Chevin End Farm
Land West of the Derwent Valley
Milford, Derbyshire
Heritage Statement
September 2025



James Boon Architects

Document	**Chevin End Farm** **Milford, Derbyshire** **Heritage Statement**
Client	Nicola & Lawrence Edwards
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Prepared By	TR & AWP
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Previous Issues	1
Notes	

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1.0 Introduction

1.1 Background



Site Photo - Garage and Main Building

This document has been prepared by James Boon Architects as an introductory contextual and historical analysis, exploring the Chevin End farm site and its surroundings. It will later go onto discuss the design changes and heritage impact to the buildings and surrounding area. This will support a planning application for the partial conversion of the garage and door being added to an outbuilding.

The project will holistically look at two buildings on the property for the purpose of partial conversion and improved accessibility.

2.0 Context Analysis

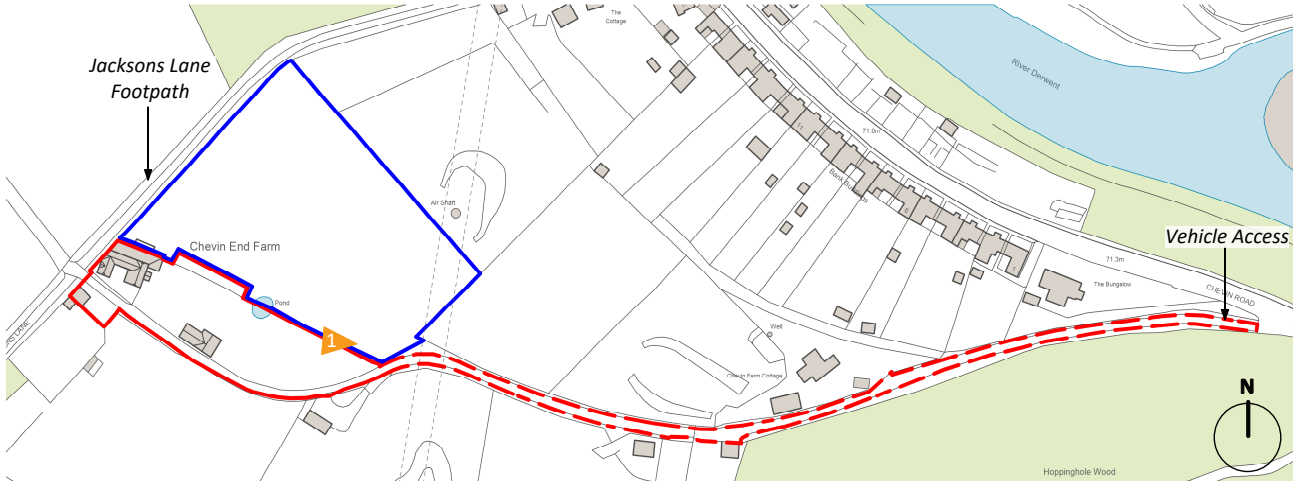
2.1 Site Context

Chevin End Farm, Milford, Derbyshire.

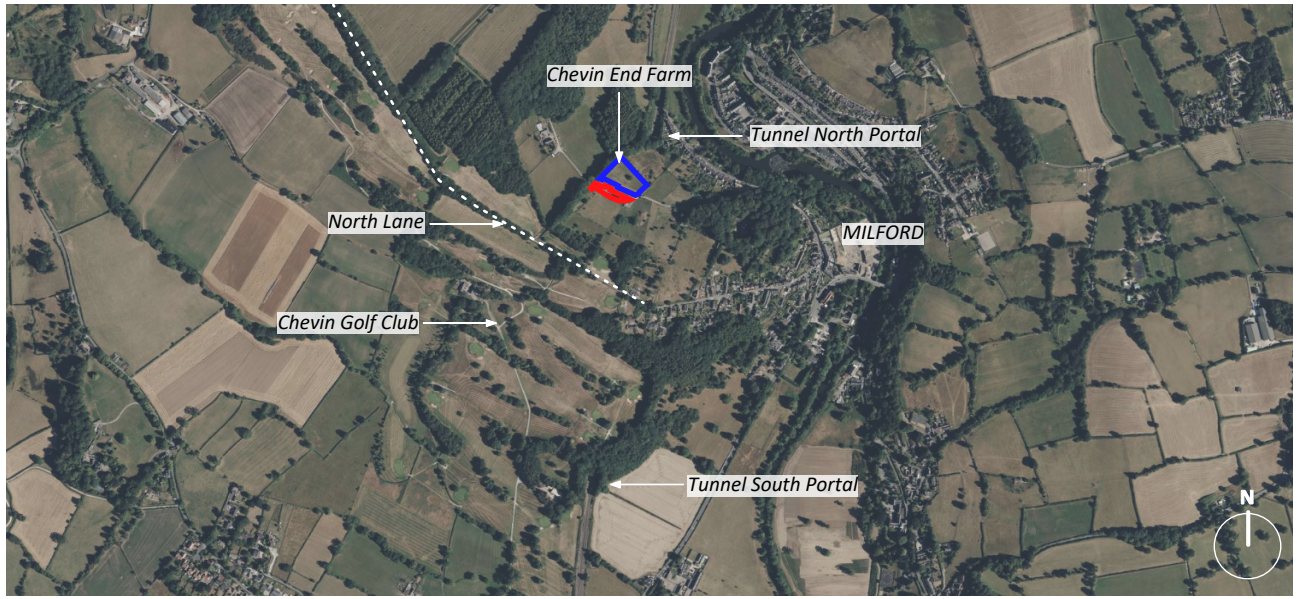
The site sits west of the River Derwent on Sunny Hill, within the “Derwent Mills World Heritage Site” - as well as the “Belper & Milford Conservation Area” and “Derby & Nottingham Greenbelt”.

Vehicular access to the site is constrained to a single byway abutting Chevin Road, only allowing one way traffic.

The topography slopes downward towards the River Derwent, with stone retaining walls accounting for greater level changes on the site. Under the hill just East of the site is the Milford Railway Tunnel, a grade II listed structure, with an air shaft protruding just outside the land owned by the client.



Site location plan (NTS)



Satellite imagery of the local area - Microsoft Maps (NTS)

KEY:

= Site Boundary

= Client Owned Land



(1) View east from the site into the valley & village

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Site Photo - Building shell on road behind retaining wall



Site Photo - Existing garage



Site Photo - Existing main dwelling



Site Photo - Existing woodshed, next to the garage

Chevin End Farmhouse was built around the mid 18th century, and covers 0.8 hectares of land. It's a secluded farmhouse, positioned half way up Sunny Hill. It is not a listed building.

Being primarily stone built, the site consists of a main dwelling, a garage, and a small woodshed, with another small building shell just south of the retaining wall. The main change in materiality comes from the conservatory extension on the north east side of the dwelling.

The garage is a modern addition to the farm, and is built with stone similar to the existing farm house and a slate roof.

The farm sits within a "gritstone heaths and commons" landscape character area, and follows the characteristic sandstone farmstead vernacular found in gritstone heaths. The dry-stone wall field enclosure pattern for the Chevinside area is less characteristic, however, as following late parliamentary enclosure agreements for commons*, field boundaries usually appeared more structured. The varied field pattern in the area can be attributed to older enclosures (pre the 1650 Parliamentary Act) and increased wooded areas before enclosure.

**Land historically privately owned, where "commoners" had certain rights including grazing and collecting resources subject to the landowner's permission.*

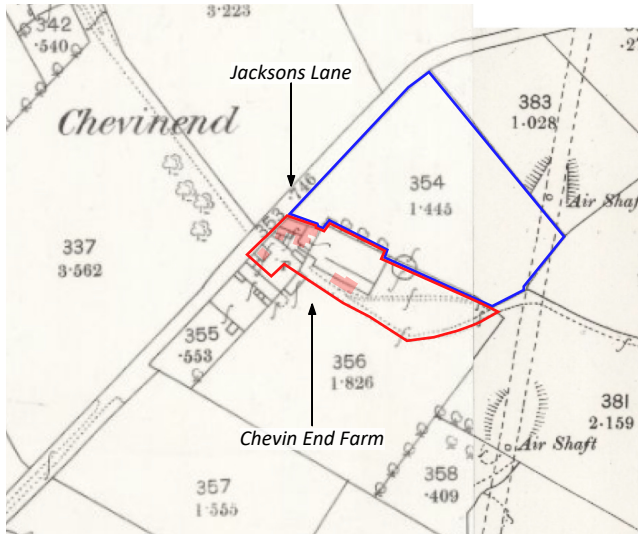
3.0 Historical Analysis

3.1 Site Footprint

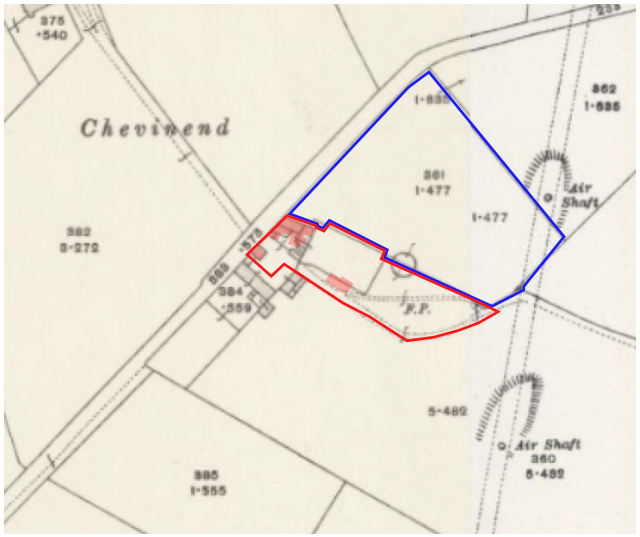
From 1880 to the present day, the footprint of Chevin End farm has been largely depleted in terms of outbuildings and surrounding structures.

The main dwelling can be seen to historically maintain a similar footprint, however, a large structure at the south of the “compound” appears to have disappeared post 1967, having existed since being recorded in 1880.

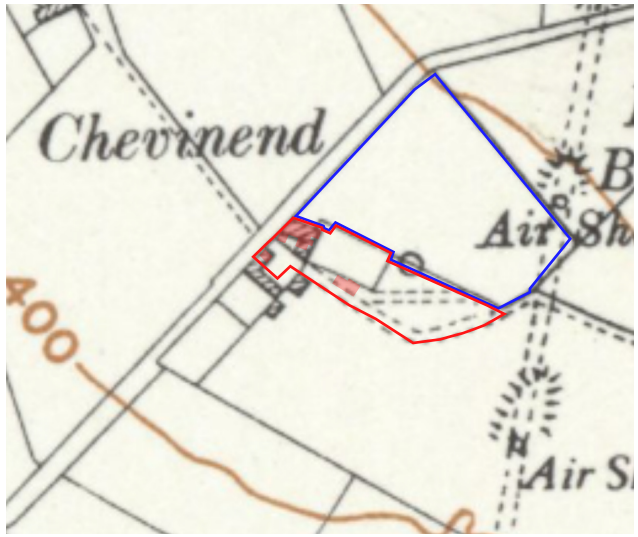
There were no major changes to access in the area since 1880, apart from a likely change of use for Jacksons Lane, clearer in 1967. Before then, it appeared accessible by larger traffic at least up to the Farm, shown in 1880 to change into the existing footpath after passing the site south west.



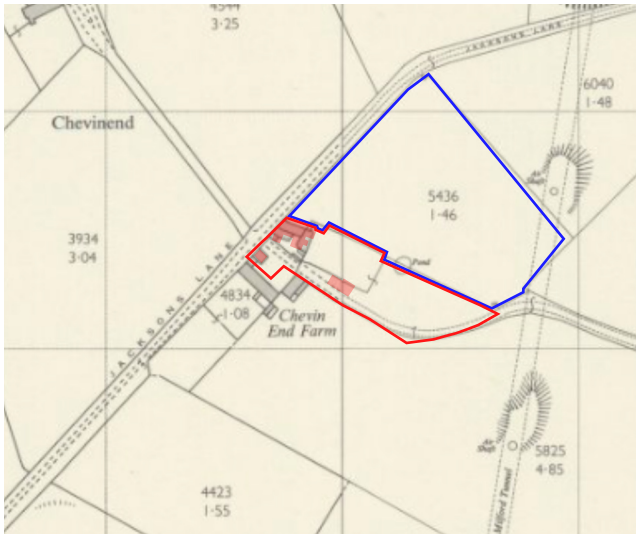
1880 Historical Map (NTS)



1913 Historical Map (NTS)



1955 Historical Map (NTS)



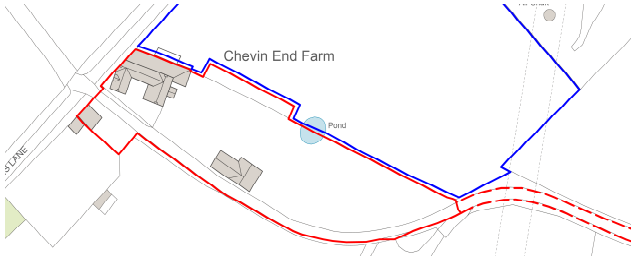
1967 Historical Map (NTS)

KEY:

= Existing Site Boundary

= Existing Client Owned Land

= Existing Footprint



Existing Site Block Plan (NTS)

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Indicatively colourised image taken from “492 Davis - Chevin End Farm, Milford”.

An indicatively colourised image shows the historical layout described in 3.1, and is assumed to be taken just before the 1950s, given building layout and the fact it used black and white aerial photography.

Just south of the site sits Chevin Golf Club, at around the same size as Milford Village. Running between them is North Lane (2.1), which crosses top of the hill and roughly follows the ancient Roman Portway Road, used to transport lead from North Derbyshire into Derby.

Derbyshire mortgage archives give an indication towards ownership of the land in Milford, with the Strutt family taking out around £55,000 (around £8 million in the present day) to buy land around the area for both industrial ventures and worker housing. This was from 1880-89, and involved the purchase of fields within the historical Chevin End area surrounding the existing farm.

Historical ownership of Chevin End farm is unclear, with Derbyshire archives mentioning William Yeomans in 1860, and Belper Historical Society referring to William Marriott who lived in the Chevin End area in 1797, potentially in or around the farm.

As this landscape character has strong links to former common land, it wasn’t irregular to find occasional farmsteads that developed from former squatter or “cottager” settlements in the 16th century - usually groups of labourers and poor people without land.

4.0 Planning

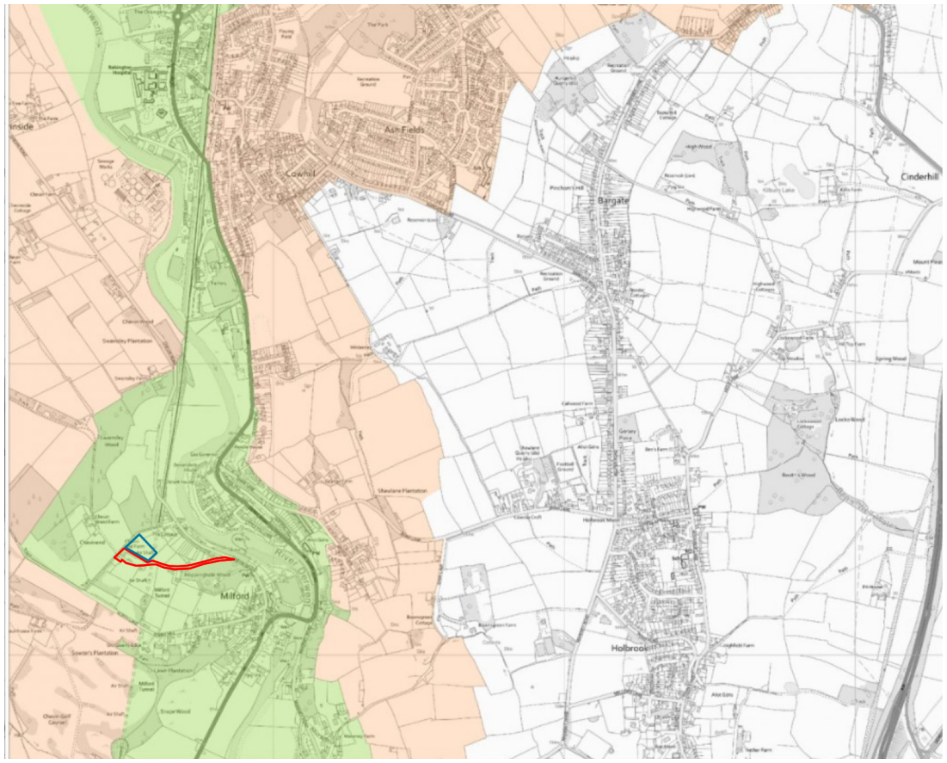
4.1 Derwent Valley Mills World Heritage Site

The site sits within the Derwent Valley Mills World Heritage Site, located within the Derbyshire Dales District Boundary.

A key consideration of any proposals within the DVMWHS will be to avoid impacting upon the Outstanding Universal Value of the WHS. The OUV is stated as:

• The Derwent Valley saw the birth of the factory system, when new types of buildings were erected to house the new technology for spinning cotton developed by Richard Arkwright in the early 19th century.
• In the Derwent Valley for the first time there was large-scale industrial production in a hitherto rural landscape. The need to provide housing and other facilities for workers and managers resulted in the creation of the first modern industrial towns.

By providing modern textile manufacturing facilities within the WHS, this project is inspired by the history of the WHS and is hoped to be seen as strengthening the continuation of the heritage of the valley.



KEY

= Derwent Valley Mills World Heritage Site

= World Heritage Site Buffer

= Approx. Site Location

4.2 Milford Conservation Area

There is no character appraisal prepared for the Conservation Area by the Local Planning Authority, however the development of the mills and the wider WHS give a clear indication of the importance and significance of the area.

4.0 Planning

4.3 Previous Planning Applications for the site

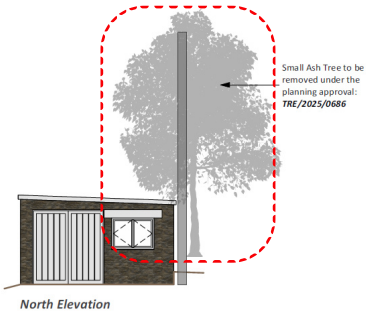
TRE/2025/0686

Approval has been granted for the removal of a small ash tree besides the boundary of the property.

This tree is next to one of the outbuildings we are applying for planning permission on.



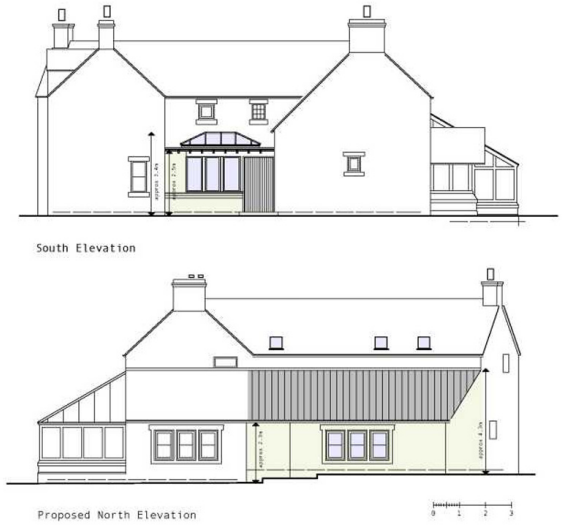
The permission was granted on 20th May 2025 and the client has two years to carry out the works.



North Elevation

AVA/2014/0522

Single Storey Extensions

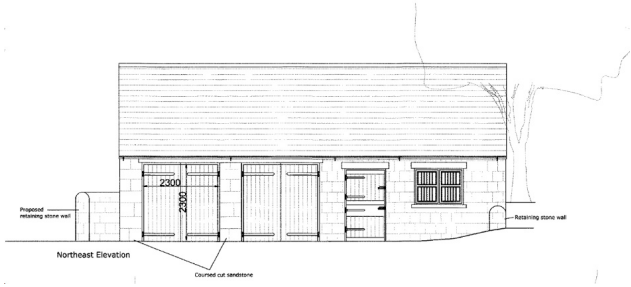


AVA/2010/0551

A replacement window - approved

AVA/2009/0971

Replacement of storage building with new implement store - approved



AVA/2002/1331

New entrance porch and conservatory. New garage, general and garden stores. - Approved

There are no documents online, but we assume that the entrance porch, conservatory and garden stores and garage are the designs that stand on site today.

AVA/2000/0173

Extension to farmhouse to form new ground floor sitting room with bedroom over. No further information is online including if this application is approved.



The Garage partial conversion

Nicola and Lawrence would like to convert a section of their garage into accommodation. The use would be ancillary to the house and provide an occasional holiday let through an Air B & B. It would have it's own entrance and provide all the amenities for family members to stay or members of the public for a short stay holiday rental.

- The spaces have been designed to accommodate people with additional accessible needs
- Sleeping area
- Small kitchenette
- Shower room
- Glazed panels and door fitted internally to the existing garage doors.
- Retain existing garage doors

Impact of new proposals

Use

The additional amenity space and occasional holiday let, and would mean further people would visit the site. The size of the conversion would mean there would be one additional car. There is ample parking on site and there wouldn't require any further hard surface for this. Therefore **neutral impact** on the surroundings. The holiday use would provide a positive impact on the local amenities. With increased use of of local pubs and restaurants.

New door

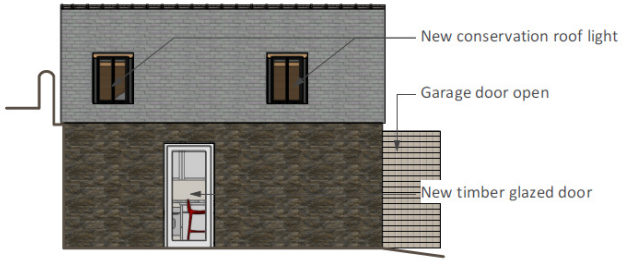
The new door will be timber framed and glazed. The timber will be painted to match the existing garage doors and frames. An antique white. **Minimal impact** to the local surroundings.

New conservation roof lights

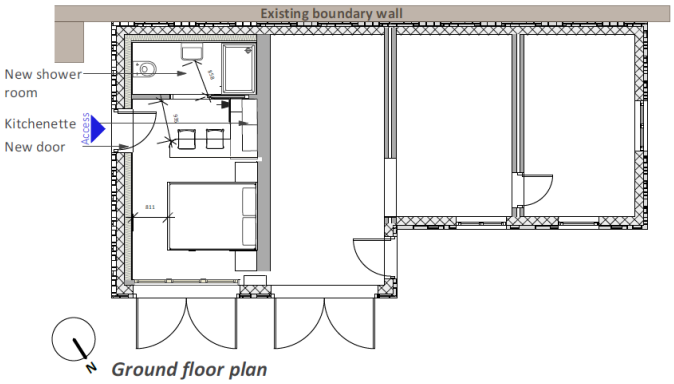
These new conservation style roof lights will fit flush within the existing slate line. They will only be viewed by people using the private driveway. This will have **Minimal impact** to the surrounding area.

New glazing behind existing garage door

New glazing will be fixed on the internal side of the existing timber garage doors. The timber frames will be painted to match the existing garage doors. An antique white. The existing garage doors will be opened for occasional light when occupied. But will predominantly be closed so there will be little **no impact** on the building and surrounding area



East Elevation



Ground floor plan



Outbuilding

To provide a water tight envelope for storage space. This will be carried out through minimal intervention:

- Add flashing to roof
- New swing garage doors to be painted the same colour as the garage doors near the house. Antique White or similar approved.
- New ground floor and waterproofing to walls embedded in the bank
- Utilise existing electricity cable for the outbuilding for lighting

Impact of new proposals

Use

It will be used as a store. It is not thought that it will need to be accessed daily but on an occasional basis.

New door

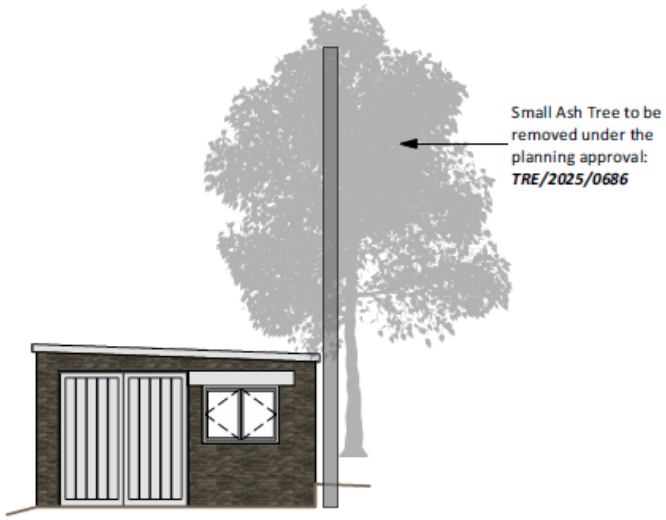
The new timber garage doors will be timber framed. The timber will be painted to match the existing garage doors and frames. An antique white to match the existing timber throughout Chevin End Farm. The new doors and painted window will enhance the existing store and provide a **positive contribution** to the farm and surrounding area.

New flashing

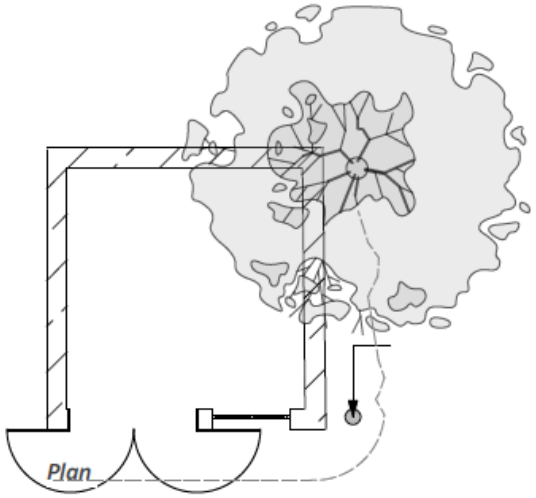
To ensure the longevity of the building, we are proposing to finish the roof by adding flashing to the eaves. There is already a strip around the eaves, the proposal is to change the material. This would have **little to no impact** to the surrounding area.

Lighting

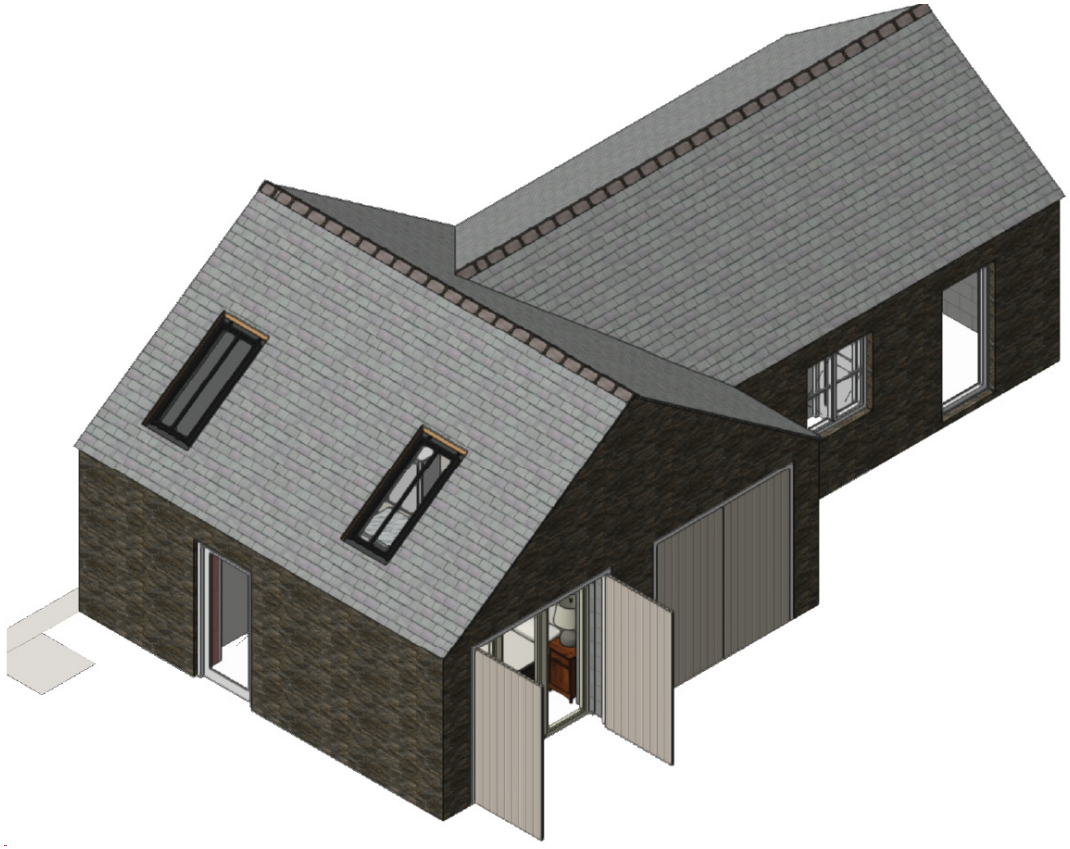
Lighting will only be internally fitted and only used when in use. They are using existing electric cables which suggest this outbuilding once did have electricity running to it. This will have **minimum to no impact** on the surrounding area. But will provide a practical and safer environment for the client.



North Elevation



6.0 Conclusions



The proposals do not provide any extension space, they merely seek to convert existing buildings. The detailing provides minimal intervention such as new doors, and conservation style roof lights.
The new outbuilding doors will be designed to replicate the existing garage doors. They will also be painted a similar colour.

The garage principle elevation will remain unaltered, with a new glazed screen fitted internally. The new door and conservation roof lights will be on the East Elevation.

The proposals will provide minimal impact on the surrounding conservation area. We hope that Amber Valley District Council will view the proposals positively. Please contact us with any comments so we can work together to provide the best solution for our clients.

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INSPIRED BY THE PEAK DISTRICT

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