

Heritage Statement

The erection of an extension and alteration to the dwelling known as 'Calke Lodge', Broadstone Lane, Melbourne.

1. Background.

South Derbyshire Adopted Plan 02/11/2017 states (at policy BNE10) that,

'All applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset's significance. The assessment should describe the asset's significance, identify the impact of the proposed development and provide clear justification for the works.'

This statement has been produced at the request of the planning officer as the site lies, partially within the G11* listed Registered Gardens and Park of Calke Abbey. It should be noted that the building is not listed nor does it lie within a designated conservation area.

2. The Proposal.

It is proposed to erect an extension on the south eastern side of the existing eastern projection. This will involve altering the eastern wing of the house over two floors to provide a large kitchen diner and sitting room downstairs and creating a better layout for the bedrooms and bathrooms upstairs. The walls will be rendered and the roof of Staffordshire blue clay tiles all to match the existing. The ground levels in the area to be occupied by the extension is currently flat lawn area just below floor level.

3. Baseline Assessment.

It is believed that the original part of Calke Lodge was erected in the late 19th century/early 20th century as a lodge on the route into and out of Calke Abbey from the north east (Melbourne direction). The route was severed in the 1950's when the adjacent valley was flooded to form Staunton Harold Reservoir. It is believed that it was at this time the lodge was sold out of the Calke estate (Harpur Crewe) ownership to the local water board. Later, in the early 1980's the property was auctioned off by the water authority and was bought as a private dwelling. Subsequently it was extensively extended such that the original cottage has become

subsumed into a considerably larger dwelling. It was yet again subject to enlargement in 2011 creating a larger dwelling, still.

The dwelling lies directly on the western shore of the reservoir. It has a relatively small garden to the side and rear of the property. To the front, the north side, it has a 4 bay open fronted barn (not old) and a double garage to its rear. The landscape to the north is generally dominated by pasture land in which there are a number of mature individual trees. There is some nearby development, principally 'Kennel Cottages' - the historic home of the Calke Abbey hunting hounds, and Derby Hills Farm, a livestock farm with many large modern agricultural buildings.

The area directly adjacent to the dwelling is ploughed and is in arable use.

4. Consideration of impacts.

Although the site lies 75% within the grade 11* listed registered park much of the area of interest, comprising of the deer park and the ancient oak woodland lie to the west of the site and is not in direct line of sight. The landscape around the site has some large specimen trees but is predominantly open, and unlike the majority of the listed park, has in part been ploughed and is used for arable farming purposes.

The historic and very straight direct route out to the north east of the Calke Abbey remains, but because of different land ownership it is no longer possible to physically drive along it. A significant copse of trees lies to the south west of Calke Lodge and effectively prevents the dwelling being seen in the same context as Calke Abbey, notwithstanding the prominence of Calke Lodge in certain views from outside the listed park to the east.

The dwelling has already been considerably extended some 40years hence and then again 15years ago and any charm it had as a small lodge building has been severely eroded by these developments and the erection of the barn and garage. The proposed alteration only alters the current appearance from the reservoir to the east. There will be no visual impact, within what is, unusually for the remainder of the listed park, an open and unenclosed space.

It is concluded that there will be little or no detriment to the heritage asset.