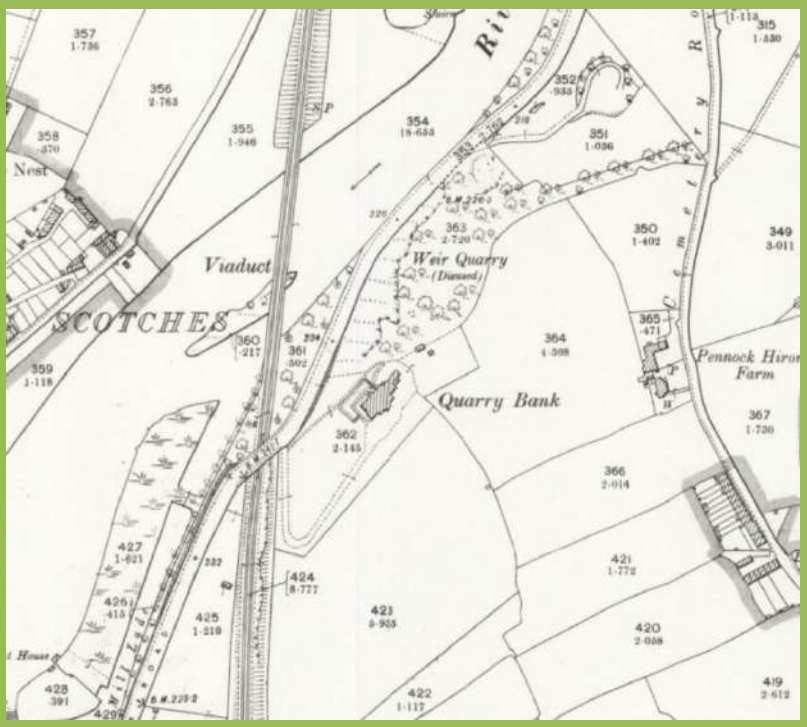
MIDLAND ARCHÆOLOGICAL SERVICES

# Desk-Based Assessment of Land at St Elizabeth House, Matlock Road, Derbyshire.




NGR: 434844 348339
Planning: AVA/2020/0253
Event No: N/A
Oasis: midlanda1-400661

Prepared For: Mr Joseph Malik
Steve Williams BA (Hons)
April 2021 *revision*

Specialist & Independent Buried & Built Historic Environment Advisors to the Construction & Property Industries

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**Abbreviations**

| | | | |
|---|---|---|---|
| **AD** | Anno Domini | **m** | Metre |
| **OD** | Ordnance Datum | **NGR** | National Grid Reference |
| **MAS** | Midland Archaeological Services | **OS** | Ordnance Survey |
| **DA** | Derbyshire Archives | ***c.*** | Circa |
| **Km** | Kilometre | **ha** | Hectare |
| **SMR** | Sites and Monuments Record | **HER** | Historic Environment Record |
| **ADBA** | Archaeological Desk-Based Assessment | **CIfA** | Chartered Institute for Archaeologists |
| **NPPF** | National Planning Policy Framework 2019 | | |
| **DVMWHS** | Derwent Valley Mills World Heritage Site | **CA** | Conservation Area |

**Note:-**

Notwithstanding that Midland Archaeological Services (MAS) have taken reasonable care to produce a comprehensive summary of the known historical and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

Access to some archive sources has been limited to online information, this due to non-accessibility to the county archive due to Covid-19.

April 2021 *revision*

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**Executive Summary: -**

This archaeological desk-based assessment (ADBA) considers land at St Elizabeth House, Matlock Road, Belper, DE56 2JD.

There are no Scheduled Ancient Monuments, Registered Parks and Gardens, known buried archaeological remains or Battlefields designated on the site. The site falls within the buffer zone of the Derwent Valley Mills World Heritage Site (DVMWHS) and Belper Conservation Area, whilst St Elizabeth House was recently added to the Statutory list of Buildings of Special Architectural or Historic Interest and given a Grade II listing (1471259).

## 1.0 Introduction and Scope of Study

This ADBA has been researched and prepared by MAS on behalf of Mr Joseph Malik.

The subject of this ADBA (also refered to as the site) is St Elizabeth House and its grounds located on the south -east of the A6 and its junction with the Midland Main Line Railway.

In accordance with National and Local Authority guidance, this assessment comprises an examination of evidence held by the Derbyshire Historic Environment Record and the Derbyshire Archives, considers the results of nearby archaeological investigations, historic research, incorporates published and unpublished material and charts historic land-use through a map regression exercise.

As a result, the assessment enables relevant parties to consider the significance of any designated and undesignated heritage assets within the Site, to assess the archaeological potential of the Site, and to consider the need for design, civil engineering, and/or archaeological solutions to any potential identified.

## 2.0 Objectives and Methodology

The purpose of an ADBA is to gather information on a site or area to assess the potential for archaeological features and the presence, significance and quality of known archaeoogical sites. Available resources that can be utilised include local Sites and Monuments Record (formerly the SMR), Historic Environment Records, Local History Centre Archives, Aerial photographs, Historic Maps, Estate Records and other documents. The production of an ADBA helps prepare an informed strategy for any further work required, which may include monitoring, targeted evaluation, mitigation or a full programme of works.

The Chartered Institute for Archaeologists (CIfA) defines the standard of an ADBA as follows-:

*'An assessment of the known or potential archaeological resource within a specific area or site on land, inter-tidal or underwater. It consists of a collation of existing written and graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resources in a local, regional, national or international context as appropriate'*.[1]

[1] CIfA 2020

## 3.0 Planning Background

This document is to support a planning application for: *Minor alterations to the existing house to convert to lettable accommodation (C1) with extension to one end to provide new annex property. The erection of a new conference centre (F1(e) use) with ancillary parking spaces, and new subsidiary dwelling within the existing grounds*. (AVA/2020/1144, LBC AVA/2020/1146), (figs. 1, 2, 3).

## 4.0 Statutory Legislation, Policy and Guidance

National Planning Policy Framework (NPPF 2019 *revision*) states: *Local Planning Authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require devlopers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*.[2]

Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In devloping this strategy, Local Planning Authorities should take into account:

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

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

[2] NPPF 2019 *revision*

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 proposalon their significance. As a minimum the relivent 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.

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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

In determining planning applications, local planning authorities should take account of:

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

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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm to or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World heritage Sites, should be wholly exceptional.

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm r loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered subject to policies for designated assets.

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

## Amber Valley Borough Council Adopted Plan 2006 (Heritage)

***Listed Buildings***

**EN23** Proposals for development which would result in the total or substantial demolition of Listed Buildings will only be permitted exceptionally and where there is clear evidence that the building is wholly beyond repair and every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition.

**EN24** Development proposals for:-

**a)** the external alteration of Listed Buildings

**b)** the external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948

**c)** new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character appearance, scale and its original function.

**EN25** Planning permission for the change of use of Listed Buildings will be granted, provided the proposals:-

**a)** contribute to the preservation of the building, its setting, and any specialfeatures of architectural or historic interest, and

**b)** are compatible with the fabric, interior and setting of the Listed Building

***Conservation Areas***

**EN26** Development proposals that would result in the demolition of buildings within Conservation Areas will not be granted planning permission where the building makes a positive contribution to the character or appearance of the Conservation Area, unless:-

**a)** every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition, or

**b)** there is clear evidence that the building is wholly beyound repair

**EN27** Planning permission will only be granted for development proposals within and adjacent to Conservation Areas, as shown on the Proposals Map, if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area. Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building.

**EN28** Planning permission or advertisement consent for new shop fronts and advertisements in Conservation Areas, as shown on the Proposals Map, will be granted providing that the proposals: -

**a)** are of a high standard of design and make use of appropriate materials

**b)** retain original shop fronts or advertisements on those buildings which make a positive contribution to the particular character of the Conservation Area

***Derwent Valley Mills World Heritage Site***

**EN29** Within the Derwent Valley Mills World Heritage Site as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance its character and appearance: -

Within the Derwent Valley Mills World Heritage Site Buffer Zone, as shown on the Proposals Map, the Borough Council will require all development proposals to preserve or enhance the setting of the World Heritage Site, including views into and out of the site.

In considering proposals, the Borough Council will have regard to the aims and objectives of the Derwent Valley Mills World Heritage Site Management Plan.

***Archaeological and Heritage Features***

**EN30** Planning permission will not be granted for development proposals that would result in disturbance to, or adverse impact upon

**a)** a Scheduled Ancient Monument or other nationally important archaeological remains or their setting

**b)** any other known archaeological or heritage features of major importance and their settings

**EN31** Planning permission will only be given for development proposals likely to affect a site containing archaeological remains of less than national importance where:-

**a)** the application is supported by an assessment and if necessary an archaeological field evaluation, and

**b)** it is demonstrated that the archaeological remains can be preserved in situ and, if not justified, excavation and recording, and

**c)** preservation in situ is to be carried out in accordance with an agreed scheme

The Borough Council will impose conditions on planning permissions or alternatively seek to enter into Section 106 Agreements with developers, to ensure appropriate archaeological investigation and recording, before and during development

***Historic Parks and Gardens***

**EN32** Planning permission will not be granted for development proposals that would have an adverse impact on the landscape character of a registered Historic Park and Garden as shown on the Proposals Map or its setting.

Where appropriate the Borough Council will require planning applications for development proposals affecting a registered Historic Park and Garden to be accompanied by an historic landscape appraisal.

**EN33** Within the defined setting of the Historic Park and Garden at Kedleston Hall, as shown on the Proposals Map, planning permission will not be granted for any development

proposals that would have an adverse impact on the landscape setting, including views into and out of, the Historic Parks and Gardens.

## 5.0 Topography and Geology

Belper is located 15km north of Derby and 6km southwest of Ripley, in the county of Derbyshire (fig.1).

The site is centred on SK 434844 348339 and forms an irregular plot measuring approximatley 0.8ha, at an elevation of 87m OD, dropping to 70.00m OD. The site is occupied by St Elizabeth House, a former convent and listed building (1471259). The solid geology consists of Sandstone, which formed approximatley 312 to 315 million years ago, in the Carboniferous Period.[3]

***Site Visit***

A site visit comprising of a walkover and photographic survey was undertaken by Daniel Philips on the 20th of July 2020. At the time of the survey, weather conditions were dry, bright and with good visibility.

The site is accessed from the Matlock Road (A6) to its west.

The site is currently occupied by the former St Elizabeth House Convent and comprises of open ground to the east and north, while St Elizabeths Catholic School and grounds help form the eastern boundaries. The boundares to the west are formed by the A6 Matlock Road, along with mature native trees (Appendix 1, figs.2-3).

[3] BGS 2014




**Fig.1:** Location Map 1:25000. Licence No: 100047474

## 6.0 Historical and Archaeological Background

***History***

Belper lies on the east bank of the Derwent, in the parish of Duffield and since the 11th century has been part of the Duffield Frith, or Forest and which is now preserved as a nature reserve. The town was known in the 12th century as; Beurepeir, meaning 'beautiful retreat' and is derived from the Old French *beau+repaire*.[4] Taking this into account, the hillside to the east of the town known as 'The Chevin', derived from the Celtic word Cefn, formed part of an ancient ridge-route used by Ancient Britains, Romans and Anglo Saxons.

The area prospered during the the Industrial Revolution *c.*1760, with the building and expansion of various mills, these were owned by several several industrialt industrialists, the most prominatley in the area being the Strutt family. The Stutts developed many of the mills in and around Belper, including the North Mill in 1804 and seen as the forerunner of the modern skyscrapper, for it was built entirely of cast iron.

***Archaeology***

Belper and its surrounding environs has a diverse archaeological record, spanning from the prehistoric to the post-medieval periods and later. Much of this has been recorded over the years by chance discoveries, research projects, stray finds and during or ahead of devlopment.

A 1km radius search from the sites central NGR was conducted at the Historic Environment Record (HER), the results of which can be seen in fig. 7 and Appendices 2-6. Only events, monuments and listed buildings closer to the site are mentioned throught the text of this document, although the full results of the HER search are listed in appendices 2-6. The Derwent Valley Mills World Heritage area, along with the Belper Conservation Area relivent to the site area is also included.

***Events***

Not too far from the site was the site of the Swiss Tea House, now demolished, a structure built in 1905 and which underwent an historic building survey in 2012 (EDR4892), (fig. 7, Appendix 2).

***Listed Buildings***

There are nine listed buildings/structures within the study area, dating from the mid 18th century to the early 1900s (fig. 7, Appendix 3).

[4] Mills, 1993

Occupying the site is St Elizabeth House, formerly known as Quarry Bank (DDR8720), a recently listed Grade II listed house dating from 1896, built in the neo-Jacobean style with Arts and Crafts influences, commissioned by George Herbert Strutt for John Hunter and designed by Maurice Hunter. John Hunter died in 1937 and come 1946 the house was put up for auction and sold to the Franciscan Sisterhood and converted to St Elizabeth's Catholic School. In 2001 the building was converted back into a private residence. To the south-west is Matlock Bridge (DDR8292), also Grade II listed and built between 1796-1798. Also to the south-west is is a bandstand (DDr2378), Grade II and initially constructed in 1760 but with later 19th century additions. Continuing in this direction is East Mill Bridge (DDR2580) constructed in 1912 and Grade II listed. To the south-east of the latter is Northfield, representing housing dated to the early 19th century and Grade II listed, then the Old Police Station (DDR2588) dated to 1848 and Grade II listed, whilst also from the mid 19th century, is the footbridge across the railway line here, Grade II listed with a construction date of 1840 (DDR2382). Of significant historical interest are the river weirs to the south-west of the site, built by Jedediah Strutt in 1797 and Grade II* listed (DDR2734). Also of note, although not listed, is the former site of the Swiss Tea House (MDR23901) built in 1905 in a swiss style with Arts and Crafts overtones.

***Monuments***

To the west, the site of the former Swiss Tea Rooms (MDR23901) built in 1905, whilst to the south-west, the Horseshoe river weirs (MDR4660) built by Jedediah Strutt in 1797 and Grade II* listed (fig.7, Appendix 4).

## 7.0 Historic Map Evidence

Four historic maps were studied for this report. The earliest consulted was a tithe map of belper dated 1844. This shows the site comprising of three separate fields, the northern extremes of the site being shown as woodland and quarry workings. By the time of the 1880 1st edition Ordnance Survey, the site comprises of two large fields, with the Weir Quarry workings located north of the site area. Come the time of the 1900 Ordnance Survey, Quarry Bank can be seen occupying the site, along with its associated landscaping features and access ways. The 1945 Ordnace Survey shows the site much as it was in that of 1900 (figs. 9-12).

## 8.0 Significance

The NPPF places the concept of significance at the heart of the planning process. Its definition of significance is:

- *'value of a heritage asset to this and future generations because of its heritage interest'. That interest may be archaeological, architectural, artistic or historic.*

> *Significance derives not only from a heritage asset's physical presence, but also from its setting.*[5]

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at any given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the re-assertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses-all of which may ultimately raise the level of significance.

Thus, the aims of managed change to protect, reveal, reinforce or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation.

**The Assessment of Significance**

This assessment of significance has been informed by both site investigation combined with archival research. It is essential to understand the site's values and significance and consider more than matters architectural-historical and identity nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management take into account all of the values that contribute to its significance.

The range of values that may therefore contribute to the significance of a place can be categorised under the following headings, derived from Historic England's Conservation Principles, Policies and Guidance[6]

- **Evidential Value:** the potential of a place to yield evidence about past human activity.

- **Historical Value:** the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.

- **Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a heritage asset or place.

[5] NPPF 2019 *revision*
[6] Historic England 2008

- **Communal Value:** the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace spatial, social, and inspirational values.

**Table 1:** Criteria for determining the significance of heritage assets

| Heritage Significance | Criteria |
|---|---|
| Very High | World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest. |
| High | Scheduled Monuments, Listed Buildings (Grade I, II*, I), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Sites, or non-designated heritage assets of demonstrable national importance due to their heritage interest. |
| Medium | Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest. |
| Low | Non-designated heritage assets of demonstrably limited heritage interest. |
| Negligible | Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations. |
| Unknown | The significance of the heritage asset can not be ascertained from available evidence. |

**Evidential Value**

A search of the HER indicates that there are no known buried archaeological remains within the site or its immediate area, or indeed surface artefactual evidence present. The area north of St Elizabeth House has suffered deep quarrying in the past, this along with the construction of the house itself, the latter having a basement area, may well have contributed to further truncation of the site area, therefore, destroying possible buried archaeological features and/or deposits. The house itself has some evidential value, therefore, its evidential value is ***medium***.

**Historical Value**

The historic mapping illustrates the development of the site over a 100 year period, an area once formed of open fields, along with some small-medium quarrying activity, through to the development of Quarry Bank. The disused quarrying workings are of interest, at least on a local level and will have a connection with the need for local building materials during the 18-19$^{th}$ centuries due to the growth of Belper and the surrounding area, spurred on by the industrial revolution. The house itself is of great historical interest, apart from its architectural merits, it has a strong connection with the Strutt family, having been commissioned by George Herbert Strutt for John Hunter, Strutt's private secretary and is important on a national level. Based on these facts, the historical value is considered ***high.***

**Aesthetic Value**

The site consists of garden areas, some native woodland, disused quarry workings and dominated by Elizabeth House, a Grade II listed building dated to 1896 and constructed in a neo-Jacobean style with Arts and Crafts influences. The house is of architectural interest and has been seen as one of the more impressive houses in the Belper region constructed by the Strutt family and makes a makes a positive contribution to the (DVMWHS). Based on the latter, the aesthetic value of the site is ***high.***

**Communal Value**

The site is currently privately owned, consisting of Elizabeth House set within an area of open garden land, some native woodland, along with the remains of historic quarrying activities. Access is somewhat limited at present, although, visitors to St Elizabeth's Catholic School to the south-east can view the building, therefore, the communal value is considered to be ***medium***.

## 9.0 Levels of Impact

To more fully understand the effect of the impact on the heritage values of the site, the following assessment provides a comparable analysis of the heritage values against the level of impact.

**Table 2:** Criteria for determining levels of impact

| Magnitude of Impact | Archaeological Remains (Archaeological Interest) | Historic Building(s) (Architectural/Artistic interest and or Historic Interest) | Historic Landscapes (Historic Interest) |
|---|---|---|---|
| **Major** | • Change to most or all key archaeological materials, such that the resource is totally altered<br>• Comprehensive changes to setting | • Change to key historic building elements, such that the resource is totally altered<br>• Comprehensive changes to setting | • Total change to historic landscape character resulting from:<br>• Changes to most or all key historic landscape elements, parcels or components<br>• Extreme visual effects.<br>• Gross change to noise or change to sound quality<br>• Fundamental changes to use or access |
| **Moderate** | • Changes to many key archaeological materials, such that the resource is clearly modified<br>• Considerable changes to setting that affect the character of an asset | • Changes to many key historic building elements, such that the resource is significantly modified<br>• Changes to the setting of an historic building, such that it is | • Moderate change to historic landscape character resulting from:<br>• Changes to many key historic landscape elements, parcels or components |

| | | | |
|---|---|---|---|
| | | significantly modified | • Visual change to many key aspects of the historic landscape<br>• Noticeable differences in noise or sound quality<br>• Considerable changes to use or access |
| **Minor** | • Changes to key archaeological materials such that the asset is slightly altered<br>• Slight changes to setting | • Change to key historic building elements, such that the asset is slightly different<br>• Change to the setting of an historic building, such that it is noticeably changed | • Limited change to historic landscape character resulting from:<br>• Changes to few key historic landscape elements, parcels or components<br>• Slight visual changes to few key aspects of the historic landscape<br>• Limited changes to noise levels or sound quality<br>• Slight changes to use or access |
| **Negligible** | • Very minor changes to archaeological materials, or setting | • Slight changes to historic buildings elements or setting that hardly affect it. | • Very small change to historic landscape character |

| | | | |
|---|---|---|---|
| | | | resulting from:<br>• Very minor changes to key historic landscape elements, parcels or components<br>• Virtually unchanged visual effects<br>• Very slight changes to noise levels or sound quality |
| **No Change** | • No change | • No change to fabric or setting | • No changes to elements, parcels or components<br>• No visual or audible changes<br>• No changes in use or access |

## 10.0 Impact of Development

Looking at the significance of the site and the risk of impact from the development upon the historic environment; the levels of impact are:

**Archaeological Remains**

As already stated, some of the site area has been subject to historic quarrying, whilst the construction of Elizabeth House would have not only truncated the footprint of the house itself to a considerable depth due to its basement construction but to some extent the area immediately surrounding it. It is also noted that more recent truncation of the site area has been undertaken with the removal of trees, alterations to the basement area on the north-west elevation, and ground reduction of an area immediately to the south-west of the building on the site of the formal gardens of Quarry Bank. Considering the above points, the magnitude of impact on buried existing archaeological remains is ***moderate.***

**Historic Building**

Elizabeth House is Grade II listed and is of architectural and historic interest, being built in the neo-Jacobean style and commissioned by the Strutt Family. The proposal for the building includes alterations to an existing attached annex of the main building, as well as the construction of a conference centre to its immediate south-west and which will be sunken below ground level. The alterations will affect the setting of the building, also historic views of the building, particularly as it is approached along its associated driveway to the south-west which leads to the Matlock Road. Previous alterations to the interior have already affected the original intended internal layout of the structure. The alteration to the existing annex will affect both the buildings setting and associated historic views. Taking these points into consideration, the magnitude of impact is thought to be ***moderate***.

**Historic Landscapes**

The development of the site, most notably the construction in the northern area of a single dwelling and detached garage, will have an effect on adjacent historic views, although the building has been designed to be low lying in the landscape. These are to and from fields west of Cemetery Road (HDR3616) and woodland at the disused quarry (HDR3617), both of which are characterised in the Belper Historic Landscape Character Assessment (fig. 8, Appendix 6). It is also noted that the site is both within the Belper (CA) and the (DVMWHS) (figs. 5, 6). The alterations to the existing annex attached to the east of the current building will also have a slight impact, whilst the new conference centre has been designed to be mostly underground. Taking these points into account, the magnitude of impact is thought to be ***moderate.***

## 11.0 Conclusions

Any development of the site will impact to a degree on potential buried archaeological remains, although as already mentioned, much of the site has already been heavily truncated, therefore, the survival of buried archaeological remains is moderate.

The site lies within the Derwent Valley Mills World Heritage area, as well as the Belper Conservation Area and is itself an intrinsic element of both. The development of the northern aspect of the site will have some impact on historic views, these are historic fields west of Cemetery Road (HDR3616) and woodland at the disused quarry (HDR3617), both of which are characterised in the Belper Historic Landscape Character Assessment. Views to and from St Elizabeth House, a listed building will also be affected.

## 12.0 Mitigation

Some form of archaeological intervention may be an appropriate measure to undertake prior to and/or during any proposed development of the site, this may take the form of evaluation trenching prior to development or archaeological monitoring during development, the latter being a more appropriate scenario due to the current truncated nature of the site. It may also be prudent for an historic building survey to be undertaken and in line with Historic England's

historic building survey levels 1-4[7]. Consideration for any further archaeological works, either non-intrusive or intrusive would be the decision of the Local Planning Authority.

## 13.0 Acknowledgments

MAS would like to thank Mr Joseph Malik for this commission and the Halsall Lloyd Partnership for provision of drawings and information. Thanks also go to the staff at the Derbyshire Archives and Historic Environment for their help and assistance. Thanks also go to DRP Archaeology for conducting the on-site survey.

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**Cartographic**

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**Appendix 1:** Colour Plates



**Plate 1:** Site looking south-east.



**Plate 2:** Site looking south-west with St Elizabeth House in the background.



**Plate 3:** Site looking south-west with St Elizabeth House in the background.



**Plate 4:** Site looking south-west with St Elizabeth House in the background.



**Plate 5:** Site looking west.



**Plate 6:** Site looking north-west.



**Plate 7:** Site looking west with St Elizabeth House to the left.



**Plate 8:** Site looking west with St Elizabeth House to the left.



**Plate 9:** Site looking north-west.



**Plate 10:** Site looking north-east.



**Plate 11:** Site looking north-east.



**Plate 12:** Site looking north-east.



**Plate 13:** Site looking north-east.



**Plate 14:** Site looking north-west with St Elizabeth House to the left.




**Plate 15:** Site looking north with St Elizabeth House to the left.



**Plate 16:** Site looking south-east.



**Plate 17:** Site looking south-west with St Elizabeth House in the background.



**Plate 18:** looking east.



**Plate 19:** Looking north-east.



**Plate 20:** Site lookig north-east.



**Plate 21:** Site looking south-west towards St Elizabeth House.



**Plate 22:** Site looking south-west towards St Elizabeth House.



**Plate 23:** Site looking north-west.



**Plate 24:** Site looking north-west.



**Plate 25:** Site looking north-east.



**Plate 26:** Site looking west.



**Plate 27:** Site looking south-west.




**Plate 28:** Site looking south-west towards St Elizabeth House.




**Plate 29:** Site looking north-west twards St Elizabeth House.



**Plate 30:** Site looking south-west towads St Elizabeth House.




**Plate 31:** Ste looking north-east.




**Plate 32:** Site looking north.



**Plate 33:** Site looking north-east.



**Plate 34:** Site looking south-west.



**Plate 35:** Site looking south-west.



**Plate 36:** Site looking south.



**Plate 37:** Site looking south with St Elizabeth House to the right.



**Plate 38:** Site looking north-east.



**Plate 39:** Site looking north-east towards St Elizabeth House.



**Plate 40:** Site looking south-west.



**Plate 41:** Site looking north-east towards St Elizabeth House.



**Plate 42:** Site looking north-east towards St Elizabeth House.



**Plate 43:** Site looking north-east towards St Elizbeth House.



**Plate 44:** Site looking north-east towards St Elizabeth House.



**Plate 45:** Site lookingnorth-east towards St Elizabeth House.



**Plate 46:** Site looking south.




**Plate 47:** Looking north-east along the Matlock Road with St Elizabeth House in the background.



**Plate 48:** Looking north-east along the Matlock Road with St Elizabeth House in the background.



**Plate 49:** Looking north along the Matlock Road with St Elizabeth House to the right.



**Plate 50:** Looking east tacross the Matlock Road owards the entrance to St Eizabeth House



**Plate 51:** Looking east across the Matlock Road towards St Elizabeth House.



**Plate 52:** Looking east across the Matlock Road towards St Elizabeth House.



**Plate 53:** Looking east across the Matlock Road towards the site.



**Plate 54:** Looking east across the Matlock Road towards the site.



**Plate 55:** Looking south-east towards entrance to site from the Matlock Road.



**Plate 56:** Looking south-east along south entrance to site.



**Plate 57:** Looking south-west along eastern boundary to site.




**Plate 58:** Looking south-west towards St Elizabeth House.



**Plate 59:** Looking north-east towards St Elizabeth House.



**Plate 60:** Lookingsouth-east towards basement area of St Elizabeth House.



**Plate 61:** St Elizabeth House looking north-east.

**Appendix 2:** Events

| Event ID | Event Name | Event Type | NGR |
|---|---|---|---|
| EDR1661 | The excavation of a ring-ditch at Foston in the Dove Valley | EXCAVATION GEOPHYSICAL SURVEY | SK 20320 31316 |
| EDR1689 | Geophysical survey, Foston and Hatton, by Stratascan, in 1993 | GEOPHYSICAL SURVEY | SK 20443 31446 |
| EDR1690 | Desk-top and visual survey, Foston-Hatton-Hilton & Rolleston Closure Scheme, by TPAT, in 1993 | DESK BASED ASSESSMENT FIELD OBSERVATION (VISUAL ASSESSMENT) | SK 23428 28224 |
| EDR4372 | Trial Trench Evaluation, at Dove Valley Park, by Trent & Peak Archaeology, in 2015 | TRIAL TRENCH | SK 2039 3216 |
| EDR4869 | Heritage Statement of Rose Cottage (now Red Barn House), off Brook Lane, Hatton, 2019 | BUILDING SURVEY | SK 2121 3131 |
| EDR1943 | Building Survey of 39 Uttoxeter Road, Foston, Hatton, in 1988 (DBR 11) | BUILDING SURVEY | SK 20958 30883 |
| EDR1946 | Building Survey of 43 Uttoxeter Road, Foston, Hatton, in 1988 (DBR 12) | BUILDING SURVEY | SK 20934 30885 |
| EDR2045 | Building Survey of Rose Cottage, Brook Lane, Hatton, in 1991 (DBR 80) | BUILDING SURVEY | SK 21218 31309 |

**Appendix 3:** Historic/Listed Buildings

| Building ID | Building Name | Building Listing | NGR | Dating |
|---|---|---|---|---|
| DDR5847 | NO. 39 UTTOXETER ROAD | Grade II | SK 20954 30884 | Mid 17th C |
| DDR6062 | ROSE COTTAGE AND ATTACHED BARN | Grade II | SK 2122131312 | Early 18th C |
| DDR2135 | 121-125, BRIDGE STREET | Grade II | SK 34590 47851 | Late C18/early C19 |
| DDR2729 | 15 BELPER LANE | Grade II | SK 34484 48355 | Late C18/early C19. Coursed stone 2-storey building s |
| DDR2508 | 21 BRIDGE STREET | Grade II | SK 34654 47483 | Late C18/early C19. Corner building. |
| DDR2546 | ALMSHOUSES, NO. 25, THE BUTTS | Grade II | SK 35229 47498 | These almshouses were erected by Matthew Smith esquire in the year 1713 and rebuilt by Gregory Gregory esquire in the year 1829 |
| DDR7412 | ARCHED STONE STRUCTURES AND ICE HOUSE TO THE REAR OF 34A LODGE DRIVE | Grade II | SK 3427 4831 ( | The ice house and vaulted cellars were built as service facilities for Bridge Hill House, completed in 1793 for George Benson Strutt |
| DDR2378 | BANDSTAND IN RIVER GARDENS, MATLOCK ROAD | Grade II | SK 34670 48223 | 1906 |
| DDR2098 | BEECH LAWN, NO. 15, GREEN LANE | Grade II | SK 34941 47631 | Said to have been built circa 1760. Stylistically of late C18/early C19. A large house with symmetrical facade |
| DDR2128 | BELPER BRIDGE, BRIDGE FOOT | Grade II | SK 34486 48130 | (D A J xii 1890 8-10). Replaced earlier bridge swept away in storm. |
| : DDR2734 | BELPER RIVER WEIRS, RETAINING WALLS AND SLUICES TO | Grade II* | SK3454048170 | The Horseshoe Weir became necessary when the West Mill was built in 1795. Thought to have been built 1796- 1797 |

**Appendix 3:** Historic/Listed Buildings

| | | | | |
|---|---|---|---|---|
| DDR2706 | BRIDGE FARMHOUSE, BRIDGE FOOT | Grade II | SK 34479 48270 | Late C18/ear1y C19. Large house standing on street front. |
| DDR2090 | BRIDGE OVER RAILWAY, FIELD LANE | Grade II | SK 34788 47696 | 1840. Railway surveyed by George Stephenson. |
| DDR2058 | BRIDGE OVER RAILWAY, GEORGE STREET | Grade II | SK 3477247809 | Constructed between 1837-1840 |
| DDR2401 | BRIDGE OVER RAILWAY, JOSEPH STREET | Grade II | SK 34777 47779 | constructed between1837-1840, with late C20 minor alterations. |
| DDR2407 | BRIDGE OVER RAILWAY, LONG ROW | Grade II | SK3476347902 | The Long Row bridge is one of a series of bridges over the railway line in Belper, Derbyshire and lengths of masonry wall lining the cutting which they span, built for the North Midland Railway Company between 1837 and 1840. |
| DDR2388 | BRIDGE OVER RAILWAY, WILLIAM STREET | Grade II | SK 34768 47839 | The William Street Bridge is one of a series of bridges over the railway line in Belper, Derbyshire and lengths of masonry wall lining the cutting which they span, built for the North Midland Railway Company between 1837and 1840. |
| DDR2377 | CHAPELS AT BELPER CEMETERY, MATLOCK ROAD | Grade II | SK 35067 49026 | 1859. One building consisting of 2 identical chapels flanking central entrance arch and linked to it by one storey, one window sections on each side. |

**Appendix 3:** Historic/Listed Buildings

| | | | | |
|---|---|---|---|---|
| DDR2707 | CHEVIN VIEW, NOS. 1 TO 10, BRIDGE STREET | Grade II | SK 34591 47566 | An early example of Strutt back-to-back housing. Houses were being built here in 1790. |
| DDR2137 | CHRIST CHURCH | Grade II | SK 34574 47896 | Church of England. 1849/50. Architect H J Stevens of Derby. |
| DDR2544 | CHRISTCHURCH VICARAGE, NO. 129, BRIDGE STREET | Grade II | SK 34574 47896 | 1857. Architect H J Stevens of Derby. A large stone house with gabled facade to Bridge Street. Ashlar with plinth. |
| DDR2709 | CHURCH OF ST JOHN THE BAPTIST, THE BUTTS | Grade II | SK 35243 47532 | Church of England. Founded circa 1260 as a Forester's Chapel in Duffield Frith. Small building of coursed stone rubble with single roof over nave and chancel. Buttresses at east and west ends. Tiled roof has coped gables. Bellcote at west end. Generally Early English period but restored in 1870. South porch 1634. |
| DDR2726 | CHURCHYARD WALLS, PIERS AND GATES AT CHURCH OF ST PETER, CHURCH LANE/CHESTERFIELD ROAD | Grade II | SK 34983 47664 | C19. Coursed stone coped churchyard wall to street boundary. Piers with recessed arched panels, cornices and pyramidal caps. Cast iron gates. |
| DDR2594 | CONGREGATIONAL CHURCH, GREEN LANE | Grade II | SK 34980 47733 | Replacing earlier church of 1790. Gothic style (French influence). Large stone church, with spire, standing high above street at top of junction with Field Lane. |
| DDR2580 | EAST MILL, BRIDGE FOOT | Grade II | SK 34602 48078 | 1912 |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2382 | FOOTBRIDGE OVER RAILWAY, PINGLE LANE | Grade II | SK3475648044 | A railway accommodation overbridge forming part of the North Midland Railway Company's line from Derby to Chesterfield. completed in 1840 |
| DDR2139 | FORMER BAPTIST SUNDAY SCHOOL AT REAR OF NUMBER 60, | Grade II | SK 34684 47716 | 1818 BAPTIST CHAPEL |
| DDR2534 | GARAGE AND STORAGE BUILDING (ORIGINALLY LISTED AS NO 31), WILLIAM STREET | Grade II | SK 34886 47869 | C18. Former nailers workshop now used as garage. Coursed stone with pantiled roof. One storey with centre chimney |
| DDR2545 | GATE PIERS AND GATES AT NORTH AND SOUTH ENTRANCES TO CHRIST CHURCH FROM BRIDGE STREET | Grade II | SK 34579 47925 | Mid C19. Two sets of gabled stone gate piers each with iron gates |
| DDR8208 | K6 TELEPHONE KIOSK | Grade II | SK 34583 47949 | Telephone kiosk of the K6 type designed by Sir Gilbert Scott C20. |
| DDR8209 | K6 TELEPHONE KIOSK | Grade II | SK 3496 4915 | Telephone kiosk of the K6 type designed by Sir Gilbert Scott C20. |
| DDR8290 | KING STREET BRIDGE | Grade II | SK3481047472 | A single-span skew overbridge built in 1836-40 for the North Midland Railway to the designs of George and Robert Stephenson with Frederick Swanwick, and widened in the 1970s. |
| DDR2065 | LAMP POST ON BRIDGE BETWEEN NUMBERS 53 AND 58, LAMP POST TO FRONT OF NUMBER 65 AND LAMP POST TO FRONT OF NUMBERS 45 AND 46 LONG ROW | Grade II | SK 34754 47898 | C19. Cast iron, with round moulded plinths, tall fluted shafts and cross arms. Simple swan neck lamp brackets. (The Strutts established a private gas |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| | | | | works in Belper, with 8 street lamps in existence by 1825. |
| DDR2589 | LODGE AT ENTRANCE TO BELPER CEMETERY, MATLOCK ROAD | | SK 34987 49049 | 1859. Coursed stone lodge with banded tiled roof, coped gable ends, small fleche and large chimney. Gothic style. |
| DDR2102 | LODGE AT FIELD HEAD HOUSE, NO. 3, CHESTERFIELD ROAD | Grade II | SK 35157 47734 | Earlier C19. (On Tithe Map of 1844). Single storey symmetrical building with rounded corner to street. |
| DDR8292 | MATLOCK ROAD BRIDGE (SPC8 35) | Grade II | SK3476248298 | A single-span skew overbridge built in 1836-40 for the North Midland Railway to the designs of George and Robert Stephenson with Frederick Swanwick. |
| DDR2705 | MILL CHIMNEY AT EAST MILL, BRIDGE FOOT | Grade II | SK 34588 48067 | 1854 (Belper Journal No 4. 1854). Tapering polygonal red brick chimney with panelled yellow brickwork between 2 top cornices and moulded cornice above. |
| DDR2402 | NAILERS SHOP AT NUMBER 8, JOSEPH STREET | Grade II | SK 34889 47797 | Early C19. A small building with gable end to street. Coursed stone, tiles and small end brick chimney. Single storey. Stable door and window to street. A rare survival of this once staple industry of Belper. |
| DDR2392 | NO. 1 HIGH STREET | Grade II | SK 35072 47550 | Early C19. The end of a block of tall terraced houses at the junction of 3 streets. |

**Appendix 3:** Historic/Listed Buildings

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| DDR2134 | NO. 115, BRIDGE STREET | Grade II | SK 34602 47806 | Mid C19. Red brick plastered and painted. Roof not visible. |
| DDR2140 | NO. 134, BRIDGE STREET | Grade II | SK 34606 47888 | Early C19. Large corner building, |
| DDR2122 | NO. 17 BELPER LANE | Grade II | SK 34501 48376 | Earlier to mid C19. (on 1844 Tithe map). |
| DDR2730 | NO. 23 BELPER LANE | Grade II | SK 34501 48429 | Late C18/early C19. Forms the north part of an L-shaped block of houses. |
| DDR2372 | NO. 36 MARKET PLACE | Grade II | SK 35038 47425 | Late C18/early C19. Coursed stone terraced house but rear part of side of red brick. |
| DDR2509 | NO. 61 BRIDGE STREET | Grade II | SK 34617 47663 | Late C18/early C19. |
| DDR2507 | NORTH MILL, BRIDGE FOOT | Grade I | SK 34542 48081 | Apart from Bage's Mill at Shrewsbury (which has an altered exterior) the North Mill is the earliest example of a completely iron framed mill in the world and is certainly the most intact extant example of this type of construction. 1803-4. |
| DDR2375 | NORTHFIELD, MATLOCK ROAD | Grade II | SK 34664 48049 | Early C19. Ashlar. |
| DDR2061 | NOS. 1 TO 8 (CONSEC) JOSEPH STREET | Grade II | SK 34706 47784 | Early C19. Cluster Houses. Built after 1803 by William Strutt in co-operation with Bage of Shrewsbury. |
| DDR2719 | NOS. 11 TO 21 (ODD) CHEAPSIDE | Grade II | SK 34963 47336 | 1820 to 1840 |
| DDR2131 | NOS. 11-17 (ODD), BRIDGE STREET | Grade II | SK3465947458. | Late C18/early C19 terraced cottages. |
| DDR2068 | NOS. 12 AND 14 THE BUTTS, AND NO. 1 THE BUTTS | Grade II | SK 35155 47505 | Earlier C19. Corner terraced block with stone dressings. |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2074 | NOS. 16, 18 AND 20 MARKET PLACE | Grade II | SK 35073 47506 | Late C18/early C19 terrace of coursed stone. |
| DDR2593 | NOS. 17 TO 27 (ODD) WYVER LANE | Grade II | SK 34570 48360 | Early C19. Three pairs of coursed stone houses with slate roofs. |
| DDR2543 | NOS. 18 AND 20 BRIDGE FOOT | Grade II | SK 34489 48199 | Early/mid C19. A long red brick house standing in prominent position next to Belper Bridge. |
| DDR2380 | NOS. 2 TO 16 (EVEN) AND NO. 20 MILL STREET | Grade II | SK 34902 47880 | Late C18/early C19. A terrace of red brick houses with slate roofs. |
| DDR2067 | NOS. 25 TO 36 (CONSEC) LONG ROW | Grade II | SK 34816 47914 | 1794-1797. Early industrial housing of some quality built by William Strutt to house the workers in the new mills and warehouses then being erected at Belper. |
| DDR2096 | NOS. 25, 26, AND 31 TO 38 (CONSEC) GEORGE STREET | | SK 34857 47829 | Early C19. Cluster Houses. Built after 1803 by William Strutt in co-operation with Bage of Shrewsbury. |
| DDR2071 | NOS. 26 TO 36 (CONSEC) SHORT ROWS | Grade II | SK 34909 47867 | The houses on Short Row are probably the first houses built by the Strutts in Belper. Erected between 1788 and the early 1790s |
| DDR2389 | NOS. 3 AND 4 WILLIAM STREET | Grade II | SK 34858 47833 | Early C19 Cluster Houses. Built after 1803 by William Strutt in co-operation with Bage of Shrewsbury. Since Bage's similar houses of 1790s no longer exist, the Clusters in Belper are believed to be the oldest |

**Appendix 3:** Historic/Listed Buildings

| | | | | |
|---|---|---|---|---|
| | | | | surviving example of this particular housing type which was subsequently copied in many other parts of the world |
| DDR2075 | NOS. 3 TO 7 (ODD) WYVER LANE | Grade II | SK 34508 48307 | Early C19. A terrace of coursed stone houses built for Strutt workers. Three storeys. |
| DDR2587 | NOS. 37 TO 40 (CONSEC) MARKET PLACE | Grade II | SK 35031 47413 | Late C18/early C19. Four coursed stone terraced houses of 3 storeys each, stepped down hillside |
| DDR2123 | NOS. 38 AND 40 BELPER LANE | Grade II | SK 34437 48530 | Late C18/early C19. A large house (now divided into 2) with gable end to street and facing downhill. |
| DDR2743 | NOS. 38 TO 47 (CONSEC) SHORT ROWS | Grade II | SK 34945 47857 | The houses on Short Row are probably the first built by the Strutts in Belper. Erected between 1788 and the early 1790s. T |
| DDR2050 | NOS. 4 TO 13 (CONSEC), CROWN TERRACE | Grade II | SK 34656 47756 | 1794-95. Strutt housing formerly known as Smith Court. A terrace of l0 stone houses off the east side of Bridge Street. Three storeys, one window each, sashes with late C19 glazing and additional small top and ground floor window between houses. Slate roof. Red brick 2 storey rear extensions added in 1890. |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2600 | NOS. 40 TO 53 (CONSEC) LONG ROW | Grade II | SK 34788 47890 | Late C18/early C19 industrial housing. Red brick terrace with slate roof. |
| DDR2132 | NOS. 41-47 (ODD), BRIDGE STREET | Grade II | SK 34628 47561 | Mid C19. A block of 4 houses set back in gardens. Symmetrical design. |
| DDR2405 | NOS. 5 AND 6 LONG ROW | Grade II | SK 34673 47913 | Early C19. A pair of houses, one building adjoining Nos 7-20 to the east. Red brick. |
| DDR2714 | NOS. 5 TO 11 (ODD) BELPER LANE | Grade II | SK 34478 48302 | Late C18/early C19. A small terrace of stone cottages standing back in gardens. |
| DDR2745 | NOS. 5 TO 8 (CONSEC) THE SCOTCHES | Grade II | SK 34542 48488 | Late C18/early C19. A terrace of 3 storey coursed stone houses with tiled roofs. |
| DDR2731 | NOS. 54 AND 56 BELPER LANE | Grade II | SK 34387 48608 | Mid 1790s. One building. Coursed stone with tiled roof. Two storeys. One window each and small additional ground floor window, generally sashes with late C19 glazing ad some modern glazing in earlier window spaces. Added gabled brick porches. |
| DDR2124 | NOS. 58 TO 62 (EVEN) BELPER LANE | Grade II | SK 34383 48611 | Mid 1790s. A terrace of 2 storey stone houses with tiled roof. Two storeys. One window each; modern glazing in former sash spaces |
| DDR2601 | NOS. 58 TO 63 (CONSEC) LONG ROW | Grade II | SK 34728 47892 | Late C18/early C19 industrial housing. Red brick terrace with slate roof stepped down hillside in pairs. Two storeys. |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2133 | NOS. 63, 65 AND 67, BRIDGE STREET | Grade II | SK 34621 47674 | Early C19. One building. Ashlar. Tiled roof with coped gable end. Four stone chimneys. |
| DDR2125 | NOS. 64 AND 66 BELPER LANE | Grade II | SK 34375 48626 | Mid 1790s. One building. Coursed stone with tiled roof. Two storeys. One window each and small additional ground floor window, generally sashes with late C19 glazing and some modern glazing in earlier window spaces |
| DDR2066 | NOS. 64 TO 67 (CONSEC) LONG ROW | Grade II | SK 34709 47890 | Late C18/early C19. Terrace of coursed stone houses with slate roofs. Stepped down hillside individually. Two storeys. No 64 has one window, sashes with late C19 glazing. No 65 has 2 ground floor windows, one above, modern glazing in original sash spaces. No 66 has 3 ground floor windows, sashes, late C19 glazing. |
| DDR2409 | NOS. 68 TO 70 (CONSEC) LONG ROW | Grade II | SK 34684 47890 | Late C18/early C19. Long terrace, with northern outshut, all at right angles to Long Row. Coursed stone with slate roof and brick chimneys. |
| DDR2100 | NOS. 7 AND 9 CHEAPSIDE | Grade II | SK 34989 47367 | Early C19 cottages. Coursed stone with moulded band above ground floor. Two storeys. Two windows, wide sashes with dripboards above and glazing |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| | | | | bars. No 7 has extra small window. Plain doors. Slate roof. |
| DDR2069 | NOS. 7 TO 20 (CONSEC) LONG ROW | Grade II | SK 34718 47913 | 1794-1797. Early industrial housing of some quality, built by William Strutt to home the workers in the new mills and warehouses then being erected at Belper. |
| DDR2064 | NOS. 71 TO 77 (CONSEC), LONG ROW | Grade II | SK 34623 47890 | 1794-1797. Early industrial housing of some quality, built by William Strutt to house workers in the new mills and warehouses then being erected at Belper. |
| DDR2732 | NOS. 82 AND 84 BELPER LANE | Grade II | SK 34368 48640 | Mid 1790s. One building. Coursed stone with tiled roof. Two storeys. One window each and small additional ground floor window, generally sashes with late C19 glazing and sane modern glazing in earlier window spaces |
| DDR2126 | NOS. 86 TO 92 (EVEN) BELPER LANE | Grade II | SK 34357 48656 | Mid 1790s. Two buildings consisting of 2 pairs of houses. Coursed stone with slate roof and end brick chimeys. Two storeys. Symmetrical facades. Two windows, sashes with late C19 glazing and one tiny iron framed lst floor window each. (Some modern glazing in original sash spaces). Centre doors |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2111 | NOS. 86-94 (EVEN) BRIDGE STREET | Grade II | SK 34630 47793 | Late C18/early C19. Small terrace of ashlar houses. |
| DDR2046 | NOS. 98 to 106 (EVEN) BRIDGE STREET | Grade II | SK 34654 47808 | Late C18/early C19. Nos 98 to 104 (even) terraced. |
| DDR2588 | OLD POLICE STATION, MATLOCK ROAD | Grade II | SK 34643 48014 | 1848 (White's Directory of 1857). Built by Strutts. One of the earliest police stations in the country. |
| DDR2110 | PARISH CHURCH OF ST PETER, CHURCH LANE | Grade II | SK 35081 47674 | Church of England. 1824. Architect Mathew Habershon. (Designs exhibited at Royal Academy of 1824). Restored 1884 |
| DDR2136 | POST OFFICE, NO. 127, BRIDGE STREET | Grade II | SK 34588 47871 | Early C19. Ashlar. |
| DDR2099 | PREMISES OF BELPER PRE SCHOOL PLAYGROUP, NO. 17, GREEN LANE | Grade II | SK 34942 47643 | Late C18/early C19. Probably was once an ancillary building to No 15 (qv). |
| DDR2715 | PREMISES OF THE HEXORAN COMPANY LIMITED, DERWENT STREET | Grade II | SK 34583 47487 | Early C20. An unusual design. |
| DDR2386 | PUMP OPPOSITE NUMBERS 30 AND 31, SHORT ROW | Grade II | SK 34919 47874 | C19. Cast iron pump. Lion's head spout. Fluted cap with finial. Set in a small stone walled enclosure opposite centre north elevation of terrace |
| DDR2391 | RAILED WALL AND GATE PIERS ALONG WESTERN CHURCHYARD BOUNDARY AT CONGREGATIONAL CHURCH, GREEN LANE | Grade II | SK 34954 47724 | Late C19. Railed wall. Panelled iron railings, each panel with a band of quatrefoils surmounted by trefoil and with finials between each panel. Two tall chamfered and gabled stone gatepiers. |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| DDR2091 | RAILED WALL, GATE AND REAR WALL TO CHURCHYARD INCLUDING ALL MONUMENTS THEREIN, FIELD ROW | Grade II | SK 34975 47813 | Late C18/early C19. Railed stone wall, iron gate and stone boundary walls to graveyard. Churchyard monuments. Flagstone paving to kerbed path. |
| DDR2510 | REAR BUILDING AT NUMBER 67, BRIDGE STREET | Grade II | SK 34597 47674 | Late C18/early C19. A small stone building with chimney. Gable end faces street and contains one window, casement with glazing bars. |
| DDR2129 | ROAD ARCHWAY AND FOOTBRIDGE (INCLUDES OFFICES FORMING SOUTH PART OF BLOCK IN EAST SIDE OF ARCHWAY), BRIDGE FOOT | Grade II | SK 34537 48036 | Late C18/early C19. (The road archway is said to date from the 1790s). |
| DDR2512 | SAVINGS BANK, NO. 114 BRIDGE STREET | Grade II | SK 34626 47822 | Established in 1818; original savings bank at rear. Added single storey front section of early C20. Edwardian Baroque, stone. Three windows, outer pedimented gables. Northern round arched 6 panelled door with fanlight; swags above. Panelled balustraded parapet. |
| DDR8720 | St Elizabeth House | Grade II | SK 34843 48339 | St Elizabeth House, Belper, of 1896, commissioned by George Herbert Strutt for John Hunter and designed by Maurice Hunter |
| DDR2406 | STONE BAULKS OUTSIDE EACH HOUSE NUMBERS 7 TO 20 (CONSECUTIVE) AND NUMBERS 25 TO 36 (CONSECUTIVE) AND STONE KERB ON BRIDGE BETWEEN NUMBERS 20 AND 25 AND THREE STONE BAULKS ON | Grade II | SK 34778 47904 | 1794-1797. Stone baulks small and square on plan with rounded corners and concave tops. |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| | RAILWAY BRIDGE BETWEEN NUMBERS 20 AND 25 | | | |
| DDR2408 | STONE WALL IN FRONT OF PARAPET OF BRIDGE BETWEEN NUMBERS 53 AND 58, LONG ROW | Grade II | SK 34764 47898 | Late C18/early C19. About 3 ft high, coursed stone wall with pitched stone coping. Aligns with garden walls on south side of Long Row |
| DDR2410 | STONE WALL TO NORTH AND WEST OF NUMBERS 68 TO 70 LONG ROW | Grade II | SK 34659 47891 | Late C18/early C19. Ramped garden wall, of coursed stone with stone coping. Most of wall along Cluster Road, to west, of stone rubble |
| DDR2052 | THE CEDARS (DERBYSHIRE COUNTY COUNCIL CLINIC), FIELD LANE | Grade II | SK 34896 47771 | Early to mid C19. Ashlar with wide eaves, hipped slate roof and stone chimneys. A large house with symmetrical facade. Pilasters flank centre bay and clasp corners linking with eaves band. Two storeys. Three windows, sashes with glazing bars. |
| DDR2708 | THE DUKE OF DEVONSHIRE INN, BRIDGE STREET | Grade II | SK 34618 47692 | Late C17/early C18. Ashlar with stone band below eaves. Quoins. Slate roof, off centre and end chimney. Two storeys. Four stone mJllioned windows and one late C18/early C19 casement to 1st floor. Ground floor now has bow window inserted in a former doorway. Sign on wrought iron bracket. |
| DDR2582 | THE FOUNTAIN, MARKET PLACE | Grade II | SK 35072 47467 | 1881. Polygonal white stone fountain erected to |

**Appendix 3:** Historic/Listed Buildings

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| | | | | commemorate the paving of the Market Place in 1881 by G Strutt. Gothic arched blind panels and polygonal cap formerly carrying lamp. Two bronze lions heads each with small pink polished granite bowl below on opposing faces |
| DDR2511 | THE GEORGE INN, BRIDGE STREET | Grade II | SK 34597 47829 | Formerly 'The George and Dragon' and the main Belper coaching inn. Earliest part of facade to south, is a building of late C17/early C18 with end to street. Coursed stone rubble with modern pantiled roof. Quoins. Southern facade of 3 storeys, 3 windows with stone mullions. Ground floor windows altered. Northern part of building seems to have been added in C18 to this earlier southern building and west windows of the latter remodelled during the same period and probably at the same time. Eastern or street facade 3 storeys. Four sashes to top floor 2 to first floor with stone surrounds. Two windows and former C19 shop window to ground floor. Doric columned porch, the frieze carved with masks, cornice and blocking |

**Appendix 3:** Historic/Listed Buildings

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| | | | | course. Coved eaves cornice. Painted swinging sign on wrought iron bracket. |
| DDR2373 | THE LAWN, NOS. 112 AND 114, MARSH LANE | Grade II | SK 35594 48022 | C18. L-shaped building, No 112 built partly in front of No 114. Facade of No 114 rendered white No 112 stone with hipped slate roof. Two storeys. No 112 has 2 windows, modern casements in earlier sash spaces. Centre door. External stone staircase at east side. No 114 has 4 windows, sashes with glazing bars. Ground floor has angular stone bay. Off centre door, 6 panelled with flat hood on brackets. |
| DDR2138 | THE LION HOTEL, BRIDGE STREET | Grade II | SK 34671 47561 | Early/mid C19 with later modifications. |
| DDR2595 | THE NAG'S HEAD PUBLIC HOUSE, HIGH PAVEMENT | Grade II | SK 35114 47498 | Earlier/mid C19 facade, possibly to earlier building. Painted white over coursed stone. Slate roof with 2 gables. Symmetrical facade. Two storeys. Two windows sashes (no glazing bars) in broad moulded and boxed frames. Six panelled centre door with pediment and pilasters. |
| DDR2130 | THE TALBOT HOTEL, BRIDGE FOOT | Grade II | SK 34458 48262 | Built apparently at 3 different periods during the C18 and C19. |
| DDR2057 | THE UNITARIAN SUNDAY SCHOOL, GREEN LANE | Grade II | SK 34965 47533 | Present building probably of early/mid C19 date. Plaque over |

**Appendix 3:** Historic/Listed Buildings

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| | | | | door reads "Unitarian Sunday School 1721 to 1855". In 1721 the first Unitarian Meeting House was built on Market Street Lane: - now Green Lane (D A J xii 1890 13). |
| DDR2374 | TWO SETS GATE PIERS, SMALL GATE AND GARDEN WALL AT NUMBERS 112 AND 114, MARSH LANE | Grade II | SK 35560 48010 | Late C18/early C19. Coped ashlar garden wall ramped up at side of lane to rear. Quadrant walls to ruin entrance at north-west side. |
| DDR2749 | UNITARIAN CHAPEL AND CHAPEL COTTAGE, FIELD ROW/SHORT ROW | Grade II* | SK 34962 47838 | Includes: Unitarian Chapel and Chapel Cottage, SHORT ROW Unitarian Chapel in Belper since 1689. Present building most sources 1788 (but Fitton and Wadsworth state 1782 p102). Erected by Jedediah Strutt with his own private entrance and approach road. Ashlar with hipped slate roof. 2 storeys. Facade to Field Row has round arched entrance with keystone. External cantilevered stone staircase leads to 6-panelled door with quoined surround giving access at 1st floor level. Facade to Short Row has 2-storey gabled porch and 3 round arched windows. Eastern section has a further window. |
| DDR2088 | UNITY MILL, DERWENT STREET | Grade II | SK 34586 47528 | Mid C19 mill. Of coursed stone with hipped slate roof. T-shaped |

**Appendix 3:** Historic/Listed Buildings

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|---|---|---|---|---|
| | | | | building of 4 storeys. North/south range has coved bracketed eaves and off centre advanced bay with gable above. Circa 10 bays. Irregularly placed windows, generally with glazing bars. Rear east/west wing has blank top floor, otherwise also circa 10 bays, sashes with glazing bars. Additional block in angle of 'T'. Tall roof vents. |
| DDR2711 | WALLS OF RAILWAY CUTTING EXTENDING FROM APPROXIMATLEY 35 YARDS NORTH OF LONG ROW TO FIELD LANE BRIDGE AND FROM APPROXIMATLEY 45 YARDS NORTH OF KING STREET TO NEW ROAD BRIDGE | Grade II | SK 34755 47927 | This part of the North Midland Railway surveyed by George Stephenson. Some evidence of Francis Thompson's involvement in design of cutting walls and bridges. Fine embankment walls of rusticated stone, concave cross section with band carried round from bridges and internal buttresses. The railway was constructed in a mile long cutting through the town centre in order to provide minimum disturbance to the established street pattern. |
| DDR2376 | WESTERN BOUNDARY WALL, GATE AND END PIERS AT ENTRANCE TO BELPER CEMETERY, MATLOCK ROAD | Grade II | SK 34989 48960 | 1859. Two masonry gate piers and 2 piers at ends of quadrant walls at cemetery entrance. Pyramidal tiled caps with small gables. Low coped stone wall along frontage to Matlock Road |

**Appendix 3:** Historic/Listed Buildings

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| | | | | with sets of stepped triple interval piers with coping. |

**Appendix 4:** Monuments

| Monument ID | Monument Name | Dating | NGR |
|---|---|---|---|
| MDR801 | Ring ditch and other features, Foston and Scropton | Bronze Age and Saxon Phases | SK 203 313 |
| MDR2677 | Church Broughton WWII Airfield | Modern - 1939 AD to 1945 AD | SK 20379 32091 |
| MDR2679 | Cropmarks, Foston and Scropton/Church Broughton | Unknown date | SK 2041 3234 |
| MDR8065 | Intersecting ditches and post hole, Watery Lane, Scropton | Unknown date | SK 19501 31133 |
| MDR8077 | Ridge and furrow south of Guinea Farm, Scropton | Medieval - 1066 AD to 1539 AD | SK 20553 30676 |
| MDR8079 | Cropmark features north of Holly Bank Farm, Scropton Road, Foston | Late Prehistoric - 4000 BC to 42 AD | SK 20166 30269 |
| MDR10667 | 39 Uttoxeter Road, Foston, Hatton | Post Medieval - 1600 AD? to 1700 AD? | SK 20957 30881 |
| MDR10668 | 43 Uttoxeter Road, Foston, Hatton | Post Medieval - 1750 AD? to 1800 AD? | SK 20941 30886 |
| MDR10725 | Rose Cottage (now Red House Barn), off Brook Lane, Hatton | Medieval - 1400 AD? to 1500 AD? | SK 2122131312 |
| MDR11840 | Former Wesleyan Methodist Chapel, Uttoxeter Road, Hatton | Post Medieval - 1841 AD to 1868 AD | SK 2130 3089 |
| MDR12324 | Former barn at Daisy Bank Farm, Church Broughton Road, Hatton | Post Medieval - 1600 AD to 1900 AD | SK 2139 3133 |
| MDR12337 | Old Chapel House, Uttoxeter Road, Foston & Scropton | Post Medieval - 1800 AD? to 1850 AD? | SK 2070 3095 |
| MDR13035 | Foston Park, Foston | Medieval - 1066 AD to 1539 AD/Post Medieval - 1540 AD to 1900 AD | SK 1879 3140 |
| MDR14538 | Field boundaries, north of Scropton Road, Foston and Scropton | Late Prehistoric - 4000 BC to 42 AD | SK 2034 3039 |
| MDR14567 | Ridge and furrow, north of Scropton | Medieval - 1066 AD to 1539 AD | SK 1934 3083 |
| MDR14570 | Ridge and furrow, east of Pennywaste Wood, Foston | Medieval to Post Medieval - 1066 AD to 1900 AD | SK 2106 3183 |
| MDR14571 | Ridge and furrow, west of Miry Lane, Hatton | Medieval - 1066 AD to 1539 AD | SK 2097 3191 |
| MDR14572 | Ridge and furrow, north-east of Scropton | Medieval to Post Medieval - 1066 AD to 1900 AD | SK 2015 3082 |
| MDR14573 | Narrow ridge and furrow, off Uttoxeter Road, Foston | Post Medieval - 1540 AD to 1900 AD | SK 2037 3118 |
| MDR14574 | Ridge and furrow (site of), off Netherclose Lane, Scropton | Medieval to Post Medieval - 1066 AD to 1900 AD | SK 2083 3049 |
| MDR14578 | Ridge and furrow, Church Broughton Farm, Hatton | Medieval - 1066 AD to 1539 AD | SK 2127 3155 |
| MDR14580 | Ridge and furrow, north-west of Hatton | Medieval - 1066 AD to 1539 AD | SK 2116 3073 |
| MDR15773 | Narrow ridge and furrow, south of Uttoxeter Road, Hatton | Post Medieval - 1540 AD to 1900 AD | SK 2147 3076 |

**Appendix 5:** Registered Park or Garden

| Building ID | Park/Garden Name | Park/Garden Name Listing | NGR | Dating |
|---|---|---|---|---|
| DDR7289 | Belper Cemetery | Grade II | SK 3514 4899 | A cemetery opened in 1859 laid out by William Barron; the chapels and lodge designed by the Birmingham architect, Edward Holmes |
| DDR6936 | River Gardens, Belper | Grade II* | SK 3468 4823 | Public pleasure garden laid out by the River Derwent in 1905 by leading philanthropist associated with Belper's cotton-milling industry. |

**Appendix 6:** Historic Landscape Character Assessment

| UID | Name | Description | NGR | Dating |
|---|---|---|---|---|
| HDR3564 | Post-1880s settlement at Belper and Holbrook | Fields and Enclosed Land | SK 3522 4683 | Stuart to Victorian - 1650 AD to 1882 AD ,Victorian to 21st Century - 1875 AD to 2011 AD |
| HDR3565 | Pre-1880s settlement at Belper | Pre-1880s Settlement | SK 3546 4773 | Medieval to Victorian - 1066 AD to 1882 AD |
| HDR3599 | Fields between Belper and Nether Heage | Fields between Belper and Nether Heage | SK 3566 4969 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3600 | Swinney Wood, Crich Lane, Belper | Woodland | | Elizabethan to Victorian - 1600 AD? to 1882 AD |
| HDR3601 | Woodland west of Crich Lane, Belper | Woodland | SK 3533 4928 | Victorian to Early 20th Century - 1896 AD to 1921 AD |
| HDR3603 | Fields east of Cemetery Road, Belper | Fields and Enclosed Land/ Planned Enclosure | SK 3516 4864 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3606 | Works buildings, factories and a superstore, west of Bridge Street, Belper | Industrial Type Post-1880s Industrial Complex | SK 3452 4738 | Early 20th Century to 21st Century - 1912 AD to 2002 AD |
| HDR3607 | Sports grounds, Bridge Street, Belper | Ornamental, Parkland and Recreational Type Sports Fields | SK 3442 4778 | Georgian to 21st Century - 1750 AD to 2002 AD |
| HDR3608 | Fields west of Bridge Street, Belper | Fields and Enclosed Land/Small Regular Fields | SK 3437 4736 | Mid 20th Century to 21st Century - 1937 AD to 2002 AD |
| HDR3609 | Field west of Bridge Street, Belper | Fields and Enclosed Land/Large Regular Fields | SK 3428 4764 | Early 20th Century to 21st Century - 1912 AD to 2002 AD |
| HDR3610 | Mills, Belper Bridge, Belper | Industrial Type Textile Mills and Associated Industries | SK 3448 4806 | Georgian to Victorian - 1750 AD to 1882 AD |
| HDR3611 | Settlement at Bridgehill, Belper | Settlement Post-1880s Settlement | SK 3426 4854 | Victorian to 21st Century - 1875 AD to 2011 AD |
| HDR3613 | River Gardens, Belper | Ornamental, Parkland and Recreational Parks and Gardens | SK 3468 4827 | Edwardian - 1905 AD to 1906 AD |
| HDR3614 | St Elizabeth's Catholic Primary School, Matlock Road, Belper | Civic and Commercial Educational | SK 3484 4822 | Mid 20th Century to 21st Century - 1937 AD to 2002 AD |
| HDR3615 | Fields north of Pingle Lane, Belper | Fields and Enclosed Land Fossilized Strip Fields | SK 3487 4813 | Medieval to Victorian - 1300 AD to 1882 AD |

**Appendix 6:** Historic Landscape Character Assessment

| | | | | |
|---|---|---|---|---|
| HDR3616 | Fields west of Cemetery Road, Belper | Fields and Enclosed Land Small Irregular Fields | SK 3496 4835 | Medieval to Victorian - 1300 AD to 1882 AD |
| HDR3617 | Woodland at the disused Weir Quarry, Matlock Road, Belper | Woodland Broadleaved Woodland with Sinuous Boundaries | SK 3485 4840 | Elizabethan to Victorian - 1600 AD to 1882 AD |
| HDR3618 | Woodland at the disused Weir Quarry, Matlock Road, Belper | Woodland Broadleaved Plantation | SK 3497 4854 | Early 20th Century to 21st Century - 1912 AD to 2002 AD |
| HDR3619 | Belper Cemetery, Matlock Road, Belper | Ornamental, Parkland and Recreational Cemetery | SK 3513 4894 | Georgian to 21st Century - 1800 AD to 2002 AD |
| HDR3620 | Fields near Broadholme Lane, Belper/Ripley | Fields and Enclosed Land Planned Enclosure | SK 3504 4977 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3621 | Settlement at Broadholm, Belper | Settlement Post-1880s Settlement | SK 3492 4929 | Victorian to 21st Century - 1875 AD to 2011 AD |
| HDR3622 | Settlement at Broadholm, Matlock Road, Belper | Settlement Pre-1880s Settlement | SK 3489 4928 | Medieval to Victorian - 1066 AD to 1882 AD |
| HDR3623 | Fields east of Broadholm, Belper | Fields and Enclosed Land Planned Enclosure | SK 3517 4929 | Medieval - 1066 AD to 1539 AD |
| HDR3643 | Fields along Chevin Road, Belper | Fields and Enclosed Land Small Irregular Fields | SK 3411 4723 | Medieval - 1066 AD to 1539 AD |
| HDR3690 | Fields south of Bridgehill, Belper | Fields and Enclosed Land Small Irregular Fields | SK 3405 4796 | Medieval to Victorian - 1300 AD to 1882 AD |
| HDR3693 | Fields west of Bridgehill, Belper | Fields and Enclosed Land Planned Enclosure | SK 3372 4831 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3694 | Fields northeast od Bridgehill, Belper | Fields and Enclosed Land Planned Enclosure | SK 3447 4882 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3695 | Fields at Scotches, Belper | Fields and Enclosed Land Small Regular Fields | SK 3460 4833 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3696 | Young plantation east of Wyver Lane, Belper | Woodland Other Plantation | SK 3480 4862 | Late 20th Century to 21st Century - 1990 AD to 2002 AD |
| HDR3697 | The River Derwent and fish pond, Belper | Water and Valley Floor Natural Open Water | SK 3489 4881 | Medieval to Victorian - 1066 AD to 1882 AD |

**Appendix 6:** Historic Landscape Character Assessment

| | | | | |
|---|---|---|---|---|
| HDR3698 | Fields along the River Derwent, near Broadholm, Belper | Fields and Enclosed Land Type Small Regular Fields | SK 3478 4892 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3699 | Open water along the River Derwent, Wyver Lane, Belper | Water and Valley Floor Natural Open Water | SK 3449 4928 | Late 20th Century to 21st Century - 1971 AD to 2002 AD |
| HDR3739 | Fields northwest of Mount Pleasant, Belper | Fields and Enclosed Land Small Regular Fields | SK 3354 4899 | Stuart to Victorian - 1650 AD to 1882 AD |
| HDR3740 | Chapel Plantation, Mount Pleasant, Belper | Woodland Other Plantation | SK 3428 4906 | Elizabethan to Victorian - 1600 AD to 1882 AD |
| HDR3744 | Fields around Wyver Wood, Belper Lane, Belper | Fields and Enclosed Land Small Irregular Fields | SK 3390 4928 | Medieval to Victorian - 1300 AD to 1882 AD |
| HDR3745 | Fields along Wyver Lane, Belper | Fields and Enclosed Land Small Regular Fields | SK 3425 4938 | Stuart to Victorian - 1650 AD to 1882 AD |

**Appendix 7:** Oasis

**OASIS ID: midlanda1-400661**

| | |
|---|---|
| **Project details** | |
| Project name | St Elizabeth House |
| Short description of the project | Desk top assessment of development site. |
| Project dates | Start: 20-08-2020 End: 20-08-2020 |
| Previous/future work | No / Not known |
| Any associated project reference codes | AVA/2020/0253 - Planning Application No. |
| Any associated project reference codes | MAS/592/20 - Contracting Unit No. |
| Type of project | Desk based assessment |
| Site status | Listed Building |
| Current Land use | Other 2 - In use as a building |
| Monument type | BUILDING Post Medieval |
| Significant Finds | NONE None |
| Methods & techniques | ''Documentary Search'',''Visual Inspection'' |
| Development type | Rural commercial |
| Prompt | National Planning Policy Framework - NPPF |
| **Project location** | |
| Country | England |
| Site location | DERBYSHIRE AMBER VALLEY BELPER St Elizabeth House Belper |
| Postcode | DE56 2JD |
| Study area | 0.8 Hectares |
| Site coordinates | SK 434844 348339 52.908854596176 -1.353341326392 52 54 31 N 001 21 12 W Point |
| Lat/Long Datum | Unknown |
| Height OD / Depth | Min: 0m Max: 0.01m |
| **Project creators** | |
| Name of Organisation | Midland Archaeological Services |

| | |
|---|---|
| Project brief originator | Local Authority Archaeologist and/or Planning Authority/advisory body |
| Project design originator | Midland Archaeological Services |
| Project director/manager | S.L.W Williams |
| Project supervisor | S.L.W.Williams |
| Type of sponsor/funding body | Developer |

**Project archives**

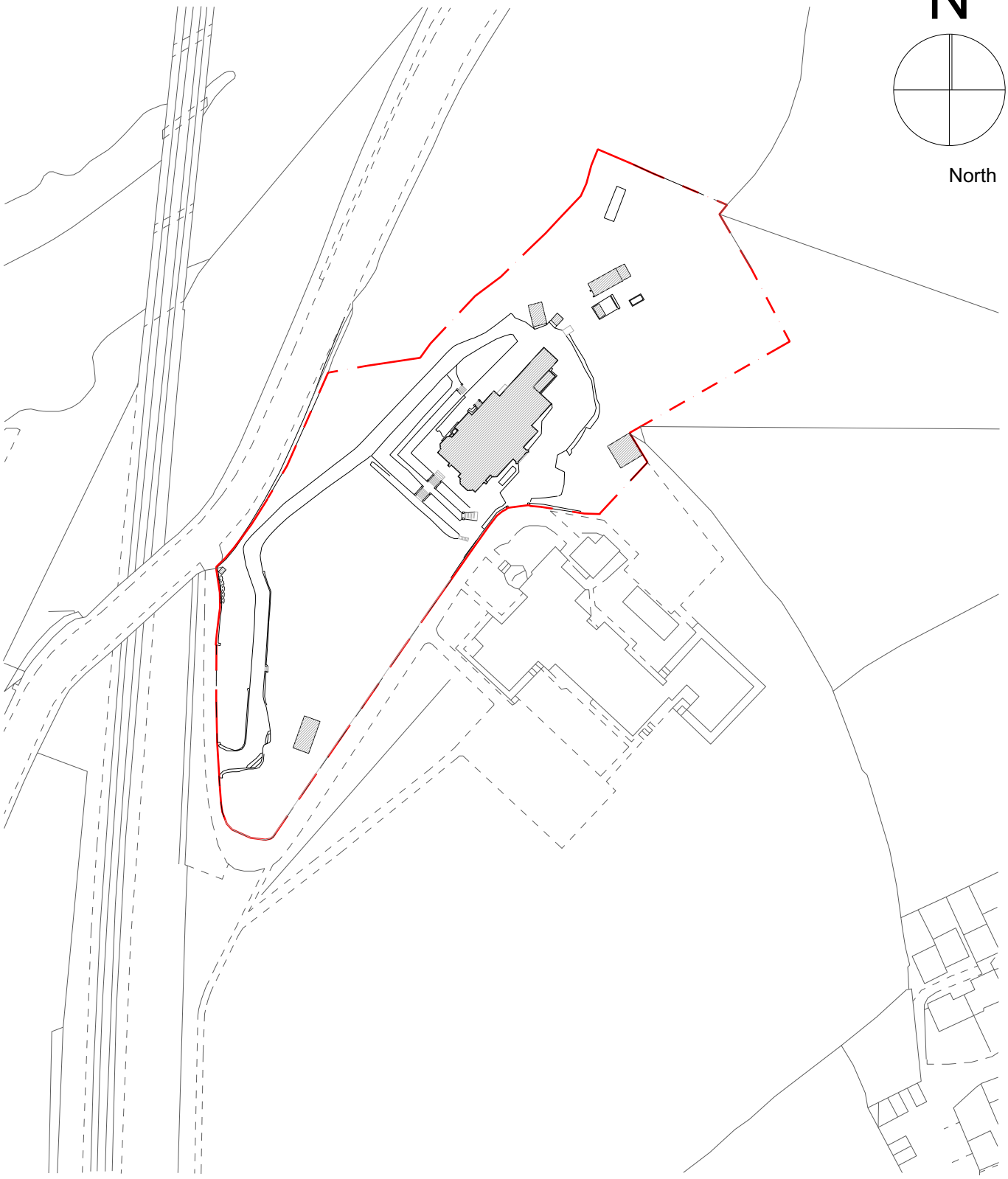
| | |
|---|---|
| Physical Archive Exists? | No |
| Digital Archive Exists? | No |
| Paper Archive recipient | Derbyshire Museum and Art Gallery |
| Paper Contents | ''none'' |
| Paper Media available | ''Report'' |

**Project bibliography 1**

| | |
|---|---|
| Publication type | Grey literature (unpublished document/manuscript) |
| Title | Desk-Based Assessment of land at St Elizabeth House, Matlock Road, Belper. |
| Author(s)/Editor(s) | S.Williams |
| Other bibliographic details | MAS/592?20 |
| Date | 2020 |
| Issuer or publisher | MAS |
| Place of issue or publication | MAS Lincolnshire |
| Description | Desk-based assessment of land prior to development. |

| | |
|---|---|
| Entered by | steve williams (Info@midarch.co.uk) |
| Entered on | 6 August 2020 |

North Scale




| Rev. | Date | Description | Drwn. |
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| A | 28.02.20 | Planning Issue | KK |

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Drawing Title
Site Location Plan
Project
St Elizabeth House
Client
Mr Malik

| Scales @ A4 | First Issue Date | Drawn | Check |
|---|---|---|---|
| 1:1250 | 05.02.20 | KK | JB |

Job Number / Dwg. No. / Revision
N1619_GA_102_A
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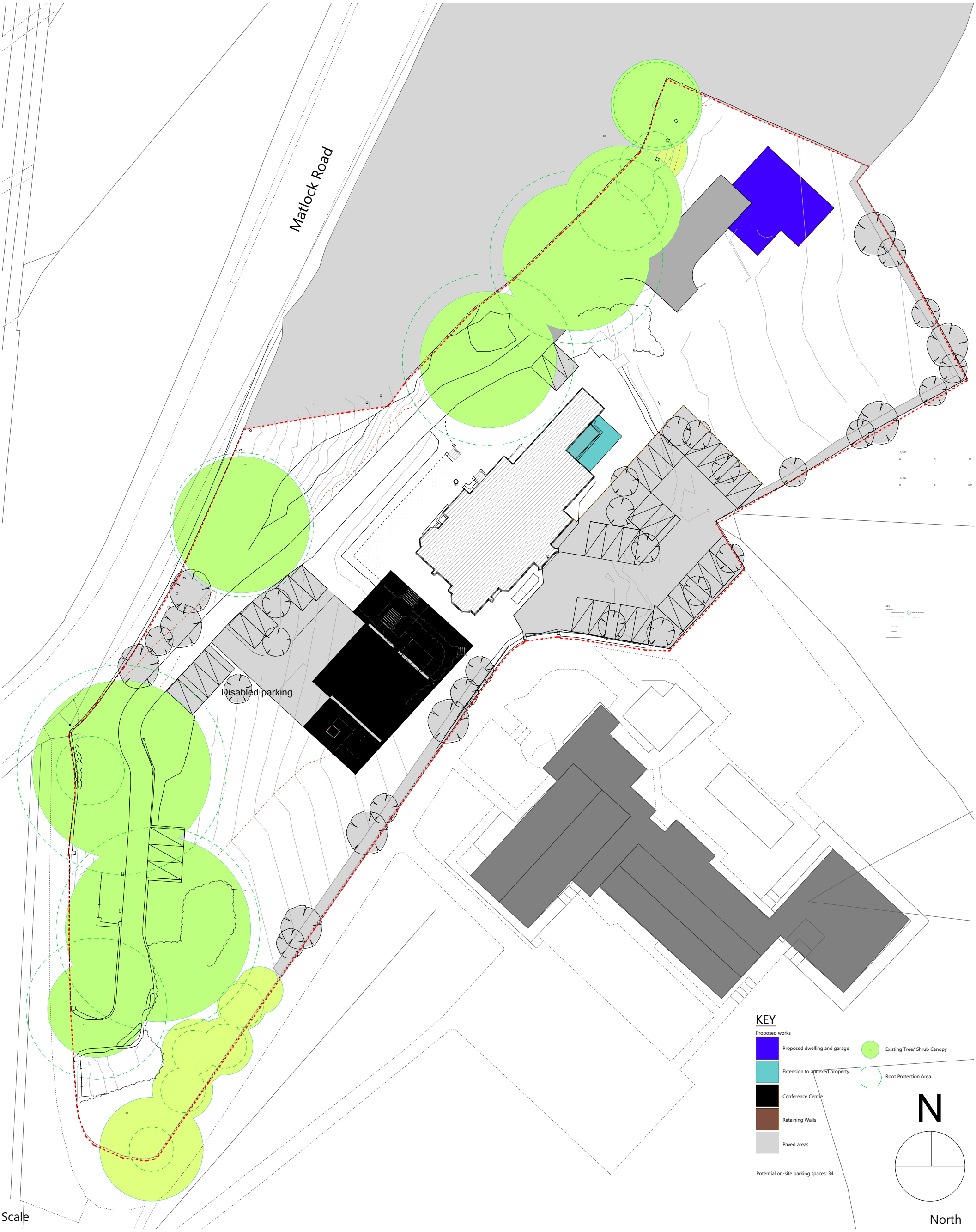
Fig.2




| Rev. | Date | Description | Drwn. |
|---|---|---|---|
| C | 01.12.20 | Orangery removed | JB |
| B | 20.10.20 | Updated following listing | JB |
| A | 28.02.20 | Planning Issue | JB |

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Drawing Title
Overall Site Schematic
Project
St Elizabeth House
Client
Mr Malik

| Scales @ A3 | First Issue Date | Drawn | Check |
|---|---|---|---|
| 1:500 | 05.02.20 | KK | JB |

Job Number / Dwg. No. / Revision: N1619_GA_010_C
RIBA Stage . Drawing Status: [ 3 ] - PLANNING

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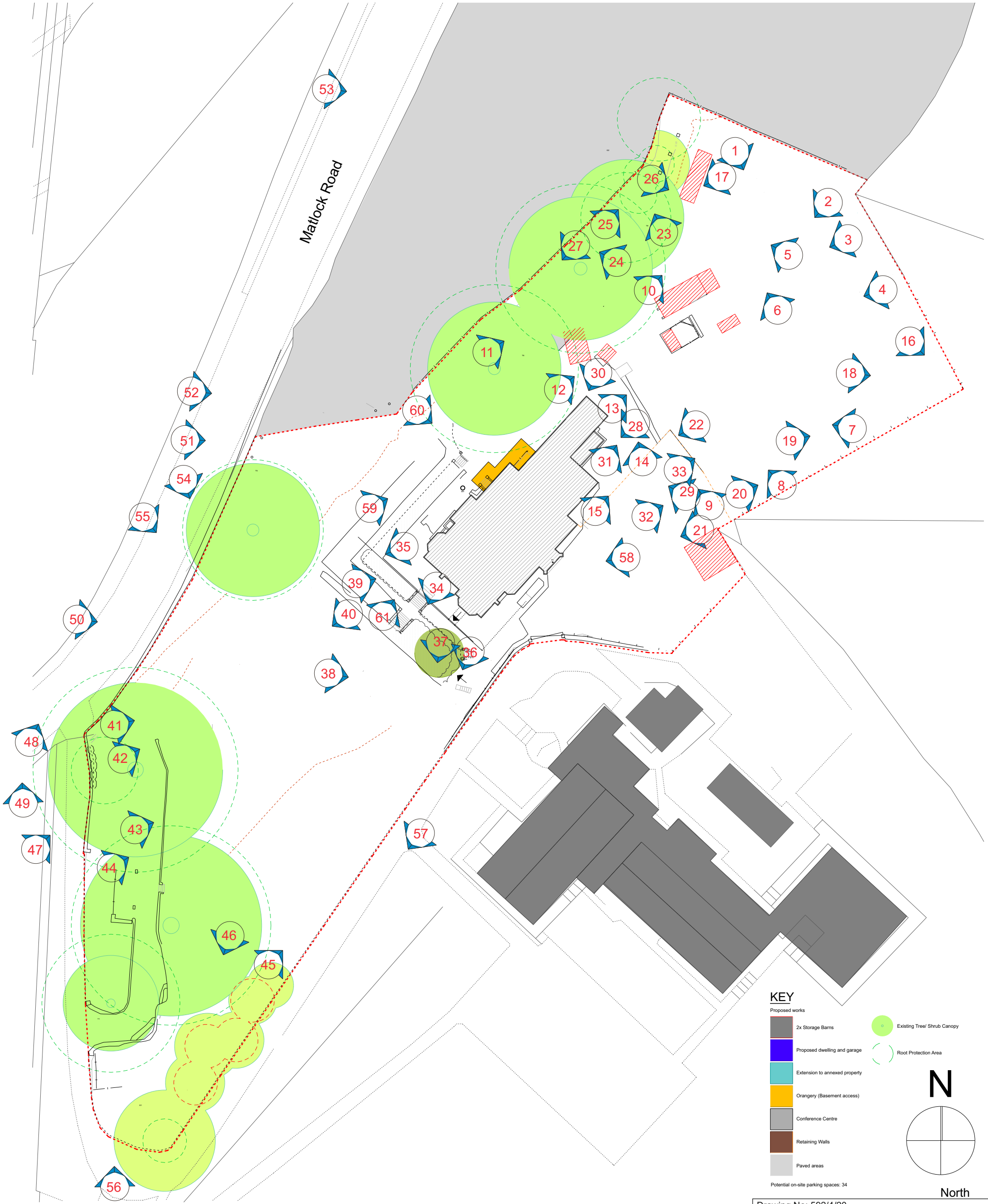
ARCHITECTS & DESIGNERS

Fig.3




| | | |
|---|---|---|
| Drawing No: 592/4/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 4: Photo Direction Plan | | |
| Scale: 1:500 @ A3 | | Site Code: N/A |
| Drn SLW | Chk | Date 28/07/2020 |

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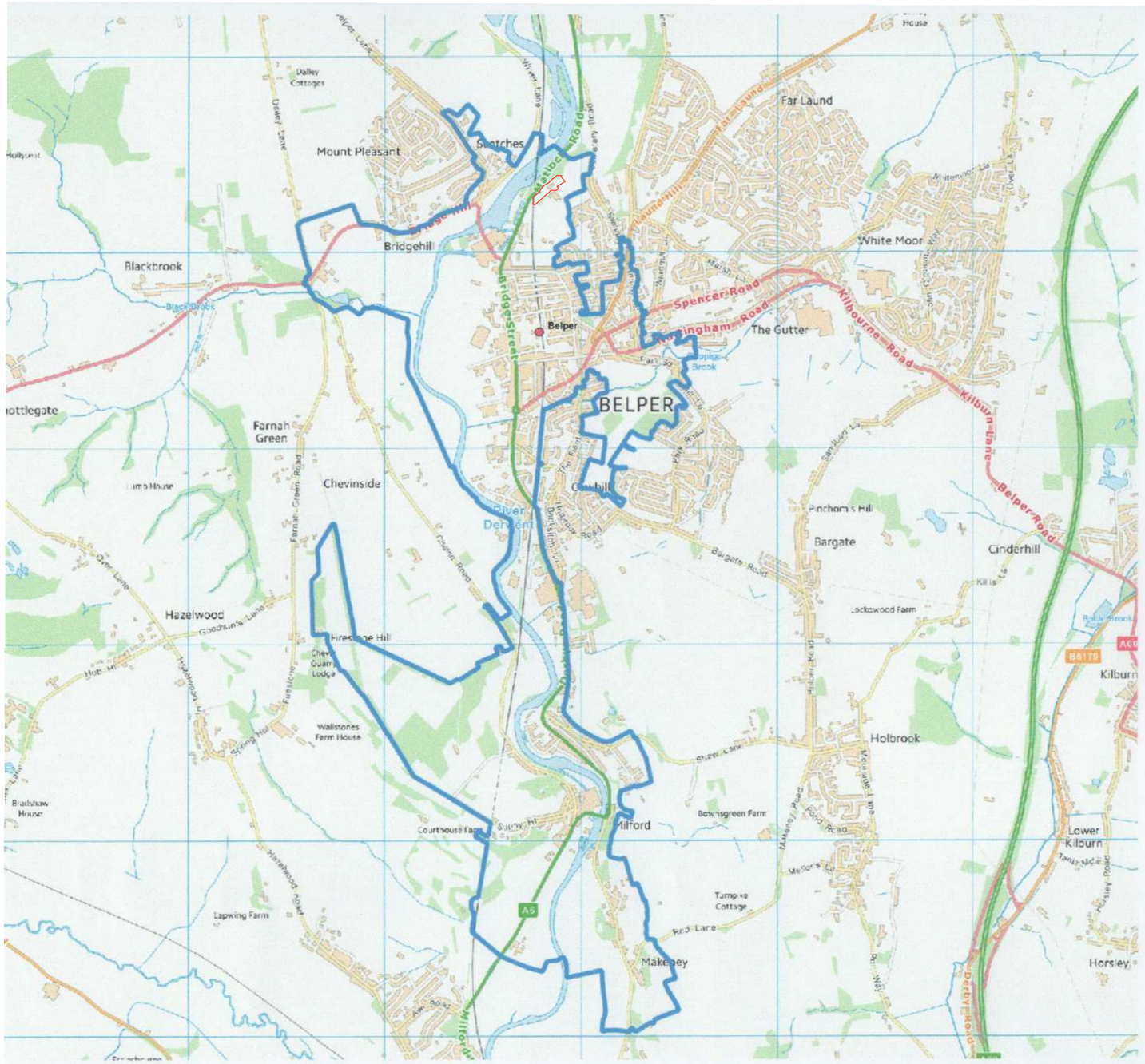
MIDLAND ARCHÆOLOGICAL SERVICES




N

North

| | | |
|---|---|---|
| Drawing No: 592/5/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 5: Conservation Area. | | |
| Scale: 1:2500 @ A3 | | Site Code: N/A |
| Drn SLW | Chk | Date 28/07/2020 |

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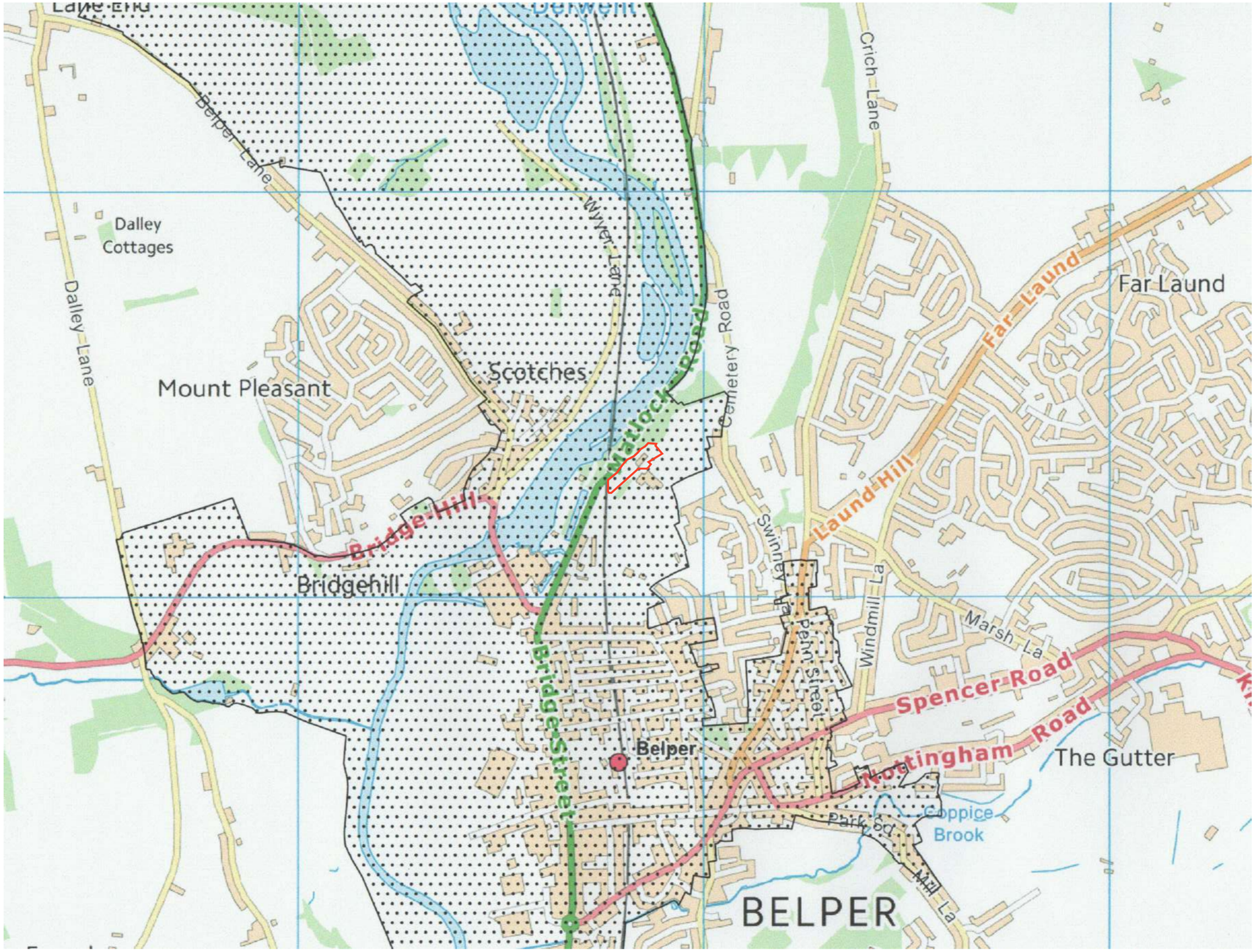
MIDLAND ARCHÆOLOGICAL SERVICES




N

North

| | | |
|---|---|---|
| Drawing No: 592/6/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 6: Derwent Valley Mills World Heritage Area. | | |
| Scale: 1:10 000 @ A3 | | Site Code: N/A |
| Drn SLW | Chk | Date 28/07/2020 |

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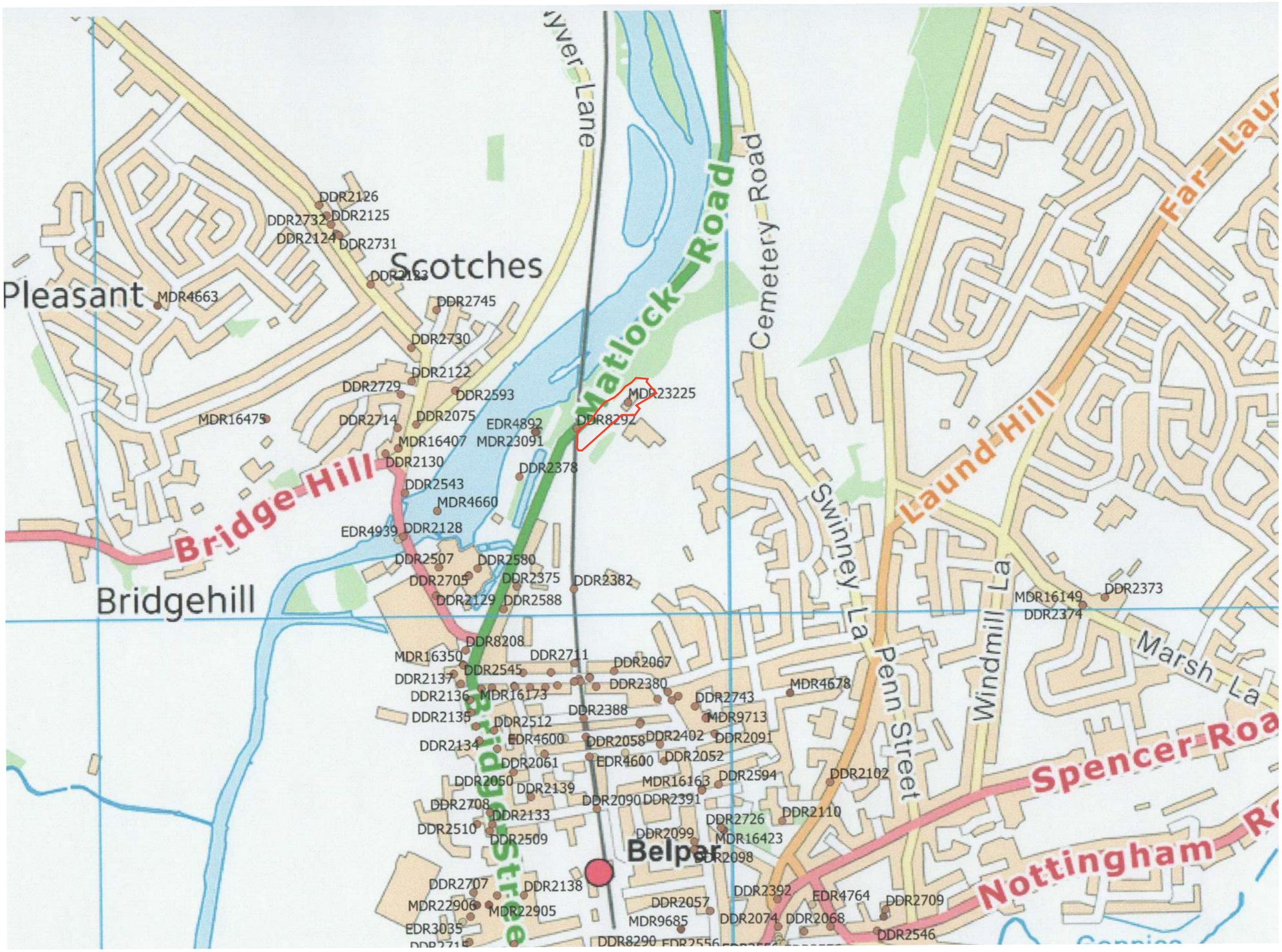
MIDLAND ARCHÆOLOGICAL SERVICES




| | | |
|---|---|---|
| Drawing No: 592/7/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 7: Historic Environment Data. | | |
| Scale: 1:6250 @ A3 | Site Code: N/A | |
| Drn SLW | Chk | Date 28/07/2020 |

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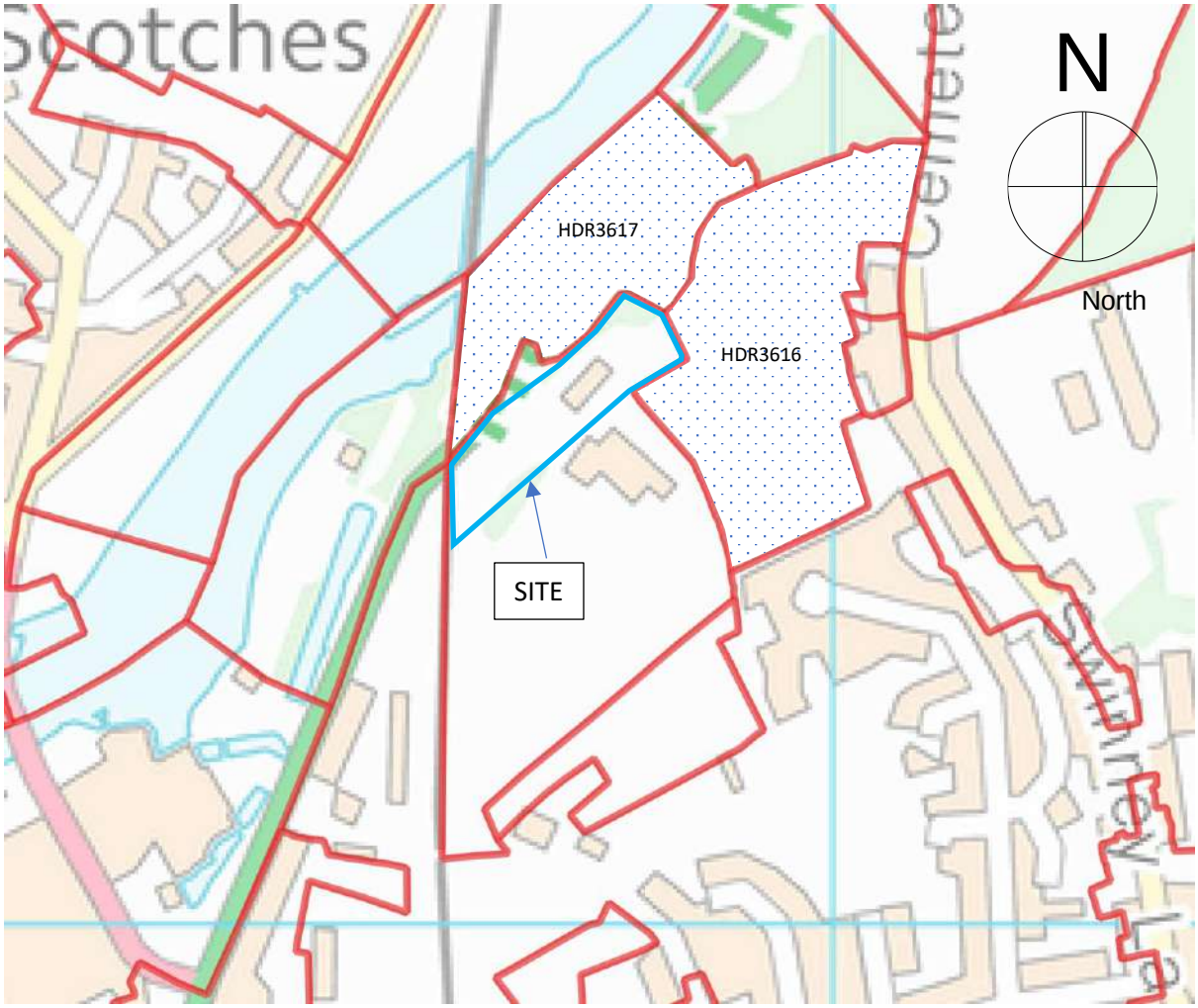


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| Drawing No: 592/8/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 8: Historic Landscape Character Assessment. | | |
| Scale: 1:3174 @ A4 | Site Code: N/A | |
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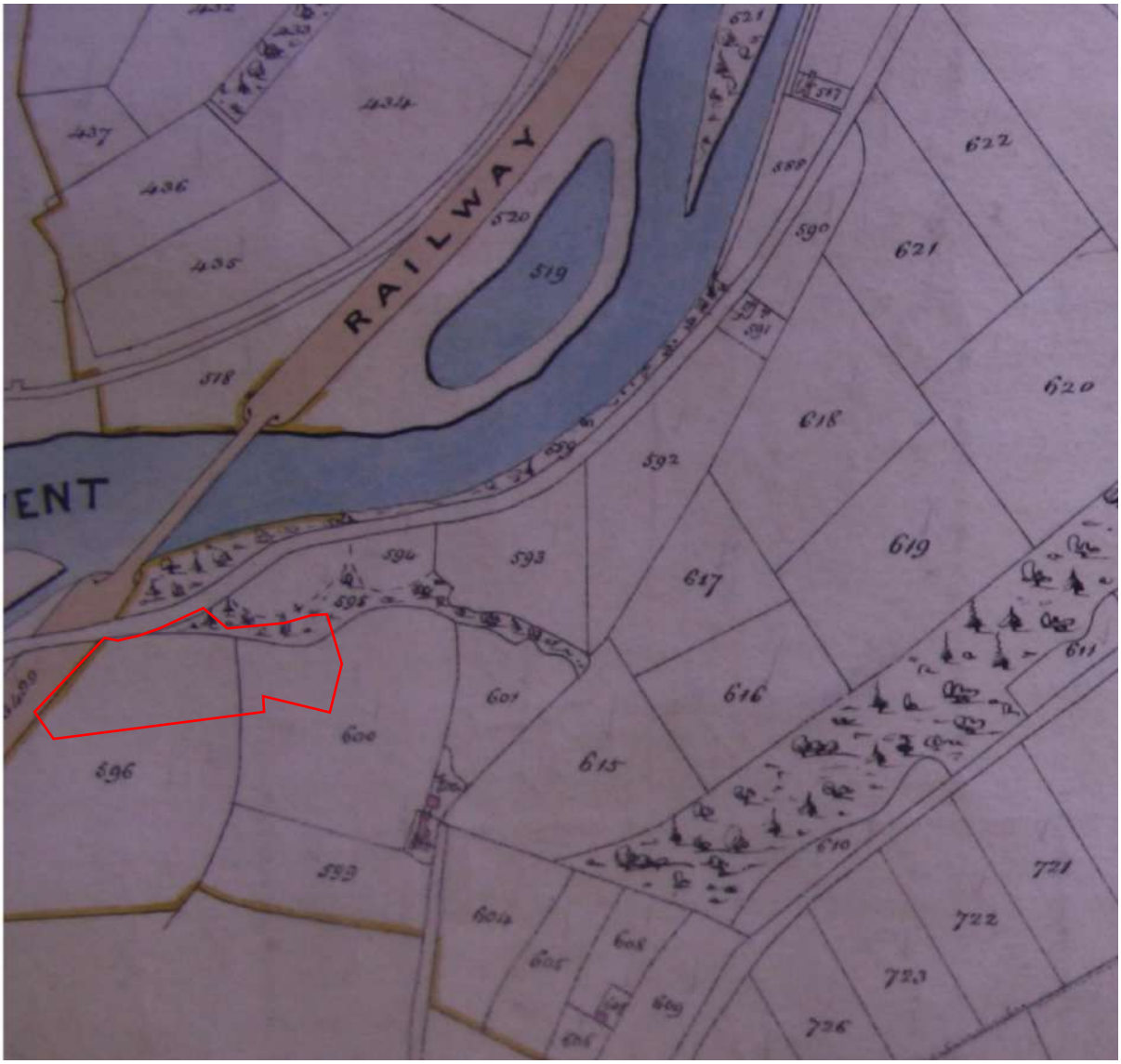


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| Drawing No: 592/9/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 9: Extract from the 1844 Tithe Map of Belper. | | |
| Scale: N/A | | Site Code: N/A |
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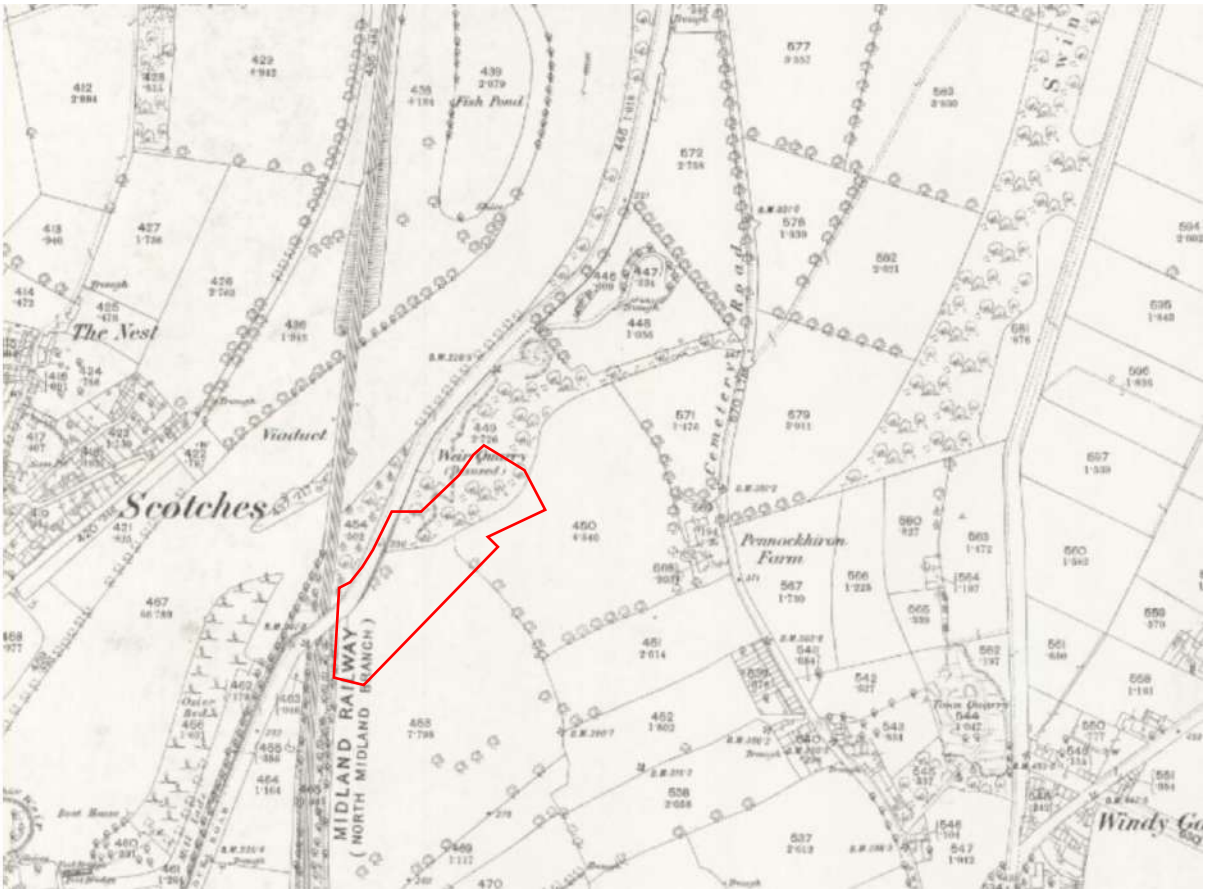


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|---|---|---|
| Drawing No: 592/10/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 10: Extract from the 25" 1880 1st (ed) Ordnance Survey. | | |
| Scale: N/A | | Site Code: N/A |
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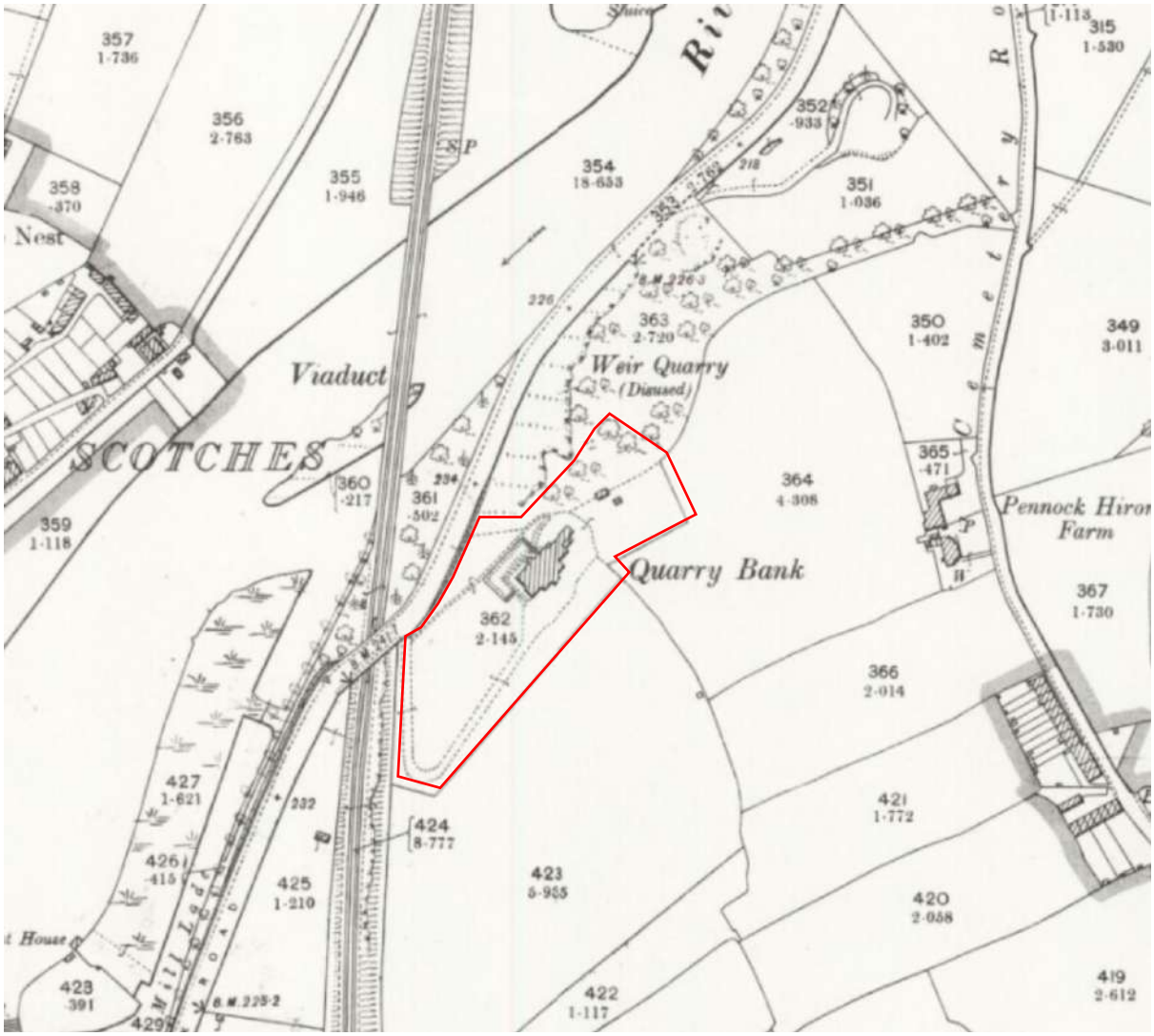


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|---|---|---|
| Drawing No: 592/11/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 11: Extract from the 25" 1900 2nd (ed) Ordnance Survey. | | |
| Scale: N/A | | Site Code: N/A |
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| | | |
|---|---|---|
| Drawing No: 592/12/20 | | |
| Project: St Elizabeth House Belper. | | |
| Fig. 12: Extract from the 25" 1945 revision of 1938 Ordnance Survey. | | |
| Scale: N/A | | Site Code: N/A |
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