Heritage Statement: The Talbot Hotel, Bridge Foot, Belper, DE56 2UA

Prepared by	Spark Design and Planning
Site Address	The Talbot Hotel, Bridge Foot, Belper, DE56 2UA
National Heritage List Entry	1087396
Listing Grade	Grade II
Additional Designation	**Derwent Valley Mills World Heritage Site (WHS)**
Local Planning Authority	Amber Valley Borough Council (District)
Purpose	To accompany a Listed Building Consent application for minor internal alterations and an infill extension to a modern rear addition.
Date	November 2025



1. Introduction and Context

This Heritage Statement has been prepared to support a proposal for the refurbishment and extension of the existing commercial kitchen facilities at The Talbot Hotel. The property is a **Grade II Listed Building** (List Entry 1087396) and is located within the boundary of the **Derwent Valley Mills World Heritage Site (WHS)**.

The proposed works are confined entirely to a non-original, modern rear addition of the property and do not involve any alteration, modification, or disturbance to the historic, listed fabric of the building or its prominent historical setting.

2. Significance of the Heritage Asset

2.1 Listed Building Significance

The Talbot Hotel was first listed on 13 December 1979 for its special architectural or historic interest as a Grade II Listed Building.

- **Architectural and Historical Description (Based on List Entry):** The building is an L-shaped structure, built apparently at three different periods during the C18 and C19, with an inscription of 1867 over the door. It is constructed of coursed stone with a tiled roof. The listing notes its historical use as a baiting place for coal higglers before the railway era.
- **Special Interest:** The significance lies in its C18/C19 stone construction, multi-period evolution, architectural detailing, and historical contribution to the local transport and social history.

2.2 World Heritage Site Significance

The Talbot Hotel is situated within the **Derwent Valley Mills World Heritage Site**, a globally significant area recognized for its role as the birthplace of the factory system.

- **Setting:** The hotel's setting contributes to the WHS by reflecting the historic commercial and social infrastructure that supported the surrounding mills and industrial communities.

3. Description of the Area of Proposed Works

The proposed works are strictly limited to a rear addition, which is separate from the original listed building fabric.

- **Age and Construction:** This is a modern addition, estimated to be 20 to 30 years old. It is constructed from non-historic **red brick** with a **felt roof**.
- **Function:** It contains ancillary commercial facilities: the kitchen, kitchen store, and toilets.
- **Heritage Contribution:** This modern structure is of very low or negligible heritage value. It post-dates the listing, uses non-historic materials, and is located at the rear, detached from the principal elevations and historic setting that contribute to the Listed Building and WHS significance.

4. Description of Proposed Works

The application seeks consent for:

1. The infilling of a small, existing rectangular outside courtyard area located within the footprint of the modern rear addition.
2. The inclusion of this newly enclosed space into the commercial kitchen to provide a larger, more efficient working area.

Crucially, there will be no work whatsoever to any part of the original, historic, stone-built core of the Listed Building.

5. Assessment of Impact

5.1 Impact on Special Architectural and Historic Interest (Grade II Listed Building)

The proposed work is a minor infill to a modern (20-30 year old), non-contributory rear extension.

- The work will not involve the removal or alteration of any historic fabric.
- The infilling of the small courtyard will not alter the visual appearance of the Listed Building from the street or the surrounding area.
- **Conclusion:** The proposal will result in **no harm** to the special architectural or historic interest of the Grade II Listed Building.

5.2 Impact on Outstanding Universal Value (Derwent Valley Mills WHS)

The Outstanding Universal Value (OUV) of the WHS relates to its unique industrial and social history, often seen in the architecture and townscape.

- The proposed infill is a small, internal alteration to a modern rear service area, hidden from public view and the wider historic landscape of the WHS.
- The work will not affect any view, architectural component, or historical relationship that contributes to the WHS OUV.
- **Conclusion:** The proposal will result in **no harm** to the Outstanding Universal Value or setting of the Derwent Valley Mills World Heritage Site.

5.3 Justification and Public Benefit

The proposal is necessary for the long-term viable use of the building. The extension will resolve operational inefficiencies in the existing kitchen, making the restaurant more competitive and ensuring the continued beneficial use, maintenance, and economic sustainability of this important heritage asset.

6. Conclusion

The proposed work is a highly localized and minor intervention confined entirely to a modern, non-contributory rear addition of The Talbot Hotel.

The works will:

1. Result in **no harm** to the special architectural or historic interest of the Grade II Listed Building.
2. Result in **no harm** to the Outstanding Universal Value or setting of the Derwent Valley Mills World Heritage Site.
3. Secure the **long-term operational efficiency and economic viability** of the premises, ensuring the continued beneficial use of the designated heritage asset.

It is concluded that the proposal is compliant with policies protecting Listed Buildings and World Heritage Sites and should be granted Listed Building Consent.

Some photos of the area are included in Appendix 1 below;

Appendix 1 – Site pictures



