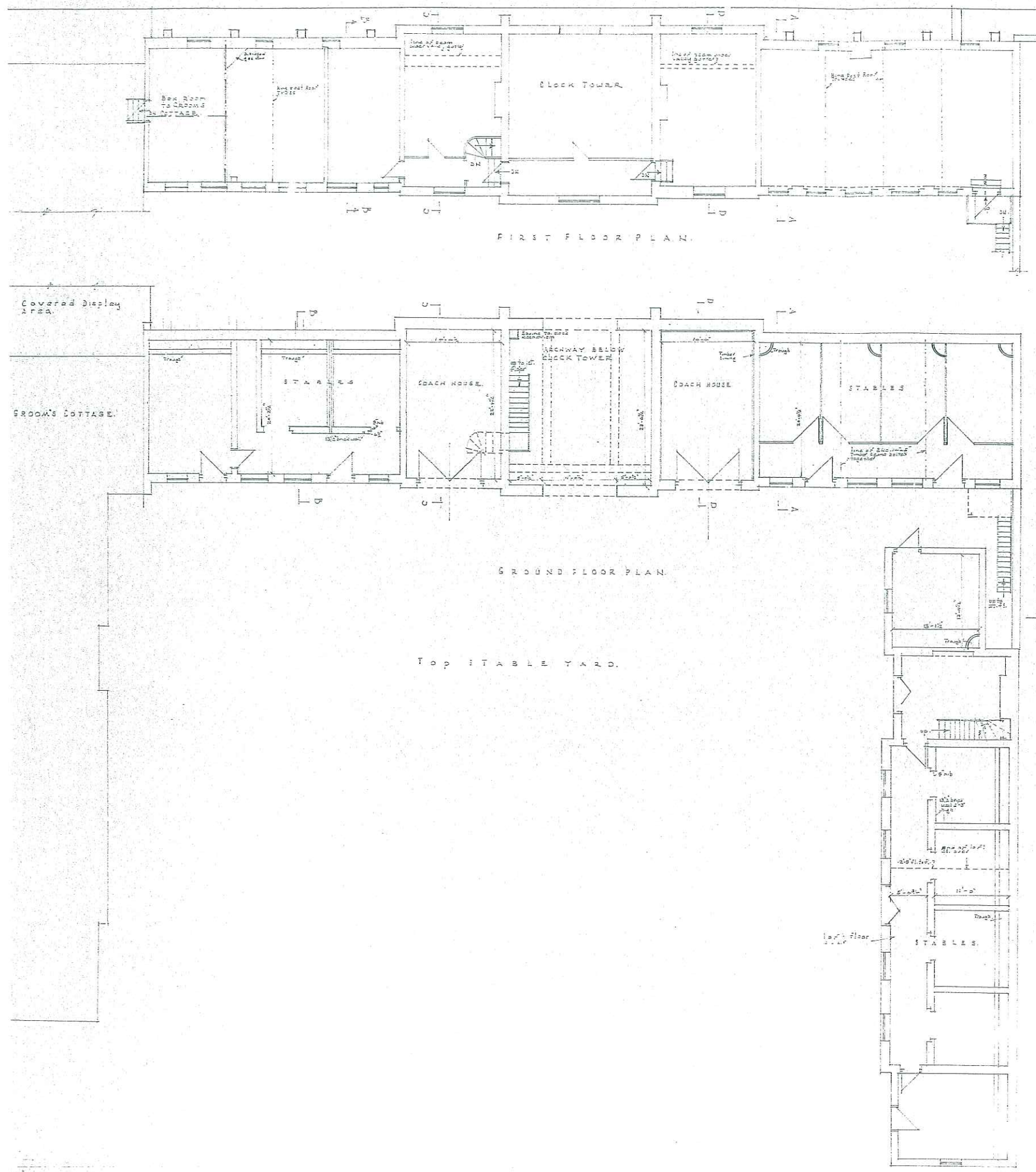
28530/01/35

ANTHONY SHOOT AND PARTNERS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ELVASTON CASTLE COUNTRY PARK
CLOCK TOWER & STABLE WINGS
scale 1/4" to a foot





DERBYSHIRE C. C. COUNTY ARCHITECT H. W. KIRKING 10, ALFORD, DERBY, L. 1, ALFORD, A. 1, ALFORD, M. 1, ALFORD, N. 1, ALFORD, O. 1, ALFORD, P. 1, ALFORD, Q. 1, ALFORD, R. 1, ALFORD, S. 1, ALFORD, T. 1, ALFORD, U. 1, ALFORD, V. 1, ALFORD, W. 1, ALFORD, X. 1, ALFORD, Y. 1, ALFORD, Z. 1			COUNTY OFFICES MATLOCK DERBY 346 PHONE 341 EXT		
PROJECT			ELEVATION CASTLE COUNTRY PARK		
PROJECT DIVISION			MUSEUM DISPLAY FACILITIES		
ELEMENT			TOP STABLE		
FEATURE			SUBJECT (EXISTING)		
DRAWING NO.			E.C. / 25 / 105		
DATE Nov. 1971			SCALE 1/4" = 1'-0"		
REVISION			BY DATE		
D. C. C.			28530/01/54		



Preliminary Advice & Comments from Historic England



Historic England

EAST MIDLANDS OFFICE

Mr Alex Gilbert
Derbyshire County Council
Environmental Services Department
Shand House, Dale Road South
Matlock
Derbyshire
DE4 3RY

Direct Dial: 01604 735460

Our ref: PA00434541

14 December 2016

Dear Mr Gilbert

Pre-application Advice

ELVASTON CASTLE CLOCK TOWER; COACH HOUSE AND NURSERY GARDEN WALL, DERBYSHIRE

Thank you for requesting pre application advice from Historic England on works to both the Grade II listed nursery garden wall and repairs to the Grade II listed Coach house and clock tower range. Both structures fall within the Grade II* registered PAG and within the setting of the Grade II* listed Elvaston Castle. Both these heritage assets are on the national HAR register. We attended a meeting on 10th November 2016 to discuss proposals for the garden wall and coach house. Our advice is confirmed below and we understand it is likely that statutory consents will be required for works to both structures:

Nursery Garden Wall - part of the garden wall collapsed in c.2000 and was rebuilt with grant contribution from Historic England (formally English Heritage) as part of a larger scheme to fund the repair of non-beneficial structures within the Grade II* registered PAG. Further sections of the wall collapsed in late 2015 along the south boundary. As a result your authority commissioned a structural survey from Ward Cole, to assess the stability of the entire nursery garden wall and to inform any necessary repairs and method of rebuilding.

Having sought advice from our Historic Building Surveyor Amanda White, at the meeting, we agreed the following:

- To rebuild the collapsed section of the south wall to the same specification that was agreed for the grant aided rebuilt section of the east wall
- To carefully take down and rebuild a further section of the south wall using the same specification. We agree with you that to provide a multiple series of buttresses at regular intervals would have a harmful impact on the significance of this wall, which was originally built without buttressing. In addition, it cannot be guaranteed that the buttressing would be stabilise the wall because it is



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460
HistoricEngland.org.uk



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Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



Historic England

EAST MIDLANDS OFFICE

substantially out of plumb.

- To comprehensively repair the remaining sections as recommended within the Ward Cole report.

Coach House and Clock tower range - the proposed works are to re-roof all roofs to the Coach House and Clock tower range, reusing the existing natural slate and replacing on a like-for-like basis. In principle this work is supported with any necessary works to the timber roof structure and associated leadwork and rainwater discharge system.

We discussed specifically the clock tower and the structural assessment produced by Chris Pike Associates. This is a useful and sensible report. We agree there is an opportunity here to enhance significance through more sympathetic and authentic materials as part of the repair. However we are also mindful of the long term issues of maintenance and loading, and whether the introduction of some modern equivalent materials would be a pragmatic way forward - provided the overall finish does not detract from the special interest of the Grade II listed range.

We appreciate the clock tower has some historic interest, with the clock mechanism and is of communal value to visitors. Architecturally we do not consider the structure reveals and enhances the historic stable range. We believe there may be a compelling argument for maintenance and sustaining the significance of the structure, to remove the clock tower and sensitively restore the original roof form. We agreed at the meeting that you would first obtain quotes for the repair works before considering alternative options. In this regard we would be willing to advise further.

Yours sincerely

Eilis Scott
Inspector of Historic Buildings and Areas
E-mail: eilis.scott@HistoricEngland.org.uk

ELVASTON CASTLE CLOCK TOWER; COACH HOUSE AND NURSERY GARDEN WALL, DERBYSHIRE
Pre-application Advice

Information Provided

Ward Cole Structural Report on nursery garden wall
Chris Pike Associates Structural Assessment of Clock Tower



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

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Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



Historic England

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