



Design + Access Statement
incorporating Heritage Assessment

THE STEADINGS
Main Road, Elvaston

July 2019

Lathams
ARCHITECTURE + URBANISM

Lathams

ARCHITECTURE + URBANISM

12 St Mary's Gate
Derby DE1 3JR
t: +44 (0)1332 365777

Knight and Whitehall House
4 Carlton Street
Nottingham NG1 1NN
t: +44 (0)115 828 0422

70 Cowcross Street
London EC1M 6EJ
t: +44 (0)207 4900672

e: info@lathamarchitects.co.uk
w: lathamarchitects.co.uk

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Supporting Planning Drawings:

- 7286 (08) 01 - Location Plan
- 7286 (08) 02 - Existing Site Plan
- 7286 (08) 03 - Existing Ground Floor Plan
- 7286 (08) 04 - Existing First Floor Plan
- 7286 (08) 05 - Existing Elevations
- 7286 (08) 10 - Proposed Site Plan
- 7286 (08) 11 - Proposed Ground Floor Plan
- 7286 (08) 12 - Proposed First Floor Plan
- 7286 (08) 13 - Landscape Access and Refuse Plan
- 7286 (08) 15 - Proposed Elevations

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1.0 INTRODUCTION

1.1 Methodology

This Design and Access Statement has been prepared by Lathams to accompany the full planning application for the conversion and refurbishment of the existing barns and farm house to provide 6 individual dwellings at The Steadings, Main Road, Elvaston.

The purpose of this Design and Access Statement is to examine the character and structure of the development in response to the need to promote high quality, sustainable design in development - in accordance with the National Planning Policy Framework (NPPF) and the DCLG's Guidance on information requirements and validation.

This statement has also been prepared with reference to the guidance document 'Design and Access Statements: How to read, write and use them' produced by Design Council CABE. This proposal has been developed following consultation with South Derbyshire District Council.

The document also incorporates a Heritage Assessment. The purpose of is to provide an assessment of the existing heritage significance of the site and its context and an assessment of heritage impacts which may result from the conversion of the existing Steadings, in support of the application for the creation of 6 dwellings.

The report is structured as follows:

- Section 2 provides national and local policy context.
- Section 3 provides a context for the proposal.
- Section 4 provides a thorough appraisal of the site, assesses the buildings, and establishes the heritage significance of the site and buildings.
- Section 5 describes the design development of the scheme.
- Section 6 explains the proposals.
- Section 7 provides a conclusion.

This report has been prepared by Lathams and should be read in conjunction with the other technical reports and drawings submitted with the application.

In terms of the issues addressed in this report, having regard to the type of development proposed, this report concludes that the development proposal will not have significant impact upon the historic environment.

1.2 Applicant

The client is seeking to redevelop their site, which comprises the existing farmhouse and outbuildings / barns at The Steadings, Elvaston.

The objective for the site is to sensitively alter, extend and convert the existing barns (house, garages, swimming pool and offices) to create 6 individual dwellings of character.

The design proposals have been developed with sensitivity to ensure the character and appearance of the surrounding statutory listed heritage assets are preserved and enhanced. The aspirations for the project are for a high quality, sensitive development, that will complement and enhance its setting.

1.3 The Site and Surrounding Area

Elvaston is located to the south east of Derby, accessed from one of the main routes north into Derby (A6 / A511). The site itself is located within the northern Edge of Elvaston village and on the southern boundary of the Grade II* Listed Elvaston Castle Park and Gardens.

The site is well located for access to a number of major roads including the A52, A50, M1 and M42.



Grade II listed Elvaston Park and Gardens*



Grade II listed Elvaston Castle*



DARLEY

CHADDESSEN

DERBY CITY
CENTRE

SPONDON

A52

PRIDE PARK

RAILWAY

A6

ALVASTON

ELVASTON
CASTLE

SITE

Site Location Plan (NTS)

2.0

PLANNING POLICY

2.1 National Planning Policy

Planning legislation requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

2.1.1 Legislative Background

Planning matters in England are controlled and regulated by law through Acts of Parliament. Development proposals for the application site will need to be considered in light of:

The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their settings; the Ancient Monuments and Archaeological Areas Act 1979, which sets out the framework for the designation and management of Scheduled Monuments and other archaeological remains) and the Historic Buildings and Ancient Monuments Act 1953, which provides the Statutory basis for the compilation of a Register of Historic Parks and Gardens.

Although none of the existing buildings are listed and the proposal site does not fall within a designated Conservation Area, it is important that special attention is paid to the desirability of preserving or enhancing the character and appearance of the area.

2.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF), (DCLG 2018) has encapsulated the previous national planning policy guidance concerning the historic environment which was set out within PPS5.

Section 16 of the NPPF, Conserving and Enhancing the Historic Environment, retains a clear requirement for buildings and places of established heritage significance to be protected. The National Planning Policy Guidance (NPPG) has also been consulted for a thorough understanding of NPPF policies. Of equal importance, within Section 16, is the need to protect and where possible enhance the setting of heritage assets. The following policies set out within Section 16 of the NPPF are worthy of note:

Policy 189

‘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 evaluation.

Policy 190

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’

Policy 193

‘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 of less than substantial harm to significance.’

2.0

PLANNING POLICY

2.2 Relevant Local Policies

The planning system provides a framework for managing the development and use of land. At a local level this framework is provided by the South Derbyshire Local Plan.

The Local Plan for South Derbyshire has been prepared in two parts. Part 1 was adopted by the Council in June 2016. The Local Plan Part 2 was adopted by the Council in November 2017. Together Part 1 and Part 2 are the primary documents that need to be taken into account when making decisions on planning applications across the District.

Also of relevance is the Government's National Planning Policy Framework that was recently revised (July 2018). This is a material consideration in the planning process.

In their adopted Local Plan (Local Plan Part 1 Policy H1 Settlement Hierarchy), South Derbyshire District Council define Elvaston as a "Rural Village". The adopted policies stipulate that in such locations, new residential development will be tightly controlled. As such there are very limited circumstances where new residential development will be considered acceptable. One such exception relates to the conversion of existing buildings and subdivision to create additional residential dwellings, as proposed here.

The whole of Elvaston is contained within the defined Nottingham-Derby Green Belt. This is a land use designation designed primarily to stop large settlements merging with each other and in locations such as this, safeguard the countryside from encroachment.

It means that most new building is considered inappropriate and there is a presumption against planning permission being granted. However there are exceptions to this policy approach (Local Plan Part 1 Policy S8 Green Belt and BNE1 Design Excellence) and the re-use of existing buildings is considered appropriate and the extension of buildings also can be considered appropriate provided such extensions do not comprise "disproportionate additions" over the size of the original building.

In practice, a judgement is required as to whether extensions are "proportionate" in scale and character and every case is considered carefully on its own merits, taking into account other material considerations (such as the presence of heritage assets).

Regarding built heritage The Steadings complex is not listed itself but is "defacto" listed by virtue of its association with the Grade II listed Farmhouse next door. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires "special regard" to be had "to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". This approach is also embodied in the adopted local plan policies (Local Plan Part 1 – BNE2 Heritage Assets).

It is also in close proximity to the Elvaston Castle estate, which is a Grade II* listed park and garden and contains the Grade II listed Nursery Garden Walls and Attached Outbuildings. Whilst geographically close to the Elvaston Castle estate, the setting of its registered park and garden and Nursery Garden is little affected by the Steading. There is no adjacent access to the estate, mature vegetation is present on the boundary and the site backs onto a service area of the estate.

The majority of the site falls within Flood Zone 2 (medium probability of flooding) and partially within Flood Zone 3 (high probability of flooding). Whilst it is understood that the building has not experienced flooding in recent years, there is a high water table locally. However, the majority of flood risk issues affect the gardens and land to the east. The existing buildings are understood to fall within Flood Zone 2 where additional residential use is considered appropriate. However a formal Flood Risk Assessment will be required to support a planning application, in order to demonstrate that the proposed development will be resilient to flooding (by incorporating physical measures into the design) and suitable measures exist to enable residents a safe means of escape should a flood event occur (Please refer to Local Plan Part 1 Policy SD2 Flood Risk).

2.3 Designations

The Steadings complex is not listed itself but is curtilage listed by its association with the Grade II listed Farmhouse next door.

It is also in close proximity to the Elvaston Castle estate, which is a Grade II* listed park and garden and contains the Grade II listed Nursery Garden Walls and Attached Outbuildings (all three list entries are included in section 4.0).

Heritage is considered in further detail in section 4.0 of this document.



East Elevation of Grade II listed Elvaston Castle along the tree-lined 'Elvaston Avenue' to the east*



Neighbouring Grade II listed Farmhouse

3.0 CONTEXT

3.1 Background

The Steadings sits on the periphery of the village of Elvaston, near Derby. The access is from the B5010 Main Road. The site is bounded to the west by the former farmhouse, with which the Steadings was formerly associated - the complex was known as Gardens Farm. Immediately to the north of the site is Elvaston Castle Country Park, a popular family attraction.

The site is arranged around a central courtyard, with vehicular and pedestrian access to the south and numerous doors accessing the various buildings to the north, east and west. Amenity space is provided behind the north and east ranges, whilst the west range backs directly onto the Farmhouse's garden.

The site is on the edge of the main road through the village and is visible from both directions, though not considered to be especially prominent. The mass of buildings is considered to form part of the village streetscape and character, though the village is not designated as a Conservation Area. Over the years the cluster of buildings has changed, with various constructions added and removed as can be seen in the following map regression.

3.2 History

The cluster of buildings, focussed around the courtyard create an attractive setting, although they have been subjected to a number of modern alterations including extensions and internal alterations. As is often the case with agricultural buildings, the Steadings has been continually developed and altered over its lifetime and original features are often difficult to identify, making the history of the site difficult to read. In the case of the Steadings some parts of the complex are understood to have been completely re-built, as part of a number of planning approvals over the last 25 or so years. Whilst the buildings are considered to be curtilage listed, much of the historic fabric has been removed or covered up and further investigation during the works will seek to uncover any valuable historic fabric.



North-east corner of courtyard



North-west corner of courtyard



Access from Main Road



Evidence of previous extension and alteration to buildings



East elevation (partial)



Access to adjacent Farmhouse and associated garage on site

3.0 CONTEXT

3.3 Site Photographs



Existing swimming pool in west barn



Retained historic features in existing dwelling (to become Unit 1)



Evidence of previous extension and alteration to buildings



Existing gym area in north barn (currently vacant)



Proximity of north-west barn to neighbouring listed Farmhouse



Looking west down Main Road with site access on right



Unsympathetic modern materials used in previous alterations



Retained historic features in existing dwelling (to become Unit 1)

3.0 CONTEXT

3.5 Constraints and Opportunities

The proximity of the listed assets, Gardens Farmhouse and the Walled Garden, means any impact from the development will need to be mitigated in the design.

The adjacent constraints plan outlines the areas for improvement as set out in the Derbyshire County Council's Elvaston Castle Estate Masterplan, 2017, and as detailed below.

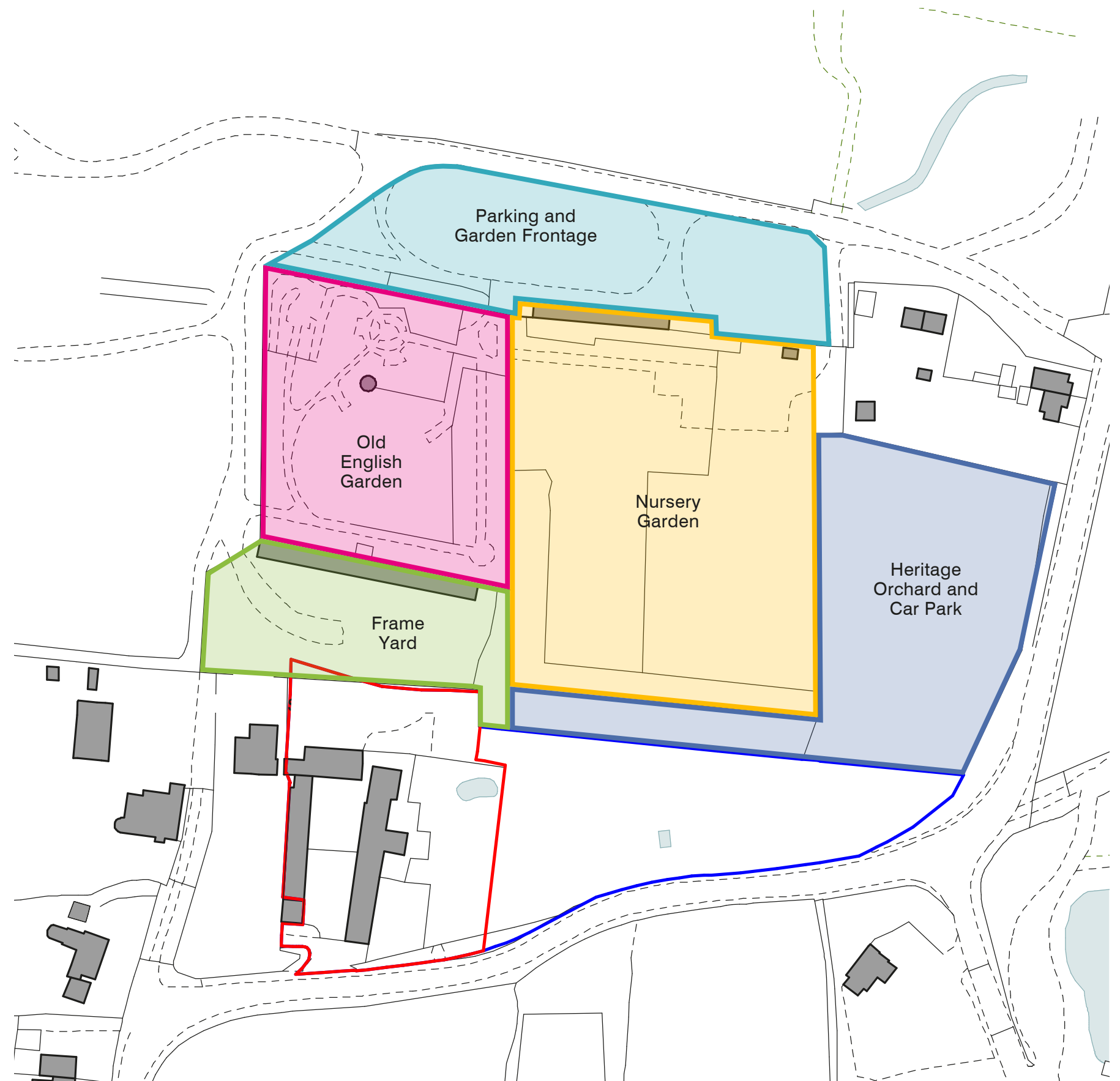
Old English Garden - garden to remain open to public, garden to be licensed so wedding / civil ceremonies can be conducted.

Frame Yard - area to be used as the operational base for site staff, vehicles and site refuse.

Nursery Garden - area to be used for private events, glasshouse restoration is medium to long term objective, part of area needed for horticulture to support core gardens.



Walled Garden (copyright DCC Elvaston Castle Estate Masterplan)



Constraints Plan, including DCC Elvaston Castle Estate Masterplan (scale 1:1250)

3.0

CONTEXT

3.5 Constraints and Opportunities

The majority of the site lies within flood zone 2 and the northern edge of the site lies in flood zone 3.

Proposed landscaping will need to respond to this, reducing the amount of hardstanding to mitigate the impact.



Proximity of Grade II listed Walled Gardens to site



Proximity of Grade II listed Gardens Farmhouse to site



Environment Agency Flood Map (NTS)

4.0

HERITAGE ASSESSMENT

4.1 Definitions

The NPPF describes a heritage asset as:

‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).’

Designated Heritage Assets

The NPPF describes a designated heritage asset as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

Non-Designated Heritage Assets

The NPPG (2014) defines non-designated heritage assets as: ‘These are buildings, monuments, site, places, areas, or landscape identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.

4.2 Heritage Assets

Conservation Area

The site does not lie within or near a Conservation Area, but does lie within the designated Green Belt between Nottingham and Derby.

Statutory Designations

There are no buildings on the statutory list located within the site boundary, but the site lies adjacent to the Grade II listed Farmhouse, the Grade II* listed Park and Garden and the Grade II listed Walled Garden.

Distant Assets

There are 24 designated heritage assets within a 700m (10 mins walk) radius of the site, however only a few are visible from the site. The assets include the Grade I Listed St Bartholomews Church, the Grade II* Listed Elvaston Castle, the Grade II* Listed Elvaston Castle Registered Park and Garden, a Scheduled Monument (Heavy Anti-Aircraft Gunsite) and 20 Grade II Listed buildings or groupings.

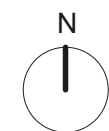
Non-Designated Assets

There is one building on the local list located within Elvaston.



Aerial view of Elvaston Castle from the south west

- Scheduled Monument
- Elvaston Castle Grade II* Listed Park and Garden
- Grade I Listed Asset
- Grade II* Listed Asset
- Grade II Listed Asset



Heritage Assets plan (NTS)

4.0

HERITAGE ASSESSMENT

4.2 Heritage Assets

The plan on the opposite page shows the location of the designated and non-designated heritage assets.

A number of listed assets lie within close proximity to the site and these include the following:

1. Heavy Anti-Aircraft Gunsite: Scheduled Monument

The monument includes the standing, buried and earthwork remains of part of a World War II Heavy Anti-aircraft (HAA) gunsite known as Station DNH4. The site includes two gun emplacements, an ancillary building and part of the approach track. It also includes the earthwork and buried remains of the command post.

2. Church of St Bartholomew: Grade I Listed

Parish church. C13, C14 and C15, with money provided by Lord Mountjoy of Elvaston for the completion of the church in 1474, also with early C18 addition and chancel restored and extended by Bodley in 1904.

3. Elvaston Castle: Grade II* Listed

Elvaston Castle GV II* Country house, now part of country park. 1633 and early C18, with major refashioning in Tudor style by James Wyatt of c1817, completed after his death by Walker and east front of c1830 to 1840, probably designed by L N Cottingham, plus C211 alterations, including demolition of north-west wing in 1970.

4. Elvaston Castle Park and Garden: Grade II* Listed

Formal gardens and pleasure grounds laid out 1830-51 by William Barron for the fourth Earl of Harrington. The gardens were created using many mature trees which were transplanted by methods pioneered by Barron's mentor at the Edinburgh Botanic Gardens, William McNab, and developed by Barron.

5. Gardens Farmhouse, Main Street: Grade II Listed

Mid C18 with early C19 alterations. Red brick with painted stone dressings and plain first and second floor bands. Steeply pitched plain tile roof with brick gable stacks and plain eaves band. Two storeys plus garrets and three bays. Central doorcase has C20 glazed door below wedge lintel and to either side there are glazing bar sashes below wedge lintels. Above three similar windows. Gable walls have horizontal sliding sashes to garrets.

6. Nursery Garden Walls and Attached Outbuildings at Elvaston Castle: Grade II Listed

Kitchen garden walls and attached outbuildings. Late C18 and mid C19. Built for the Earl of Harrington. Red brick with brick and stone dressings, and slate roofs to outbuildings.

7. The Clock House, 15-19 Main Street: Grade II Listed

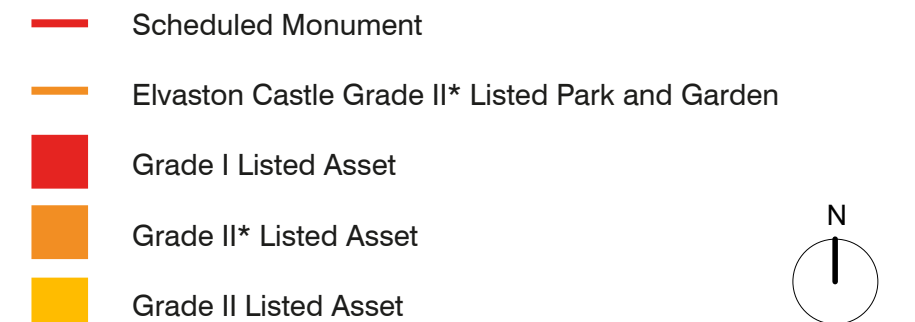
Purpose built flats for the old retainers of Elvaston Castle. c1852, built for Lady Harrington, with some later alterations.

8. Village Hall and Attached House: Grade II Listed

School and school master's house, now village hall and house. 1852, built for the Earl of Harrington, with later rear additions. Red brick plus yellow brick headers in Flemish bond, with stone dressings and stone copings to brick plinth.

9. Pump House, Borrowash Road: Grade II Listed

Early C19, built for the Earl of Harrington and probably designed by William Barron, with later alterations. Red brick on stone plinth with stone dressings.



10. Boat House at Elvaston Castle to East End of the Lake: Grade II Listed

Mid C19, built for the Earl of Harrington, probably by William Barron. Red brick with steeply pitched banded fishscale and plain tile roof plus decorative bargeboards to gables and the wide overhanging eaves.

11. Moorish Temple and Attached Terrace in Elvaston Castle Gardens: Grade II Listed

Garden pavilion and attached terrace. c1860, built for the Earl of Harrington and designed by William Barron. Rock faced stone with concrete and tile dressings, plus raised stone band between basement and upper floor.

12. Golden Gates and Attached Walls at Elvaston Castle: Grade II Listed

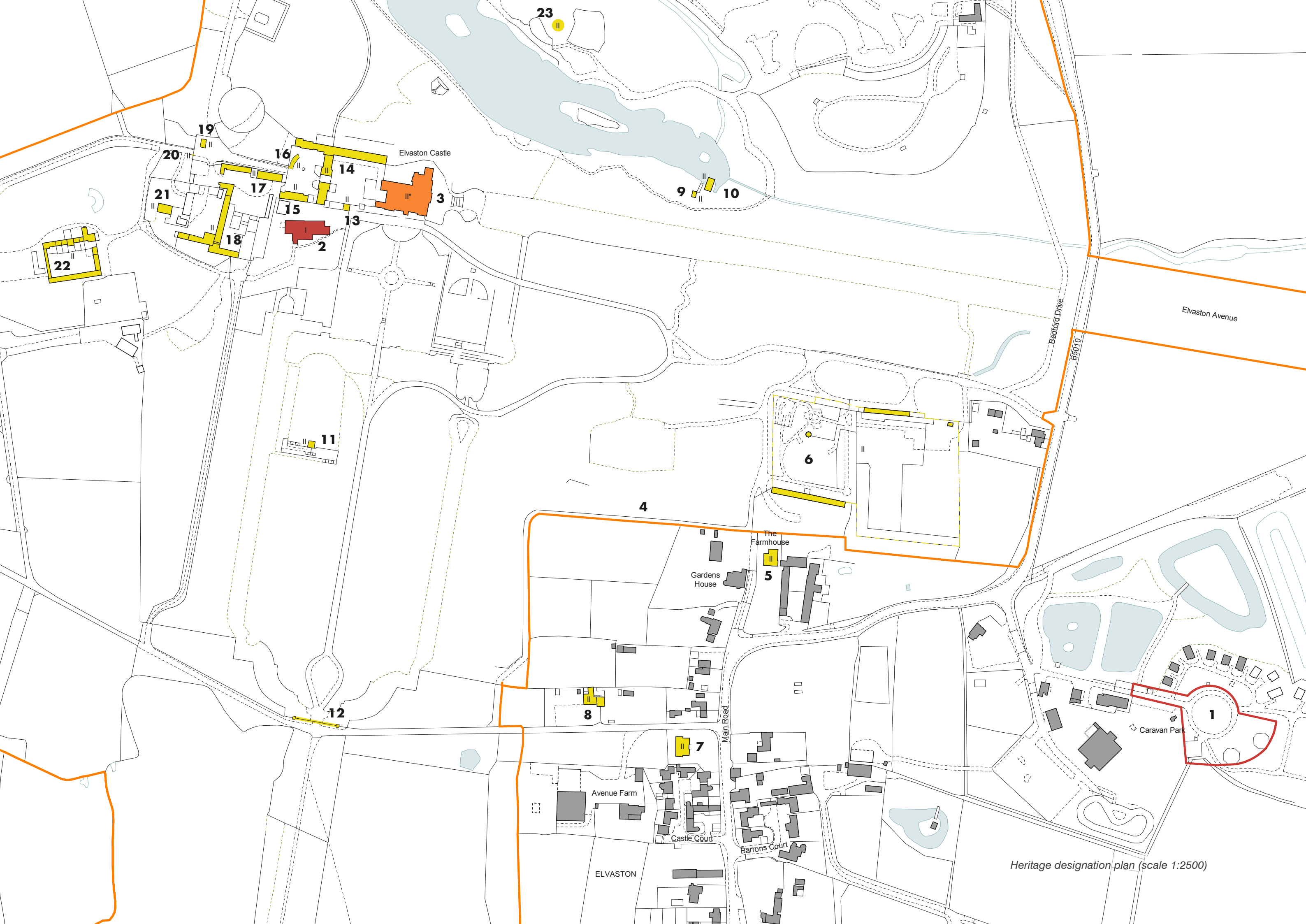
Gates, railings and attached walls. C18 gates re-erected at Elvaston in mid C19 for the Earl of Harrington by his gardener William Barron, with attached mid C19 walls.

13. Churchyard Walls & Attached Curtain Wall between Coach House and Elvaston Castle: Grade II Listed

Walls and gateways. Early C19 by James Wyatt for the Earls of Harrington and mid C19 with C18 gates. Ashlar. Curtain wall with churchyard wall attached at right angles to western tower of the central gateway.

14. Coach House and Attached Buildings at Elvaston Castle, Borrowash Road: Grade II Listed

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.



23

19

20

16

14

Elvaston Castle

9

10

21

17

15

13

3

2

18

22

11

4

6

The Farmhouse

5

Gardens House

12

8

7

Avenue Farm

Castle Court

Barrons Court

ELVASTON

Caravan Park

1

Bedford Drive

B5010

Elvaston Avenue

Heritage designation plan (scale 1:2500)

4.0

HERITAGE ASSESSMENT

4.2 Heritage Assets

15. Information Centre and Shop at Elvaston Castle, Borrowash Road: Grade II Listed

Stableblock, now information centre and shop. Early C19, restored c1970. Built for the Earl of Harrington. Red brick with stone dressings, brick plinth and hipped slate roof.

16. Sheep Dip in Service Court at Elvaston Castle, Borrowash Road: Grade II Listed

Sheep dip. Early C19 with later alterations. Built for the Earl of Harrington. Red brick with stone dressings. Two curving brick walls with low piers to either end, plus flat stone copings. Deep trough between the walls with C20 paving.

17. Stables to West of Elvaston Castle Coach House: Grade II Listed

Stable block, now partly an office. Early and mid C19 with later alterations. Built for the Earl of Harrington. Red brick, with stone dressings to early C19 part, and brick elsewhere.

18. Farmbuildings to West of St Bartholomew's Church at Elvaston Castle: Grade II Listed

Farmbuildings, now riding school and farm museum. Mid C19 with later additions and alterations. Built for the Earl of Harrington. Red brick with some stone rubble to south range and hipped plain tile roofs with dentilled eaves.

19. Springthorpe Cottage at Stableyard Entrance to Elvaston Castle: Grade II Listed

Lodge cottage. c1840, built for the Earl of Harrington and probably designed by William Barron. Red brick on stone plinth and with stone dressings. Slate roof with small brick side wall stack to south-east corner and strange parapets to side walls which curve in at eaves level and curve out again to top.

20. Gate Piers and Attached Walls to West of Service Court at Elvaston Castle: Grade II Listed

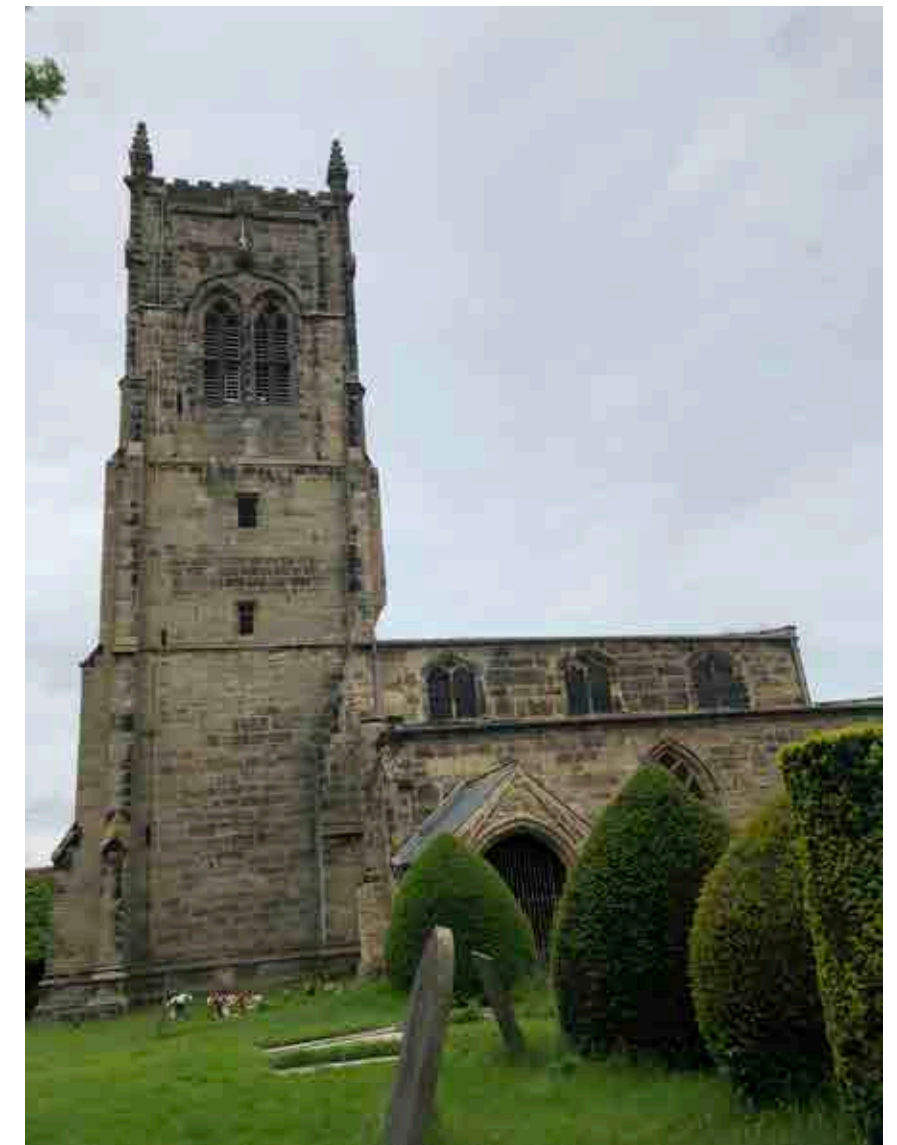
Gate piers and attached walls. C18 gate piers with C19 walls, both restored in C20. Built for the Earl of Harrington. Stone. Two 12 feet high square piers, with low ashlar walls to either side, topped by ridgeback copings, each ramping up at the junction with the piers.

21. Stable Block to East of the Kennels at Elvaston Castle: Grade II Listed

Stable block. 1870. Built for the Earl of Harrington. Red brick with blue and yellow brick dressings. Slate roofs with blue and yellow brick dentilled eaves. Three bays and single storey.

22. The Kennels, Borrowash Road: Grade II Listed

Kennels and two cottages, now partly used as stables. Mid C19, built for the Earl of Harrington and possibly designed by his gardener William Barron, with later additions. Fled brick with stone dressings and graduated slate roofs with decorative bargeboarded eaves, and stone and brick ridge stacks to the houses.



2. Church of St Bartholomew

Images our own unless indicated, as below:

* Nigel Ward via imagesofengland.com, 2001

** David Jefferson via imagesofengland.com, 2007

*** visitpeakdistrict.com

4.0

HERITAGE ASSESSMENT

4.3 Gazetteer



3. Elvaston Castle



5. Gardens Farmhouse



7. The Clock House*



4. Elvaston Castle Park and Garden



6. Nursery Garden Walls and attached outbuildings



8. Village Hall and attached House

4.0

HERITAGE ASSESSMENT

4.3 Gazetteer



9. Pump House at Elvaston Castle*



11. Moorish Temple at Elvaston Castle*



13. Churchyard Walls at Elvaston Castle



10. Boat House at Elvaston Castle*



12. Golden Gates and attached walls at Elvaston Castle



14. Coach House at Elvaston Castle

4.0

HERITAGE ASSESSMENT

4.3 Gazetteer



15. Information Centre and Shop at Elvaston Castle***



17. Stables to west of Elvaston Castle Coach House**



21. Stable Block to East of The Kennels*



16. Sheep Dip in Service Court at Elvaston Castle*



20. Gate Piers to West of Service Court at Elvaston Castle*



22. The Kennels*

4.0

HERITAGE ASSESSMENT

4.4 Historic Map Regression

1880

The early map (1880) shows the established Elvaston Castle and its associated grounds. The gardens appear to be arranged as they are today, with the promenade to the front south elevation of the Castle and the eastern tree-lined promenade, the road towards Nottingham and London. The Castle grounds walled garden to the north of the Steadings is established, with 3 elongated greenhouses just north of the boundary.

The adjacent Grade II listed Farmhouse is clearly shown on the 1880 map. Landscaping to the front of the house has a formal layout, with the entrance from the road directly south of the house, unlike it is today. The landscaping indicates the connection between the Farmhouse and the Steadings.

The Steadings north and eastern barns appear on the 1880 map, with an additional north-eastern barn connected to the rear along the location of the existing retaining wall today. These footprints appear to be closer to the Elvaston Castle gardens than presently.

1900

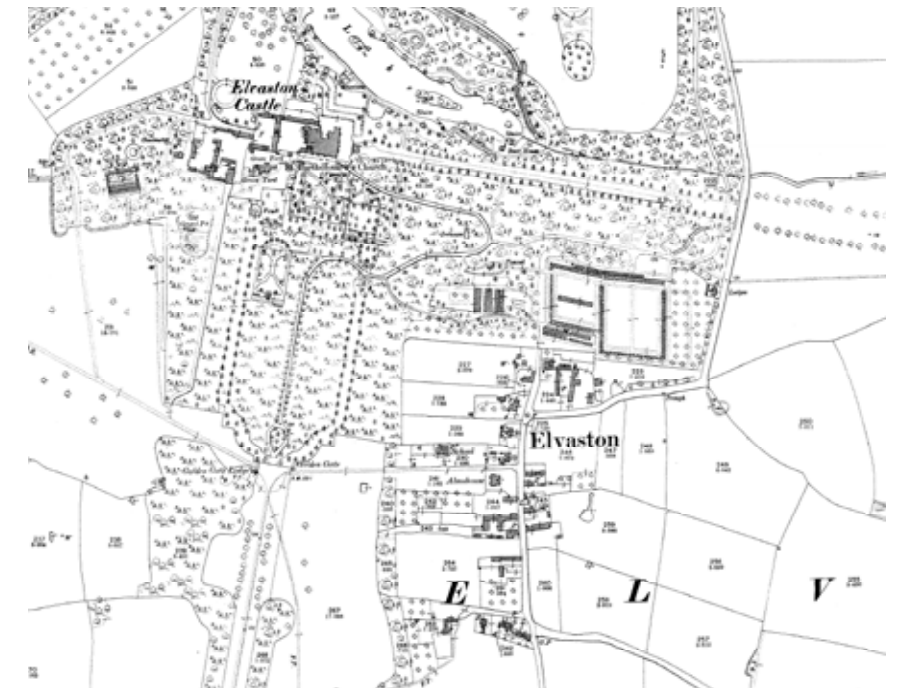
By 1900, the walled garden is shown with definitive hard boundaries around the gardens, potentially the solid brick walls with additional roof coverings, but this could be a graphical anomaly of the historic maps. However, it is clear there are some additional buildings to the west of the walled garden and one central greenhouse within the western garden.

The Farmhouse's landscaping has changed to indicate access from the adjacent private access drive to the west off the Main Road.

The Steadings plan form looks similar to its form today - the western barns are shown, the northern barn has been extended to the rear along its length, the eastern barn's central extension with external stairs is shown and the north-eastern barn has been demolished. Two timber barns are shown to the east.



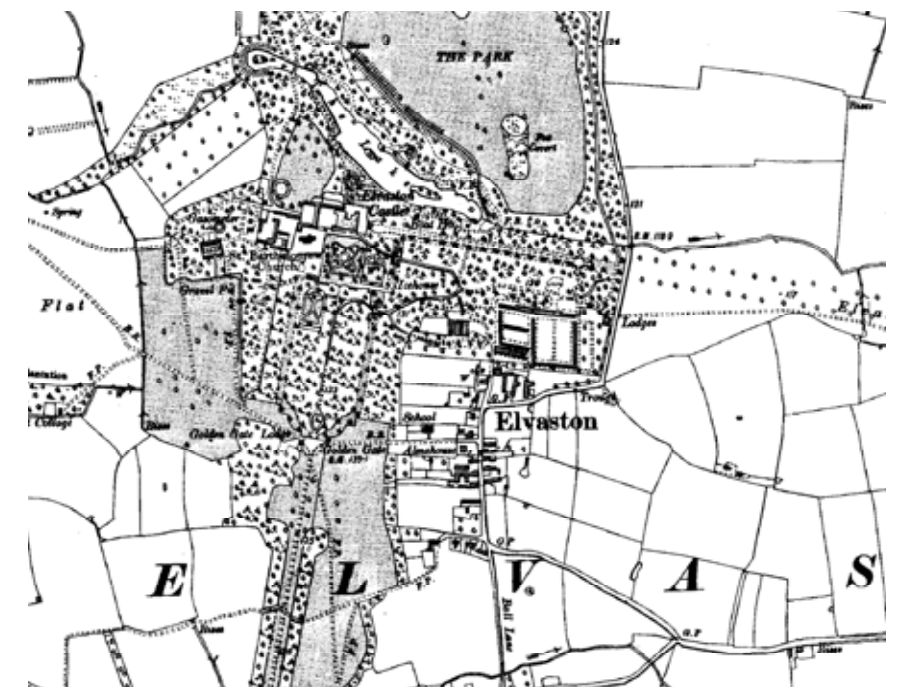
Historic Map: 1880 | 1:10000



Historic Map: 1900 | 1:10000



Historic Map: 1910 | 1:10000



Historic Map: 1920 | 1:10000

4.0

HERITAGE ASSESSMENT

4.4 Historic Map Regression

1910

Little changes in the next 10 years: the Farmhouse appears to extend to the east towards the site and there is an indication of a connecting element between the Farmhouse and the northern barn of The Steadings; and the outbuildings to the east have extended, potentially with a simple roof covering indicating an agricultural barn.

1920

There is little to no change visible on the 1920 map.

1930

There is little change visible on the 1930 map, with the exception of the outbuilding to the rear / north of The Farmhouse and the labelling of 'Gardens Farm'.

1950

There is little to no change visible on the 1950 map.

1960

The walled garden, labelled as the 'Nursery Gardens' on the 1960 map is now only showing the buildings, not the walls, as a solid hatch. Two buildings west of the walled garden have been demolished and 'The Cottage' within the Castle grounds is shown.

The 1960s map shows multiple outbuildings (sheds) located within the site boundary to the rear of the northern barn. In addition, a small building is shown in the courtyard and to the frontage of Main Road. A pond is shown in the garden to the east and the outbuilding to the east is shown in more detail, appearing as a series of sheds or greenhouses.

1970

There is little to no change visible on the 1970 map.



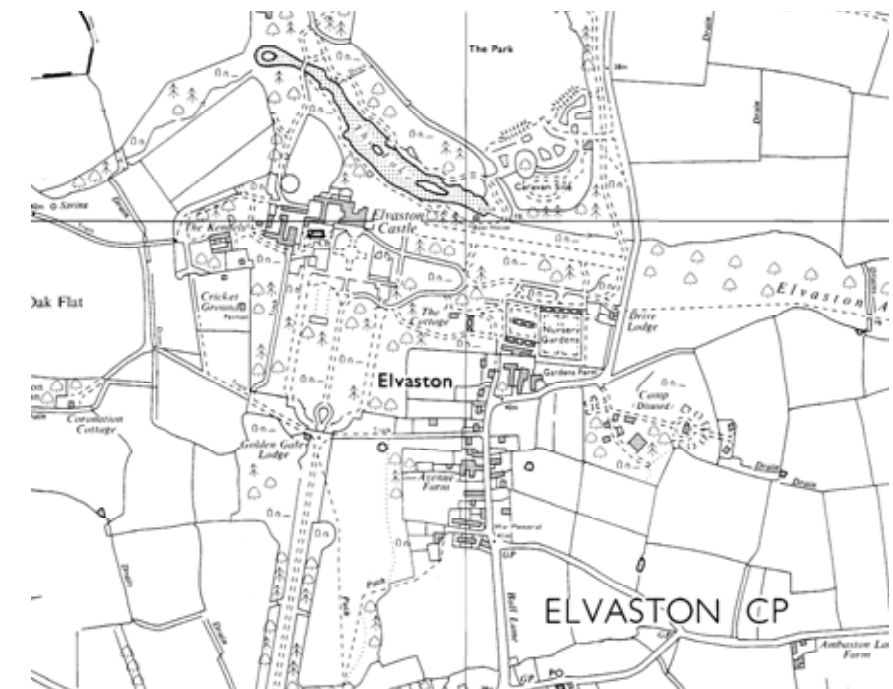
Historic Map: 1930 | 1:10000



Historic Map: 1950 | 1:10000



Historic Map: 1960 | 1:10000



Historic Map: 1970 | 1:10000

4.0

HERITAGE ASSESSMENT

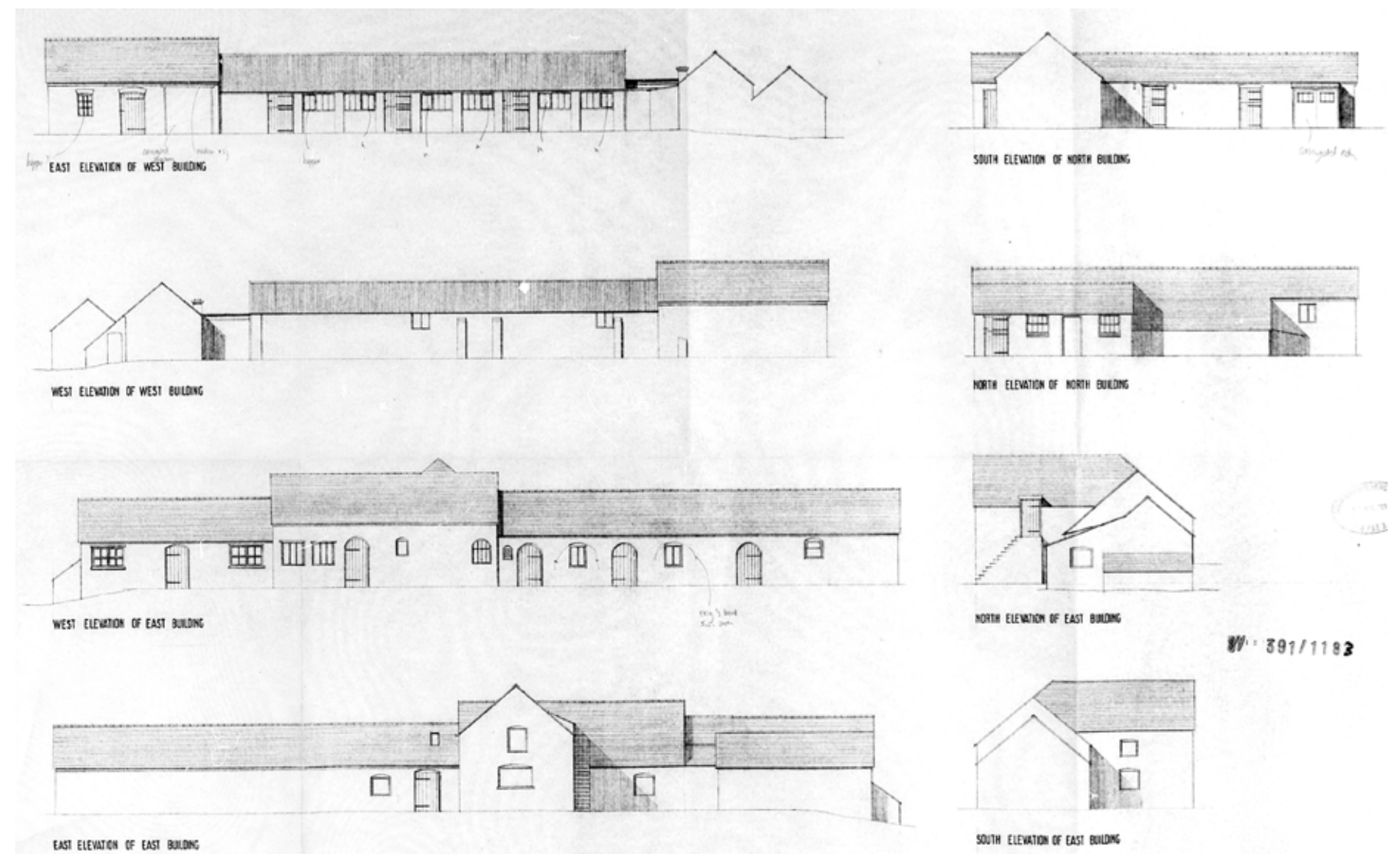
4.5 Development Over Time

The drawings below were submitted to the local planning authority in 1991, showing the existing ground floor plan and the existing elevations as they were before they were converted in around 1994 when a second planning submission was made and approved.

The barns were utilised at stables and farm stores - this is evident from the original openings and the low feature windows / recesses that still exist within the dwelling today (see photo, right). The 'basement' beneath the 1900 east extension is described as 'pits' previously.



Extract from planning drawings submitted in 1991 - Ground Floor Plan as Existing (NTS)



Extract from planning drawings submitted in 1991 - Elevations as Existing (NTS)

4.0

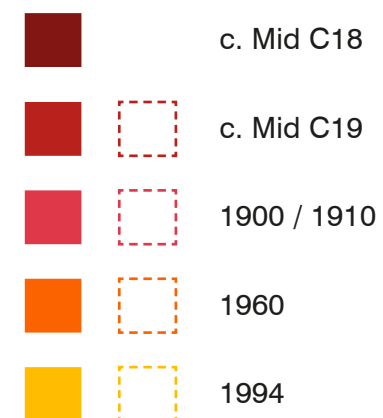
HERITAGE ASSESSMENT

4.5 Development Over Time

The diagram on the right shows the estimated development of the site over the years. Research has been conducted using the historic map regression exercise and previous planning applications submitted to the local planning authority.

It is still unknown when The Steadings barns were first constructed - it is estimated between the early 19th Century when The Farmhouse was extended / altered and 1880, the earliest map found during the map regression exercise.

The barns were used as stables over the years, with multiple agricultural barns / outbuildings built from the 1900s to the 1960s. These were demolished in the 1990s when the barns were converted to the single dwelling, as it is today.



Dotted lines indicate former buildings now demolished



Diagram showing the development over time of The Steadings (scale 1:500)

4.0

HERITAGE ASSESSMENT

4.5 Existing Building Appraisal

Based upon a simple visual non-intrusive inspection, the following observations concerning the building fabric can be made.

Assessment: Intermediate heritage value

Single and 1.5 storey brick barns / stables converted in the 1990s to a single dwelling, garages, workshop, swimming pool and offices. Multiple extensions, adaptations and conversions over the years have removed some of the historic features / character from the oldest northern barn. The eastern barn has retained much of its timber structure and features. The majority of the heritage value comes from the association with the neighbouring Farmhouse, and its previous collective history as Gardens Farm.

Brickwork: Brick arches, headers and dentil coursing to the eaves create interest.

Roof Structure: Exposed timber king post trusses and beams. Pitched roofs with tiles.

Rainwater Goods: Most of the metal rainwater goods are in good condition. Some original. Gutter supports every 900mm create detail and interest at the eaves.

Internal Floors: Timber floor is relatively level with local level changes to accommodate the large timber trusses.

Internal Structure: Brickwork walls and piers, timber beams and timber trusses provide structural support.

Key Features:

- Brick arches, headers and dentil course detailing
- Exposed timber trusses and beams



Existing Plan (scale 1:400)



Brick and gutter detailing on eastern barn courtyard elevation



Brick detailing to rear east elevation

4.0

HERITAGE ASSESSMENT

4.5 Existing Building Appraisal



Exposed timber structure / beams within the existing dining room



Exposed timber beams and brick chimney in existing living room



Timber truss and exposed purlins in the master bedroom ensuite



Exposed timber truss within landing



Timber trusses in the master bedroom



Timber truss and exposed purlins in the existing kitchen

4.0

HERITAGE ASSESSMENT

4.6 Statement of Significance

Heritage Significance can be defined as; the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Conservation Principles, Policies and Guidance (English Heritage 2008) explains that the significance of buildings and places can be derived from different but often inter-related 'values'. These values are:

Evidential value - Derived from the potential of the place to yield evidence about past human activity. This often relates to undocumented or archaeological evidence.

Historical value - Derived from the historic association the place has with people, events and industries.

Aesthetic value - Derived from the formal design intent or the informal composition resulting from multiple over layered design decisions.

Communal value - Derived from the value of the place to the people or community which relate to it or whose collective experience/memory is shaped by it.

Evidential Value

There is currently little evidence or research into the site of the buildings prior to their construction. However, there is evidence the barns were associated with the Grade II listed Farmhouse as former outbuildings, and as such are considered curtilage listed buildings.

Value score: Low

Historical Value

The historical value of the site is associated primarily with agriculture and at this time is considered to be low. The degree of change over its history is likely to be associated directly with its function and the need to accommodate changing farming methods, as is common with buildings of this type.

Value score: Low

Aesthetic Value

Whilst the buildings have been heavily modified, the aesthetic value is considered to be moderate and the complex positively contributes to the village and surrounding area. The buildings are, however, a typical design for agricultural outbuildings and not considered to be unique. It should be noted that some modern alterations have negatively impacted the aesthetic value.

Value score: Medium

Communal Value

The Steadings has limited communal value through its association with the village. It is likely to feature in the memory of the village, but is not thought to have directly or significantly affected a large population.

Value score: Low

Commentary

The Steadings are difficult to categorise / assess as the barns are not listed in their own right, nor are they within a Conservation Area, but they do lie adjacent to the Grade II* listed Elvaston Castle Park and Gardens and the Grade II listed Farmhouse, with which they were once associated - making it a 'curtilage listing'.

Elements that Contribute to Significance

Existing Buildings

- The character of the barns and the historical association of Gardens Farm with the Grade II listed Farmhouse adjacent.
- The brick headers, arches and dentil coursing.
- The exposed timber structure - trusses and beams.



Signage on the south elevation of the eastern barn

4.0

HERITAGE ASSESSMENT

4.7 Potential for Change & Adaptation

The default philosophy of conservation is that where existing fabric of heritage value remains then ideally it should continue to remain and be restored or repaired depending on its significance. Where fabric has been lost or is absent then replacement may be appropriate to use and form, not necessarily a copy but of 'good' design.

The potential for the retention and re-use of the existing buildings at The Steadings has been assessed on the basis of heritage significance and the avoidance of harm to significance. Capacity to accommodate intervention within historic structures has been graded as follows:

Red – Original primary quality building, including designated heritage assets (none on site)

Amber – Substantially original building with some adaptations and scope for betterment (none on site)

Yellow – Intermediate heritage value with scope for betterment, adaptation and re-use

Green – Negligible heritage value with scope for major intervention or removal

Blue – No heritage value possibly negative visual impacts – scope for removal

-  Substantially Original Building
-  Intermediate Heritage Value
-  Negligible Heritage Value
-  No Heritage Value



Heritage Value Map - Ground Floor (scale 1:400)



Heritage Value Map - First Floor (scale 1:400)

4.0

HERITAGE ASSESSMENT

4.8 Assessment

This section evaluates the potential impact that the proposed development might have upon the heritage assets identified within the vicinity.

In assessing the potential impacts, the scheme as described has been used to inform assumptions which have been made about the sensitive redevelopment of The Steadings.

The table adjacent highlights the impact on significance in relation to both designated and non-designated assets.

Category of heritage asset has been graded as follows:

A – Designated asset

B – Curtilage listed asset

C – Non-designated locally listed asset

D – Non-designated asset

Receptor (Heritage Asset)	Category	Description of effect		Mitigation	Description of residual effect	
Effects from existence and operation		Summary	Significance		Summary	Significance
Heavy Anti-Aircraft Gunsite	A	The proposed development does not affect the setting of the scheduled monument.	Not significant	None required	Effects unchanged	Not significant
Church of St Bartholomew	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Elvaston Castle Park and Garden	A	The proposed development will result in an improvement to the surroundings, though not easily visible from the asset.	Slight Permanent Beneficial	None required	Effects unchanged	Minor
Gardens Farmhouse	A	The proposed development will result in an improvement to the surroundings of the building, visible from the asset.	Slight Permanent Beneficial	Sensitive design consideration to the west elevation	Effects unchanged	Minor
Nursery Garden Walls and Attached Outbuildings	A	The proposed development will result in an improvement to the surroundings, though not easily visible from the asset.	Slight Permanent Beneficial	Sensitive design consideration to the rear / north	Effects unchanged	Minor
The Clock House, 15- 19 Main Street	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Village Hall and Attached House	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Pump House, Borrowash Road	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Boat House and Elvaston Castle to east end of the Lake	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant

Table 1. Assessment of Proposal on Heritage

4.0

HERITAGE ASSESSMENT

4.8 Assessment

Conclusion

The proposed development will have a permanent beneficial impact on the Steadings barn complex. The re-use and adaptation of these buildings, along with modest complementary new build development, will in turn have a positive impact upon the character of the local area.

The development will not have an adverse impact on the character of the non designated heritage asset or the character and appearance of the surrounding designated assets.

Receptor (Heritage Asset)	Category	Description of effect		Mitigation	Description of residual effect	
Effects from existence and operation		Summary	Significance		Summary	Significance
Moorish Temple and Attached Terrace in Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Golden Gates and Attached Walls at Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Churchyard Walls and Attached Curtain Wall, Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Coach House and Attached Buildings at Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Information Centre and Shop at Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
Sheep Dip in Service Court at Elvaston Castle	A	The proposed development does not affect the setting of the building.	Not significant	None required	Effects unchanged	Not significant
The Steadings	B	The proposed development reconfigures the internal layout of the buildings, makes minor amendments to the elevations and proposes the introduction of two small extensions to the rear. The landscape and parking arrangements are simplified to reflect the previous farmstead use.	Moderate Permanent Beneficial	Sensitive design treatment of the elevations and landscape	Effects unchanged	Moderate

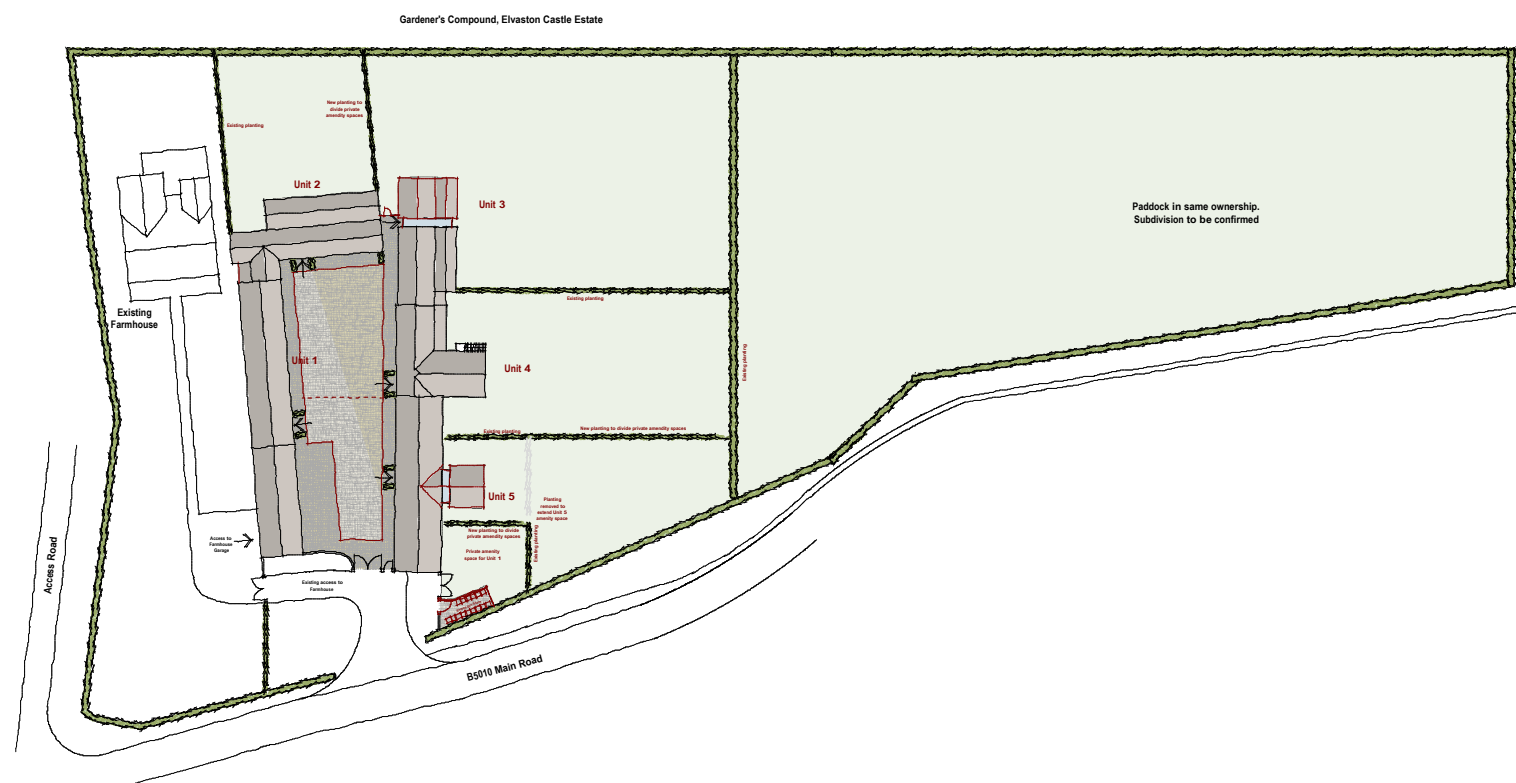
5.0 PROPOSALS

5.1 Pre-application Discussions

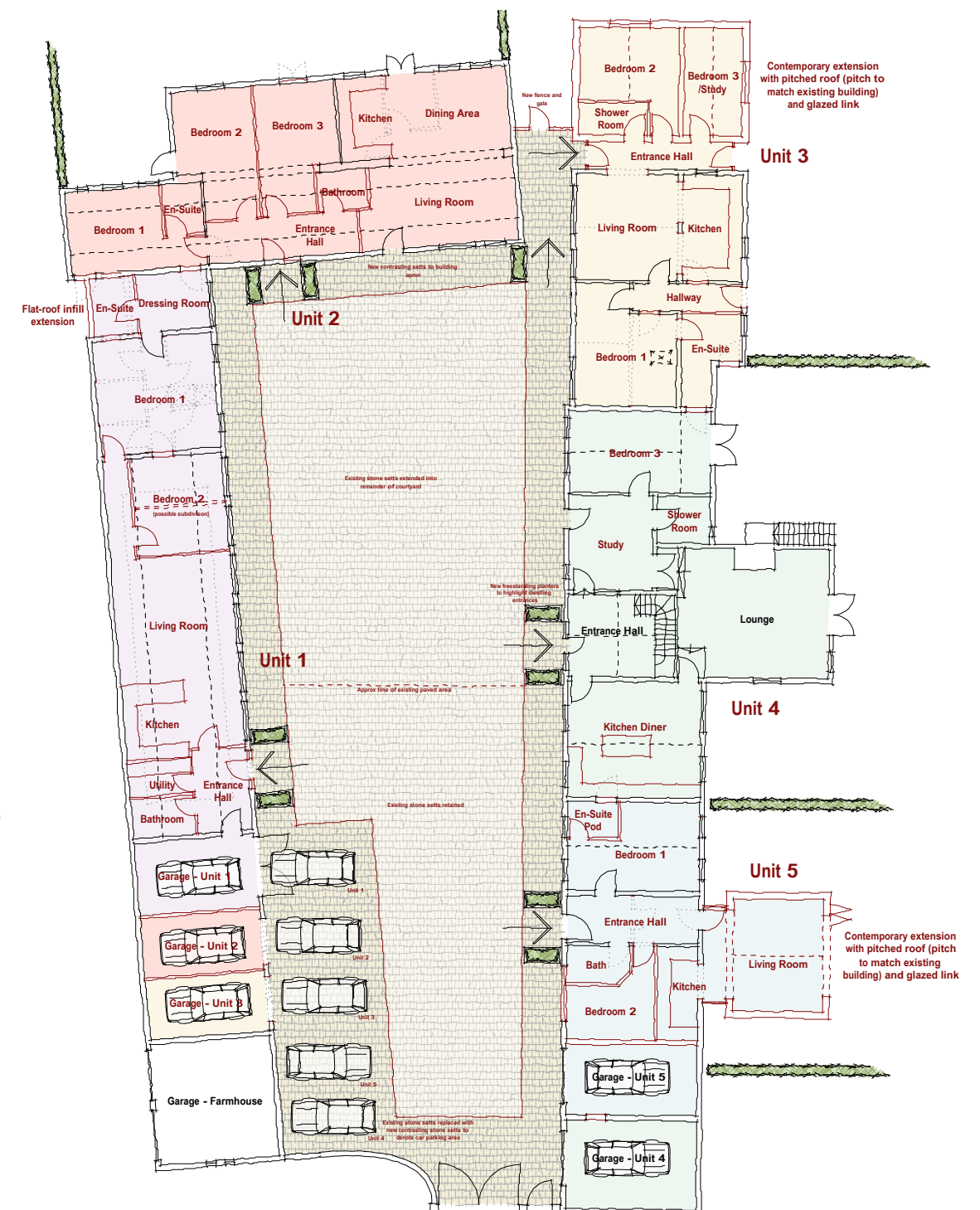
Liaison with planning and conservation officers from South Derbyshire District Council has been integral to the design of the proposal and the submission of supporting information.

Early pre-application discussions have been held with the Planning Officer and feedback has helped to inform emerging proposals, including the introduction of a parking courtyard and internal garden stores.

It is important to ensure that any development proposals are designed to ensure that the character of the site and surrounding area is preserved and enhanced, with a particular focus on safeguarding the non-designated heritage asset and the surrounding designated assets.



Proposed site plan at pre-application stage (NTS)



Proposed floor plan at pre-application stage (NTS)

The pre-application feedback was received on 21st September 2018 from Richard Stewart of SDDC, ref PRE1145, and is as follows:

The pre-application enquiry relates to proposals for the redevelopment of The Steading, and its conversion from a single large dwelling (approved in the 1990s) in to 5 smaller dwellings, and the creation of dedicated domestic curtilages. No elevations have been provided, and as such these comments are based on the site and floor plans provided as well as a site visit and discussions.

Elvaston is 'washed over' by the Green Belt. The site is located at the edge of Elvaston, which is identified within the Local Plan Part 1 (LP1) as a rural village but does not have a defined settlement boundary. The site is therefore located within a rural area for the purposes of the local plan and decision making.

The Steading forms the former outbuildings of the adjacent grade II listed farmhouse, and as such are curtilage listed buildings. The site is also located within the setting of the Nursery Garden Walls and attached outbuildings at Elvaston Castle, which are grade II listed and the setting of the Elvaston Castle Registered Historic Park and Garden, grade II listed.*

In considering the proposals the main considerations are considered to be the principle of development and heritage considerations.

Principle of development;

Located outside of any recognised settlement boundary and within the Green Belt the primary policy considerations are derived from policies S8 (Green Belt), H1 (Settlement Hierarchy), SDT1 (Settlement Boundaries and Development), H28 (Residential Conversions), BNE5 (Development in Rural Areas), and the provisions of the NPPF given the requirement by policy S8 to determine application within the Green Belt against national policy.

Considering that the existing complex of buildings is currently in use as a single dwelling I do not doubt its suitability for conversion, and the principle of splitting the complex to provide additional dwellings is supported by policies H1, SDT1, BNE5 and H28.

The allowance of the above policies is subject to the building being suitable for conversion without extensive alteration, rebuilding and/or extension with the added requirement being located within the Green Belt that any extensions or alterations are not disproportionate additions over and above the existing building. In my opinion the currently proposed extensions to plots 1, 3 and 5 are not considered to be extensive or disproportionate and as such the principle of these additions is considered acceptable subject to the heritage considerations detailed below.

In addition, you should note the requirement of policy H28 that all conversions are required to result in an enhancement of the buildings immediate setting, in addition to Green Belt and heritage considerations. As this stage it is unclear whether the proposed domestic curtilages align with the existing primary domestic curtilage but this is considered necessary in order to preserve the character and appearance of the area and the openness of the Green Belt.

Heritage / design considerations;

The proposals have been considered by the Councils Conservation Officer who has provided the following comments:

Extensions; Extension to Unit 5 – The proposed extension has been revised to run perpendicular to the main range. There have been various extensions over the life of the complex which has resulted in varied roof forms. The proposed looks to reflect that of the two storey extension already existing on Unit 4 running perpendicular to the range, although the proposed is of single storey which reflects the subservience and retains the character and layout of the U-plan range. The width of this element should respond to the existing on site and adopt a narrow linear form. A glazed link will break up the bulk and mass of the extension and denote this as a later phase of the building. Subject to details the principle of this extension is acceptable.

Extension to Unit 3 – a double pitch extension is proposed to the north following the form and scale of the existing at the rear of the courtyard. As per the previous the bulk of the addition is to be broken up by a glazed link. Subject to details the principle of an extension in this location is considered acceptable.

Unit 1 flat roof infill – a small single storey flat roof extension is proposed to infill between Unit 1 and 2 to provide an en-suite. Although adjacent to the farm this area is screened off and contributes little. While they may be scope for infill here this would be subject to design and materials ensuring that this does not form an awkward projection above any boundary treatments adjacent to the farm and therefore remained low level and discreet.

Internal alterations; There is remaining fabric of interest, notably the trusses within Unit 4 and 5; elsewhere internally the character of the space has been adversely impacted by later changes and conversions. In Unit 5, a bathroom pod is proposed which it is intended will sit below the line of the truss and form an independent addition. This will aid in retaining the truss and the volume of the space thus retaining the remaining features of interest. Any trusses and open spaces which remain should be retained to reflect the historic character of the building. Otherwise sub-division generally looks to remove and adapt existing where modern alterations and stud walls have been inserted and are therefore acceptable.

Windows and doors; Due to the nature of the plans submitted little information has been provided in relation to doors and windows. Any new or replacement windows/doors should respond to the ancillary character of the complex and be of appropriate form and material.

Services; Consideration will also need to be given to the inclusion of additional services including bathrooms and kitchens. These will require plumbing, vents etc which will impact on the fabric and character and need to be given careful consideration.

Sub-division; The main internal courtyard has been kept open which is positive and reflects more cohesive development. There would be a preference for car parking to be contained within the existing buildings and prevent the need for parking within the courtyard itself. However, it is appreciated that there is currently car parking to the front of the site in a similar location as proposed. To the rear plots will be divided using soft landscaping which is positive. The garden areas are already appreciated as garden and not 'rural' so the alteration to this space with the proposed treatments is considered acceptable. The retention of the open field to the east is positive, restricting the extent of domestic curtilage.

No details have been provided in relation to the bin store and whether this is to be a covered or open area. Consideration will need to be given to any additional structures that will be required as part of the conversion and how these will impact on the setting, avoiding domestication.

Conclusion;

In principle there is considered to be scope for the alterations proposed without adversely impacting on the significance of the barns themselves and the setting of the surrounding listed assets. Careful consideration will need to go into the design of the complex and pay regard to the ancillary subservient character refraining from domestic features and additions.

Other Matters:

Highway safety; The proposals would intensify the use of the existing access, and whilst it appears that the existing hedge to the site entrance has been aligned to provide visibility it is recommended that you discuss the proposal with the Highway Authority. How do you propose to restrict the use of the whole courtyard area for car parking?

Protected species; I would recommend having the buildings inspected for protected species, most specifically bats and any necessary surveys undertaken and submitted in support of an application.

Flood Risk; As the application site is located within Flood Zone 2 a site-specific Flood Risk Assessment will be required in support of a formal application

5.0

PROPOSALS

5.2 Design and Layout

The current use of the buildings and arrangement of spaces is not considered to be the most effective and the owner is keen to make changes to utilise the buildings more effectively, whilst respecting their character and appearance. Lathams has worked closely with officers at South Derbyshire District Council to prepare a scheme outlining how the buildings may be adapted to form six dwellings ranging from two to six bedrooms.

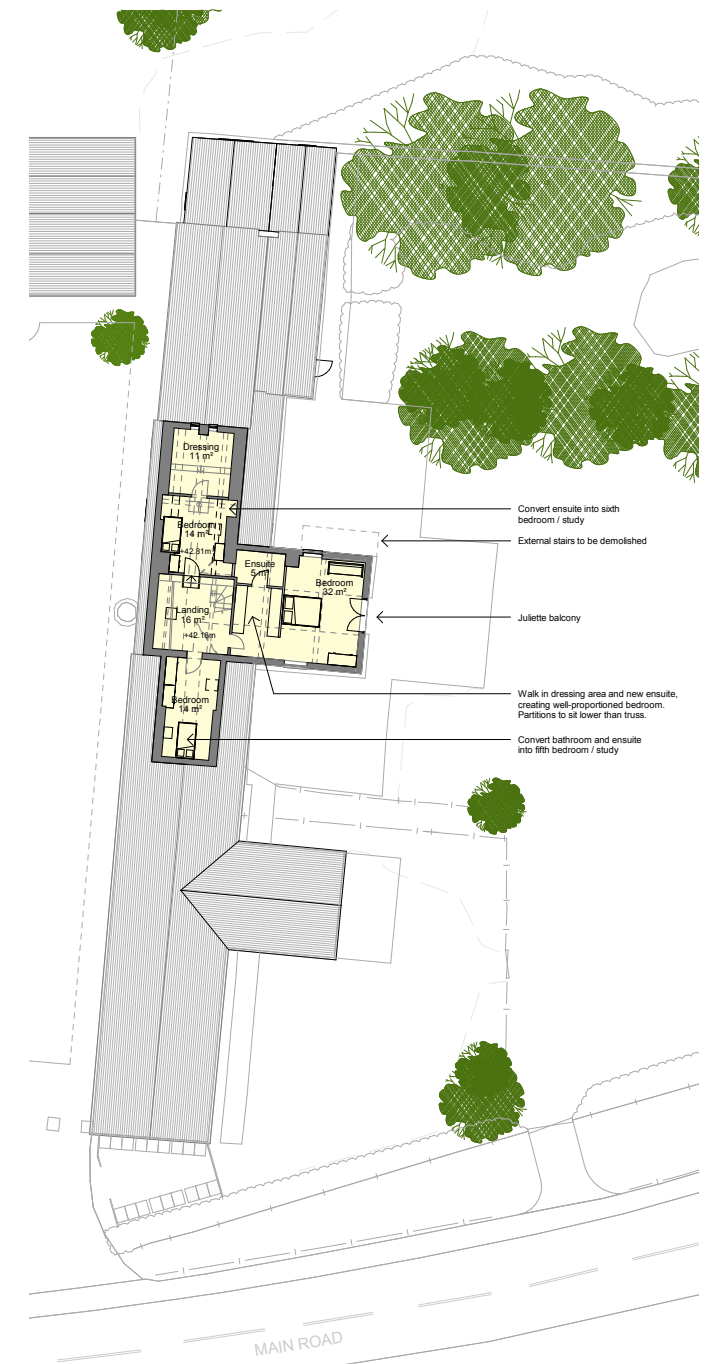
Wherever possible historic features will be retained (such as the exposed timber trusses in the existing dwelling) or uncovered and consideration will be given to the removal of inappropriate modern adaptations and materials.

Two sensitively-designed, appropriately-scaled, subservient extensions will be constructed to enhance the main house and the 3 bed dwelling to the south of the site, continuing the 'story' of the development and evolution of the site. The extensions are intended to be reflective of the agricultural nature of the site and to match the existing buildings. There is also the need to ensure that any additions are not "disproportionate" in this sensitive Green Belt location. They will be constructed of matching materials, but incorporate modern detailing.

As the buildings have been significantly altered over their lifetime the proposals are considered to be appropriate and justifiable. Options have been considered, including further extensions to the complex, but the proposals presented are considered to represent the optimum level of extension to avoid over-development and ensure the scheme conserves and enhances the character and appearance of the buildings and their setting.



Proposed Ground Floor Plan (scale 1:400)



Proposed First Floor Plan (scale 1:400)

5.0 PROPOSALS

5.3 Materials

The materials used will complement the existing barns - the new extensions are to be brick built with feature brick detailing where appropriate, to match existing. New roofs will be tiled to match existing.

Solid timber front doors reflect the existing grand entrance door within the arched opening (see image below). The existing door will be reused in a new location within unit 1.

The bin store enclosure will be a 1.6m high close boarded fence, to sit lower than the entrance walls and to match the existing boundary to the road (see photo below).



5.0 PROPOSALS

5.4 Landscaping

The courtyard will be re-landscaped using a combination of existing and re-used stone setts or permeable paving, such as Tobermore Hydropave Tegula, as shown below. A contrasting colour will be used to denote the parking area and around the buildings' apron. The existing acer within the courtyard will be retained to create a feature within the parking court, in addition to the existing well on the east side.

The existing amenity space to the rear of the north and east ranges will be sensitively subdivided to provide private gardens. The open field to the east will be retained as existing.

Within the gardens, the landscaping boundaries will be retained to efficiently divide up the gardens. Garden boundaries will be located where most appropriate, i.e. working around the existing trees.

Existing sheds within the garden to the east will be removed. All garden stores will be allocated within the dwelling footprint with access to the rear gardens. Dwellings 3 and 4 do not have private gardens but do have stores within the dwellings.



Existing courtyard paving



Tobermore hydropave tegula - cedar



Tobermore hydropave tegula - natural



Existing garden to the east with low fence boundaries and sheds



Existing acer to be retained as a feature in the courtyard

5.0 PROPOSALS

5.5 Access

Each dwelling is equipped with space to park at least two vehicles, with all the parking located within the courtyard - Unit 1 is allocated 3 spaces, as per the South Derbyshire District Council Local Planning Policy.

Refuse bins are stored in an enclosed bin store to the front of the site, accessed off the front drive and screened from the road behind the existing hedging and new timber enclosure. Refuse collections will involve accessing the bin store directly to reduce the need for bins to be left beside the roadside on collection days. Each dwelling is allocated space for 3 bins.

The adjacent Farmhouse retains the right of access over the front drive.

Pedestrian access to rear gardens is provided to unit 1, 2 and 6. Unit 1 accesses the garden from the shared existing rear access gate off Main Road and off the courtyard to the north. Unit 2 accesses their garden from the shared existing rear access gate off Main Road. Unit 6 accesses the garden from the courtyard to the north.

The visibility splays are achieved for a 30mph zone - to the east is 2.4m x 40m visibility splay and to the west is 2.4m x 40m.



Access and refuse plan (scale 1:500)



Existing rear gate from Main Road within the garden to the east



Existing pedestrian access from front entrance to eastern garden



Existing pedestrian access to north gardens from courtyard

6.0

CONCLUSION

A number of development opportunities have been tested and evaluated. These include re-use of the buildings, along with the addition of new build development, to complement and enhance the existing.

The proposals have been designed to accord with the NPPF and South Derbyshire District Council's Local Plan policy.

The proposed development will ensure there is no adverse impact on the character of the designated heritage assets, or the character and appearance of the surrounding area and we see no reason why full planning permission should not be granted.



View of site entrance

Lathams
ARCHITECTURE + URBANISM