DERBYSHIRE COUNTY COUNCIL

521189-MILFORD COMMUNITY PRIMARY SCHOOL

CHEVIN ROAD, MILFORD, BELPER, DERBYSHIRE DE56 0QH

22/06/23 REVISION A

Heritage Impact Statement

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DOCUMENT CONTROL SHEET	
Project:	Milford Community Primary School, Chevin Road, Milford, Belper, Derbyshire
Job Number:	521189
Document Title:	Heritage Impact Statement
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Version Number:	V1.0
Date:	13/03/2023
Checked by:	
Date:	

Overview

The Heritage Statement has been produced in support of a listed building consent application for the upgrade/refurbishment of 5 No. under croft areas to form a wet play/activity teaching space at Milford Primary School, Chevin Road, Milford, Derbyshire, DE56 0QH.

This statement provides further details in addition to those specified in the Design and Access statement document.

History and Significance

The site is situated in the Derwent Valley in Derbyshire which, in December 2001, was inscribed as a World Heritage site due to the outstanding importance as the birthplace of the factory system where, in the 18th century, waterpower was successfully harnessed for textile production.

The development of the school and a number of buildings within the village are coherently linked to the development of the mill at Milford, having all been constructed by the Strutt family in the late 18th century and early 19th century. The school is located to the west of the former mill site and the boundary of the playground forms the eastern boundary of the mill complex.

The Strutt family started to purchase land in Milford in 1781 and began constructing buildings to be used for cotton milling and bleach works. They provided welfare and accommodation for the employees, constructing housing concurrently with the mill along with Sunday schools for the children. Later a dedicated school was provided for Milford. The school is known to have been in existence by 1807. The building itself is on two levels on a sloping site with the school occupying the upper floor at street level on the west side. The lower ground floor is made up of arcaded rear stalls and would have been used for Strutt wagons carrying materials to and from the mill.

Proposals

The new proposals comprise of the upgrade/refurbishment of five under croft areas to form an enclosed activity/teaching space that would provide a vital link to the outdoor area, playground and garden which is otherwise cut off from the main school building on the upper ground level.

The existing areas are currently used as teaching spaces, toilet area and storage area which has become visibly tired. The proposed works are going to refresh these areas and also provide a better environment for the children and staff with the addition of mechanical ventilation, heating and better lighting.

The proposals do not involve any major alteration to the existing building to accommodate the teaching space, toilets and storage area. There are no major external alterations other than infilling of the three arched coursed gritstone under croft openings with thermally broken powder coated aluminium doors and windows into the opening reveal allowing the existing arched opening to the fully expressed. Currently the archways to the under crofts are filled with poor quality timber casement windows and domestic timber doors which are in poor condition.

The aluminium frame would be a simple vertical symmetrical arrangement that would have a narrow frame profile and match the current door and window configuration currently installed at the opposite end of the building. The brick work below will remain in-situ.

The internal existing layout of these modules which form the new teaching space will not change as the current configuration remains suitable for the children and staff.

The new proposal will have a minimal impact, allowing for the retention of the historical fabric in-situ.

The proposal is to remove the existing timber partitions that conceal the back walls and replace them with new steel stud partitions, the void will be accessed via a paint grade door. The new void will be 600mm away from the existing back wall. The new void will provide accommodation for the new mechanical and electrical equipment. The new partitions will be sympathetically mechanically fixed to the existing barrel-vaulted ceiling and floor, no mechanically fixing will be installed into the walls.

All the floor covering are to be removed and replaced with new, no sub floors will be replaced.

The existing sanitary fittings and cubicles will be removed and replaced with new, the existing configuration will remain.

The new addition of kitchen units for food preparation will replace existing provision already located.

The brick vaulted ceiling, wall and all joinery items will receive a new paint application. Colour to be confirmed by the head teacher and members of staff at Pre- Start Meeting.

Energy Conservation

There are no specific sustainable construction/energy efficiency installations, but the project will comply with the stringent requirements of the Building Regulations Part L Conservation of Fuel and Power. It is proposed to upgrade the existing heating and ventilation provision within the under crofts to comply to current legislation, this is detailed in the attached plan.

Visibility and Sustainability

The existing building is leased.

It is important to retain the educational use of the listed school building. This development secures the long-term use and maintenance of the under crofts, together with the long term needs of the school to provide day to day teaching of children.

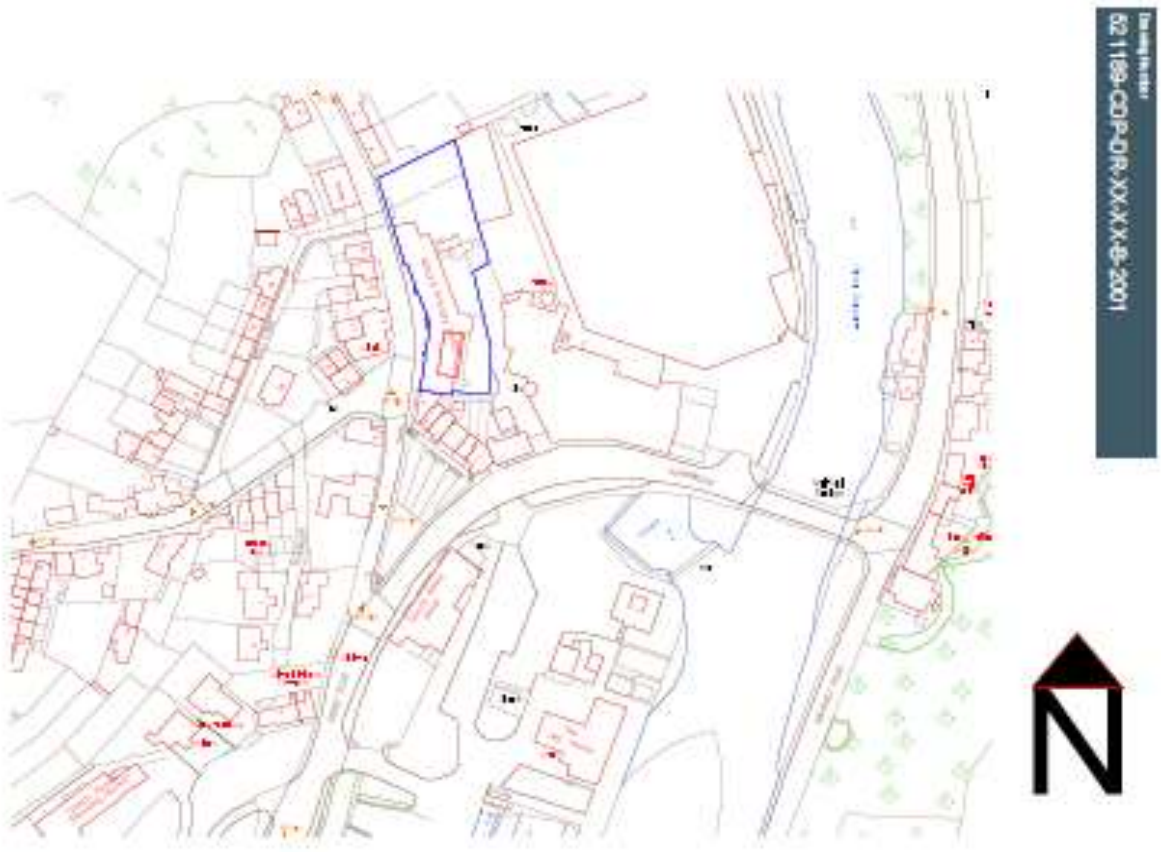
Access

Access arrangements to the site will remain as existing, vehicle and pedestrian routes to and around the remaining site would not be affected by the proposed works. The proposal will not affect emergency evacuation procedures adopted by the school nor accessibility for authorised users. The number of parking spaces will remain unaffected since no additional staff will be employed to manage the activity area.

The proposal does not facilitate the formation of any advertisements, removal of any trees or storage of hazardous substances and is not for engineering or mining purpose.

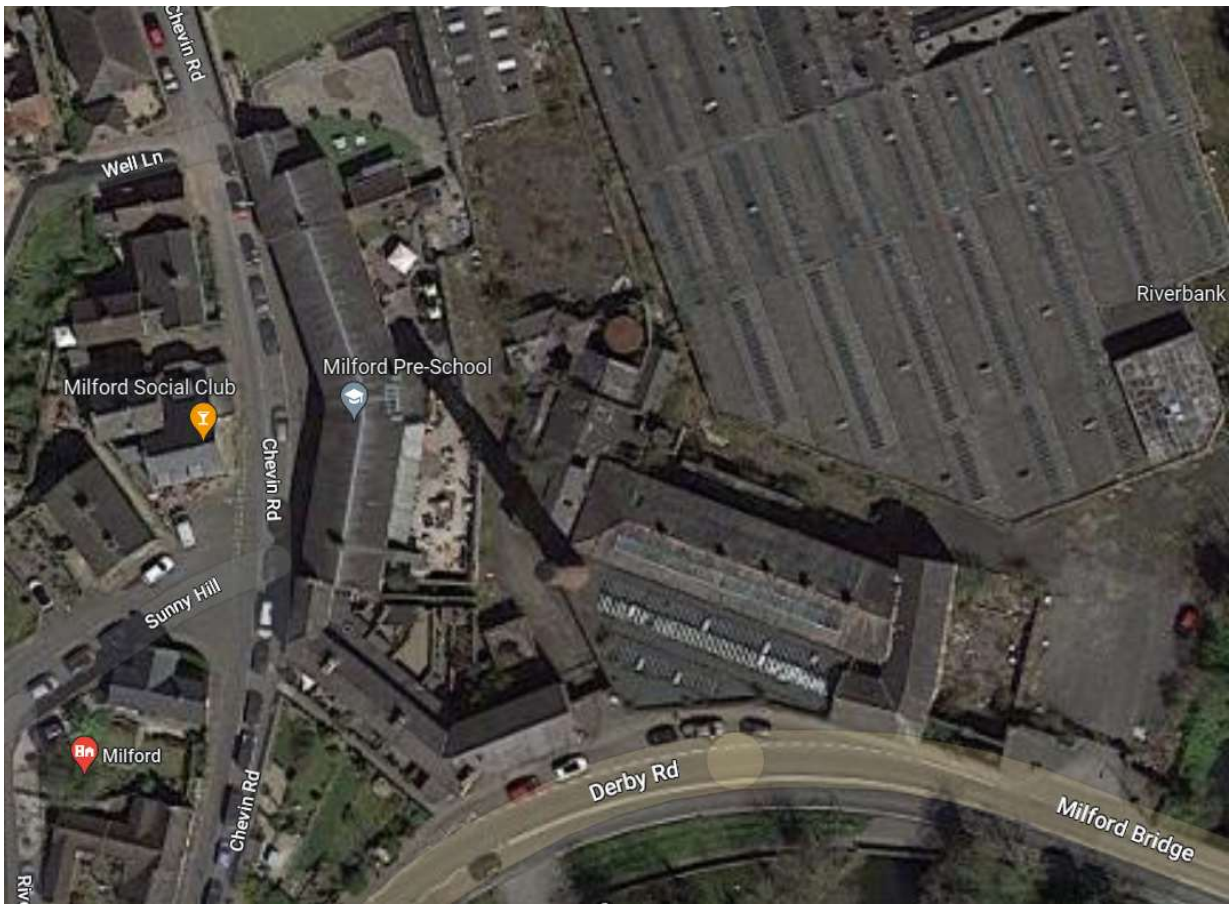
In conclusion

The proposals have been designed to cause minimal alterations to the external façade and internally minimal changes have been imposed whilst undertaking a conversion to bring this part of the building into use, giving the school a new lease of life whilst being sympathetic and reversible to avoid any detrimental impact on the character preserving the architectural interest and historical significance of the school building and its wider context.

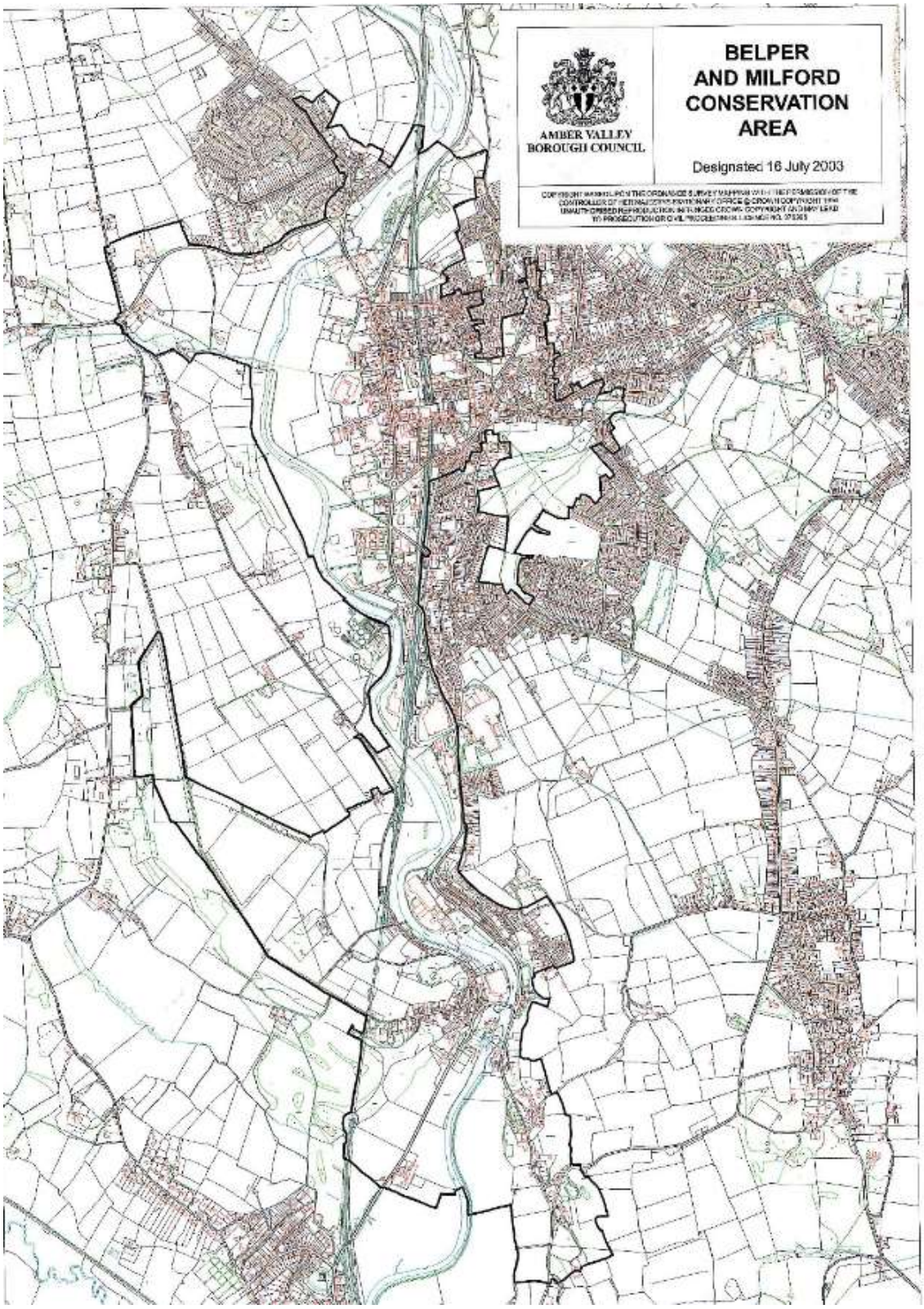


Site location Plan 1:1250

Site location plan showing Milford Community Primary School



Ariel view showing existing school-Milford Community Primary School



Belper and Milford Conservation Area

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