green2k design

Architectural Designers & Chartered Surveyors

HERITAGE STATEMENT

19 Mount Pleasant Drive, Belper, Derbyshire DE56 2TQ

green 2k design

thomas henry house, first floor, 1-5 church street, ripley, derbyshire, de5 3bu
t: 01773 512935, f: 0870 8362206, e: enquiries@green2kdesign.com, w: www.green2kdesign.com
registered in england - no. 04713167, vat no. gb 890 5168 04, regulated by rics

RICS

1. Introduction

This statement supports a householder planning application for ground and first floor extensions and associated alterations at 19 Mount Pleasant Drive, Belper.

The property lies within the buffer zone of the Derwent Valley Mills World Heritage Site (DVMWHS). The dwelling is not listed and is not located within a conservation area.

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2. Site and Context

The application site is a detached 20th-century dwelling within an established suburban residential street. The surrounding built form reflects later expansion of Belper rather than the original industrial settlement associated with the Derwent Valley Mills.

The property is not a heritage asset and does not form part of a historic mill complex or planned workers' housing.

(Existing arrangement shown on Drawing 2022_101_A - Existing Arrangement Drawing)

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3. Significance of the World Heritage Site

The Derwent Valley Mills World Heritage Site is designated for its Outstanding Universal Value as the birthplace of the modern factory system. Its significance derives from:

- 18th- and 19th-century water-powered textile mills
- Planned industrial settlements
- The River Derwent corridor
- The valley landscape and historic settlement pattern

The buffer zone protects the wider landscape setting and views associated with these attributes.

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4. Proposed Development

The proposal comprises:

- Rear ground floor extension
- First floor extension
- Internal alterations
- External material changes including timber cladding
- Installation of a flat roof lantern

(As shown on Proposed Drawing 2022_102_A - Proposed Arrangement Drawing)

Materials include dark-stained timber cladding, grey roof tiles to match existing, and anthracite windows. The extensions are subordinate to the host dwelling.

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5. Heritage Impact Assessment

The site:

- Is a modern suburban dwelling
- Is not part of the historic mill settlement
- Makes no direct contribution to the Outstanding Universal Value of the WHS

The proposed works:

- Do not affect historic mill buildings or industrial infrastructure
- Do not alter the historic valley floor settlement pattern
- Do not impact key attributes that convey OUV
- Are domestic in scale and contained within the existing residential curtilage

The character of this part of the buffer zone is suburban and residential. The proposal maintains that established character and does not introduce prominent or harmful built form.

No harm arises to the significance, integrity, or setting of the Derwent Valley Mills World Heritage Site.

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6. Conclusion

The proposed extension at 19 Mount Pleasant Drive:

- Affect a non-designated modern dwelling
- Preserve the setting of the World Heritage Site
- Cause no harm to its Outstanding Universal Value

The development accords with the National Planning Policy Framework (Chapter 16) and relevant local heritage policy.