

Heritage Statement for No.12 Church St.

This heritage statement is part of the Listed Building Consent Application for work at the rear of the property. There will be no changes to the exterior of the property that will be visible from the road, nor to the historic part of the property.

List description: No 12 Church St. and attached Brewery Buildings

Heritage Category: Listed Building

Grade: II

Listing Entry No. 1204671

First Listed: 11th March 1987

Grid Reference: SK 3867 625149

Official List Entry on Historic England website:

House and attached brewery buildings. Early C19 with minor later alterations. Red brick with rendered plinth and painted stone dressings to the house, brewery buildings are completely rendered. Plain tile roofs with central brick ridge stack and brick gable stack to north, plus dentilled eaves bands. House, three storeys and three bays, brewery buildings, three storeys and four bays with canted plan. House has a central doorcase with panelled door and plain overlight with an adjoining pair of plain sashes to north and a single plain sash to south, beyond which there is a brick segment headed doorcase with plank door into an alley. Above there are three plain sashes and above again there are three smaller sashes. Ground and first floor openings have wedge lintels with lower edges slightly arched to either side of raised keystone. Brewery outbuildings, attached to rear of No 12 facing the street have a very irregular facade. Eastern bay has a segment headed doorcase with plank door and a small shuttered opening, and above there is a flat headed single light small pane casement window. To west the two central bays have double plank doors to east with two small segment headed openings to west and above there is 3-light fixed small pane segment headed window to east plus a plank door and a C20 2-light opening, to west. Above again there is a fixed small pane 3-light flat headed window to east and four large C20 four paned windows to west. Beyond again to west, set at a slightly different angle, is another bay with segment headed doorcase into an alley to west with first floor door to east and 2-light window above.

The photographs below are the ones currently on the Historic England website, were taken in January 2023 and are an accurate representation of the current state of the building.. The first shows the front elevation of the house and the second the side elevation adjacent to the road.





The red vertical line indicates the boundary of the property with No 6 Church St. I own the block to the left of the line known as No 12 "The Old Brewery".

Church St Character Statement:

The following extract from the Council Character Statement is relevant to the area being considered:

Looking west from Chantry House, No. 12 Church Street forms a pinchpoint with Haynes Furnishers and encloses the west end of the street. The strong sense of enclosure, formed by buildings lining the pavement edge, makes the market place quite separate and distinct. The mixture of horizontal eaves and gable frontages running along the north pavement edge is striking. The strong enclosure once continued further down Church Street but several cottages were demolished and replaced with the bungalow "Gaybank", which is alien to the character of the street. The former infants school, the Roman Catholic Church and the Presbytery are high quality late 19th / early 20th century buildings and as semi-public buildings make a dramatic contrast with the smaller domestic buildings.

No 12 Church St and Adjoining Brewery Buildings:

The description below is taken from the Historic England Research Records:

The Old Brewery

Hob Uid: 1564816

Location :

Derbyshire
South Derbyshire
Melbourne

Grid Ref : SK3867425152

Summary : John Hair and Son Brewery was situated in Church Street in buildings which were previously used as a worsted warehouse. The brewery was established in 1851 and acquired by Offiler's Brewery Limited in 1954. The buildings are now subdivided into houses.

More information : John Hair and Son Brewery was situated in Church Street, in buildings which were previously used as a worsted warehouse. The brewery was established in 1851 and acquired by Offiler's Brewery Limited in 1954. The buildings are now subdivided into houses. (1-3)

Sources :

Source Number : 1

Source : World Wide Web page

Source details : John Hair and Son - The Old Brewery [Accessed 05-Jul-2012]

Page(s) :

Figs. :

Plates :

Vol(s) :

Source Number : 2

Source : The brewing industry : a guide to historical records

Source details :

Page(s) : 259

Figs. :

Plates :

Vol(s) :

Source Number : 3

Source : Strategy for the Historic Industrial Environment: The Brewing Industry

Source details :

Page(s) : 19

In response to bullet points 2,3 and 4 in the heritage statement guidelines the asset is significant as one of the landmarks in Church St, but the proposed works will not have any effect on the architecture or character of the building as seen from the roadside. From the rear of the property, I feel that the proposed changes will enhance the functionality of the property whilst only affecting a part of the building which appears to be relatively modern "infill".

The rear of the property can be divided up into three distinct area. To the North there are the buildings that once housed the Brewery which face out the road and to the South a red brick building which could be of similar age to the front part of the house.

These older buildings would have formed a "U-shape" originally but at some stage the area in between has been incorporated into the house. Compared to the original building this appears to be a relatively new addition as it has a flat roof, plastic water fittings, painted brick walls and double-glazed windows on the first floor (these have now failed, become misted up and need replacement). On the ground floor there is a multi-paned window.



The work proposed will only affect this “infill” area which would not appear to have any historical significance given its date of construction. The plan would be to replace the failed double-glazed units on the first floor with Bi-fold doors. A safety rail would be installed, but there is no intention to build a balcony. The safety rail would be wrought iron and painted black to match the rest iron work in the back yard (see picture below of spiral staircase and access to first floor of Old Brewery building).



On the ground floor the wall that slopes inwards to allow access to the door would be taken straight through to meet the wall of the Old Brewery. An access will be lost in this corner, but the intention is to fit Bi-fold doors in this wall. The drawings submitted suggest an opening of 2m, but on reflection a 3m opening would match the proposed windows on the 1st floor, be more aesthetically pleasing and allow more light into the room.

Rather than having the painted brick creating a “3rd dimension” to the rear of the property the plan is to lime render the brickwork that is remaining on the infill area and paint this to match the painted render of the Old Brewery buildings which it will join (see current contrast on photo below).



Internally there are plans to remove a wall to make the current kitchen and snug area an open plan kitchen and living area (see photos on application form). The utility room will also be enlarged by knocking through into the woodshed and the downstairs WC will be upgraded to incorporate and shower as well as WC and wash hand basin as shown on the drawings already submitted.

Similar styled glass and anthracite grey constructions have been done in Church St. recently e.g the extension to the Methodist Church immediately across the road.

Whilst doing the construction work the plan is to put internal insulation against the outside walls to improve the heat retention.

I feel that the works are justified as they only affect a part of the house which has no historical value, is very dated and in need of replacement. They would enhance the living experience in the house and also make a considerable difference to the amount of heat lost through the current walls and windows thus reducing the heating requirements and carbon footprint of the property.