

TUK SURVEYORS LTD

CHARTERED BUILDING SURVEYORS AND ARCHITECTURAL DESIGNERS



HERITAGE STATEMENT

SITE:
NEW BUILD DWELLING
38 HIGH STREET
MELBOURNE
DERBY
DE73 8GJ



ON BEHALF

MR & MRS CARTER

01 July 2020

REF: 20-005-38-HS

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1. INTRODUCTION

1.1. TUK Surveyors Ltd have been commissioned by Mr & Mrs Carter to undertake a heritage impact assessment for the development of a single storey dwelling to the rear of 38 High Street, Melbourne, Derby DE73 8GJ.

1.2. **PROPOSAL -**

- The site is located off High Street with access directly from the public car park. The building comprises a former brick and tile carport. The carport was originally used as a pigsty but has undergone alterations in a previous application (SDDC ref. 9/2001/0240).
- It should be noted that the adjacent garage and outbuildings has recently gained permission for its demolition and rebuilding to one and a half storeys in height to form accommodation/dwelling. Against this new development, the proposed development will appear subservient within the conservation area and settings of listed buildings.
- The application is for the carport's conversion with the addition of a single storey extension at right angles into the area which is now a driveway to form a one bed dwelling.



- The site is bounded by a predominantly rubble sandstone wall and it is considered this is an important feature of the surrounding areas and no alterations are proposed as part of the application submission.

1.3. **HERITAGE ISSUES** - a project of this nature to a heritage asset has to consider whether the proposed works will adversely effect;

- the surrounding built environment and setting.
- Conservation Area attributes and appearance.
- heritage significance of the listed building.

1.4. **GUIDANCE** - the following guidance has been used in the preparation of this report:

- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015;
- The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017;
- Statement of Heritage Significance: Historic England Advice Note 12 (2019);
- National Planning Policy Framework, NPPF DCLG 2012 rev, 2018;
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- South Derbyshire Local Plan Part 1, South Derbyshire District Council 2016;
- South Derbyshire Local Plan Part 2, South Derbyshire District Council 2017;
- Melbourne Conservation Area, Character Statement, South Derbyshire District Council 2011.

2. SUBJECT SITE AND BUILDING

- 2.1. 38 High Street, Melbourne, Derby DE1 1JH (site).
- 2.2. The site is located to the rear of a three storey Georgian Property with painted brick and lime mortar walls and slate tiled roof over. It was constructed early C19, as a prominent local shop with residential accommodation above. Resulting in large glazed windows and access doors to the shop unit. The first floor have single glazed timber sash windows to front elevation.
- 2.3. Adjacent to the site are two Grade II Listed buildings;
- Grade II – 40 High Street, Melbourne, Derby
 - Grade II - 43-57 Blanch Croft, Melbourne, Derby
- 2.4. All location descriptions are based on viewing the property front elevation (main openings).
- 2.5. The site is located within Derby City Centre Conservation Area.
- 2.6. Surrounding the development is residential properties to the West, South and North, with a public carpark and public house to the East.



3. HERITAGE AND SIGNIFICANCE

3.1. NEARBY LISTING -

Listing Entry Number: 1329364

- 40, HIGH STREET
- The following building shall be added: SK 3825 MELBOURNE HIGH STREET 1885-0/6/10000 No 40 - II House. Early-to-mid C19. Brick in Flemish bond with sandstone dressings. Slate roof, hipped at the left, with a chimney on the right-hand gable and at the left of the ridge. Facade symmetrical, of 3 storeys and 3 bays with a sandstone gutter cornice and with glazing bar sashes which have projecting painted stone sills and painted stone lintels with false voussoirs and keystones. The porch has brick pilasters with stone bases, capitals, cornice, and blocking course, and has a 4-centred stone archway. The inner doorway has a timber doorcase with narrow pilasters and a door with 2 raised and fielded panels above 2 flush panels. Interior reported to have open-string dog- leg stair with stick balusters and carved tread brackets, 4-panel doors with reeded architraves, window shutters, and a black marble or slate fireplace with cast-iron grate.
- National Grid Reference: SK 38513 25167

Listing Entry Number: 1203968

- 43-57, BLANCH CROFT

- SK 38/3925 PARISH OF MELBOURNE BLANCH CROFT 6/46 (East Side) 18.2.71 Nos 43 to 57 (odd) II Terrace of eight cottages. 1795, built for the Sick Club, with later alterations. Red brick with shallow pitched slate roofs, plus brick gable and ridge stacks and dentilled eaves band. Each cottage has three storeys and a single bay. They step downwards in pairs from Nos 55 and 57 at the south end. Each cottage in this southern pair has a C20 glazed door to north side of a 3-light window with C20 casements, and two similar windows above. Nos 53 and 51 to north each have similar doors to south side of 2-light windows with C20 casements. Above No 53 has two more 2-light windows and No 51 has two 3-light windows, all with C20 casements. Beyond to north there is a semi-circular headed blocked doorcase, now filled by a small paned fixed window and a small semi-circular headed niche above with a slate plaque inscribed 'Sick Club Buildings No VIII. Erected MDCCXCV'. Nos 49 and 47 to north have 3-light casement windows to north side of C20 doors and similar 3-light windows above to each floor. Nos 43 and 45 have been made into one house and have 2-light windows to north side of C20 glazed doors and 2-light C20 casement windows above to each floor. All openings to ground and first floors have segment heads except the doorcases to Nos 43, 45, 51, 53, 55 and 57. Each cottage has a small workshop to rear with stone rubble ground floor and brick storey above with 2-light horizontal sliding sash, reduced from 4-light window.
- National Grid Reference: SK 38504 25233

3.2. MAPS -

3.2.1. Historic maps of 38 High Street Melbourne

OS MAP 1885 - show the property has been constructed	OS MAP 1901 - shows part of the pigsty being removed	OS MAP 1924 - shows the site has not changed	OS MAP 2020 - show further elements to the outbuilding have been removed
			

3.3. CONSERVATION AREA -

The site is located centrally to Melbourne Conservation Area.

The distinctive characteristics of Melbourne can be summarised as follows:

- Very ancient origins as an important settlement, centred upon the church.
- One of the best-preserved historic settlements in Derbyshire.

- High architectural quality, with the highest concentration of listed buildings in the district.
- A scattering of high quality public and semi-public buildings built mostly in the 19th century on the principal streets of the town.
- One of the best preserved 18th century country house gardens in England, complemented by adjacent landscaped grounds including the former mill pool.
- Streets of “working Georgian” character, dominated by red brick town houses, interspersed with factories and workshops.
- A series of distinct enclosed spaces framed by buildings and tight-knit, dense development, which contrast with a looser, spacious character and substantial gardens.
- A place of strong contrasts between the character of individual streets, varying from open, semi-rural streets near the church, Penn Lane and Blackwell Lane to hard- edged, urban, predominantly Georgian streets along Potter Street, Castle Street, Market Place and Derby Road.
- A diverse range of materials
- Narrow lanes, without pavements, and brick-paved narrow passages.
- High boundary walls fronting gardens, over 3 metres high in places.
- It has a long market garden history, which is still apparent in the setting of the town.

3.4. HISTORY OF THE SITE -

3.4.1. The site is located within the centre Melbourne, Derbyshire and is located off the High Street/Derby Road Public Car Park. It is to the rear of 38 High Street, a three storey Georgian Property with painted brick and lime mortar walls and slate tiled roof over. It was constructed early C19, as a prominent local Tea shop with residential accommodation above. Resulting in large glazed windows and access doors to the shop unit. The first floor have single glazed timber sash windows to front elevation. The site comprises a former Pigsty which was once part of further additional outbuildings that have been demolished over the years. The pigsty was sympathetically converted in 2003 to a carport following planning approval ref: 9/2001/0240.



3.5. STATEMENT OF SIGNIFICANCE

3.5.1. **ARCHITECTURAL AND HISTORIC INTEREST** - The existing car port and rear sandstone wall are key structures on the entrance to the public car park, as their construction pre-dates the car park construction. The former Pigsty symbolises early ways of living and formed a row of outbuilding to the rear of Blanch Croft.

4. IMPACT ASSESSMENT

- 4.1. **IMPACT ON HERITAGE ASSET** - The impact of the proposed development on the heritage asset is considered too be low, as the proposed development is scarcely visible from the surrounding areas.
- 4.2. **IMPACT ON SURROUND LISTED BUILDINGS** - The impact of the proposed development on the surrounding listed buildings is considered to be low, as it has high vegetation between it and 40 High Street and it is of smaller scale and mass that the current adjacent development to the rear of Blanch Croft.
- 4.3. **IMPACT ON DERBY CITY CONSERVATION AREA** - The impact of the proposed development on the conservation area is considered to be low, as there is little change to the external appearance, scale or mass of the existing building prominent elevation to the public car park.

5. PLANNING POLICY CONTEXT

- 5.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission and listed building consent should be determined in accordance with the development plan unless other material considerations indicate otherwise. The development plan relevant to the determination of this application in regard to Heritage Assets is the adopted South Derbyshire Local Plan – Part 1 adopted 2016, South Derbyshire Local Plan – Part 2 adopted 2017 and adopted Supplementary Planning Documents. The NPPF is also a key material planning consideration.

SOUTH DERBYSHIRE LOCAL PLAN – PART 1 ADOPTED 2016

- Policy BNE2: Heritage Assets

SOUTH DERBYSHIRE LOCAL PLAN – PART 2 ADOPTED 2017

- BNE10 Heritage

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) - CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

5.2. Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

5.3. Para 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.

5.4. Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

6. SUMMARY AND JUSTIFICATION

- Impact of the proposed development on the Heritage Asset, surrounding Listed Buildings and Conservation Area is considered to be low.
- Proposed development is compliant with the relevant Local and Nation Planning Policies.
- Development is sustainable through the part conversion and extension of existing build form.
- Proposed development conserves the Heritage Asset significances, through little alterations to the prominent elevation to the public car park and being of lesser scale and mass than the new adjacent development.

APPENDIX



Photo shows - prominent elevations of existing Car Port



Photo shows - visibility of development from car park entrance



Photo shows - visibility of Blanch Croft from the development