Proposed Works at the Former George Hotel, Alfreton, Derbyshire



Heritage Statement

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1: Summary

This report is to support the proposed works at the former George Hotel, Chesterfield Road, Alfreton, a former public house, it is listed as Grade II and is within the Alfreton Conservation Area. Adullam Homes currently uses the building for supported living.

A listed building consent has been submitted by Amber Valley Borough Council following permission and behalf of Adullam Homes for works to Chesterfield Road façade. These works are to affix a small real time Earthsense Zephyr Air Quality Monitoring device to this elevation and connect the into the existing Derbyshire County Council (DCC) electrical supply to the streetlight already on the building. It is intended for the device to be in situ for the period of 5 years to support the Councils legal obligations regarding the monitoring and improvement of Air Quality (AQ) within its district.

The heritage considerations arise from the potential impact on the significance of the listed building and respect to the external works within the conservation area.

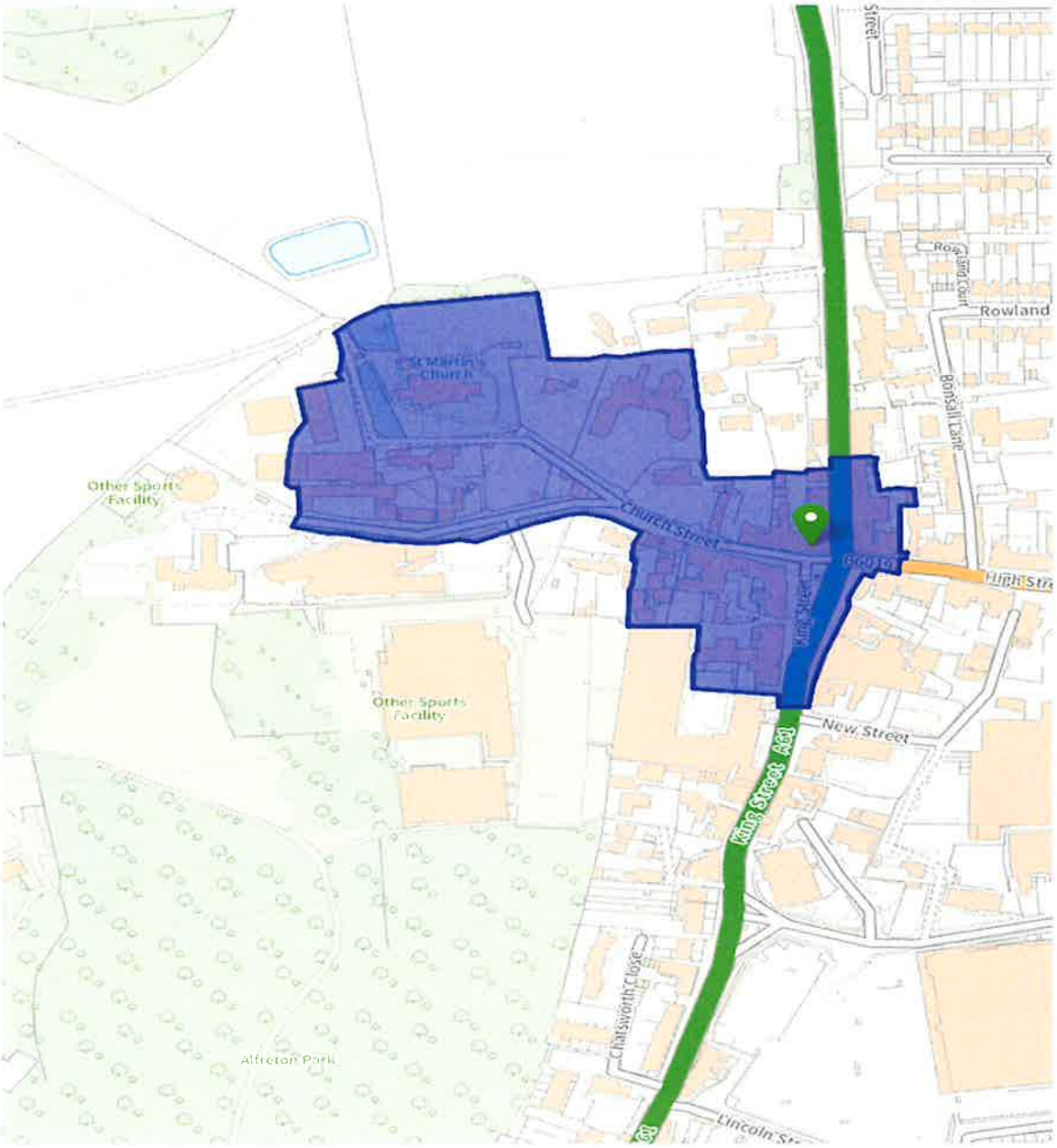
Each year Amber Valley Borough Council must submit an Annual Status Report (ASR) on AQ to the Department of Environment and Rural Affairs (DEFRA). The 2025 monitoring data is complete which shows an exceedance in the national objective limit for nitrogen dioxide. This will be reported in the 2026 ASR, and it expected that an Air Quality Management Area (AQMA) will be declared which includes a small part of the A61 and former George Hotel.

Various installation options have been explored in mounting the device and due to the lack of DCC assets in the future AQMA, namely seeking permission from other unlisted building owners with a DCC streetlight on their premises and the specific installation of a supply/column within the proposed area. Unfortunately, these options were not feasible, so affixing to the listed former George Hotel is the final option.

It is therefore concluded that the proposal to affix a small device to the façade of the listed building with the conservation area is of public benefit and is needed for the Councils legal obligations in the monitoring, management, and improvement of AQ within this area.

2: The Site (Listed Building and Conservation Area)

The former George Hotel is located on the corner of the A61 Chesterfield Road and Church Street within the district of Amber Valley Borough Council. The property is a three-storey late Georgian former public house located prominently at the crossroads in the heart of the town of Alfreton. The building is currently used for supported living by Adullam Homes.



Map 1. Location of the George Hotel and Conservation Area

The former George Hotel is listed at Grade II, having been first designated in 1971 and is situated in the Alfreton Conservation Area.

The National Heritage List for England description of the George Hotel, reads below:

> *Hotel. Early C19 with late C19 addition. Painted red brick with stucco dressings; slate roof, hipped to south-east with large brick gable and ridge stacks, plus stepped eaves band. Three storeys and 3 bays plus late C19 2 storey, 3 bay wing to north. Chesterfield Road elevation has central, stepped semicircular headed door- case with panelled door and traceried fanlight, flanked by glazing bar sashes. Above 3 similar sashes and above again 3 smaller sashes. Later wing to north has plain sashes below stone lintels. Church Street elevation to south has 2 glazing bar sashes to east and wide opening to west with both a late C19 door and a glazing bar sash. Above 3 glazing bar sashes and 3 similar sashes above again. All glazing bar sashes below flat arches with incised voussoirs and with projecting cills.*

The property operated previously as a coaching inn and was prominently sited facing the town's marketplace and was possibly built in 1788. In the late 19th century, it was owned by Palmer-Morewood family of Alfreton Hall. It is believed that the originally exposed brick was painted white in the 1930s.

The Grade II designation of the George Hotel denotes a building a national importance. The significance of the building derives from its historic links to Alfreton Hall, its prominent location and Georgian appearance, which enhances its contribution to the conservation area.

Alfreton Conservation Area was designated in 1971 and extended in 1974. The small area at the edge of the town, it extends eastward to the medieval Grade II* church of St Martin along Church Street to just beyond Chesterfield Road junction. The George Hotel stands as a large prominent building at the eastern gateway to the conservation area.

3: The Proposal

It is proposed to affix a small Earthsense Zephyr real-time air quality monitor to the former George Hotel on the Chesterfield Road façade to support Amber Valley Borough Councils legal obligations relating to air quality. The picture below shows in red the position where the monitoring device would be installed.



The Zephyr is a small light weigh device, weighing between 1.75kg and 2kg dependant on the monitoring cartridge. It measures 235mm (h) x 160mm (w) x 114mm (d). It is constructed on extruded aluminium and polycarbonate-ABS plastic. The picture below shows the appearance.



The Zephyr will be hard wired into the existing electrical junction box which supplies the Derbyshire County Council streetlight already affixed to the building. The cable run will be clipped with the existing cables which are located under the window. The Zephyr will be attached to the wall with four screws through the devices bracket.

4: Justification and Public Benefit

Amber Valley Borough Council must submit Annual Status Report (ASR) to the Department of Environment and Rural Affairs (DEFRA) as part of its legal duties relating to Air Quality (AQ).

Monitoring has been undertaken across the Borough with nitrogen dioxide (NO_2) passive diffusion tubes (PDTs) with targeted monitoring in Alfreton following partial data gather in 2024 identifying that the area highlighted below is likely to exceed the national air quality objective (NOL), due to the build-up of traffic and the junction and canyon effect of the buildings.



The 2025 AQ data will be presented in the 2026 ASR and therefore Amber Valley Borough Council will have to declare an Air Quality Management Area (AQMA). With this declaration the Council has 18 months to submit an Air Quality Management Plan (AQMP) to DEFRA setting out how a when the Council will reduce pollution levels below the legal thresholds.

To assist in this, work the Council intends to install the Zephyr real time AQ monitor within the area, which initially would have been co-located on the opposite side of the road with two diffusion tubes installed on a downpipe on Albert House.

Normally the Zephyr would be attached to a DCC asset, namely a streetlight and would be electrical connected to allow operation.

Unfortunately, the future AQMA is surrounded by buildings and narrow pavements, where the only DCC assets are affixed to building in third party ownership, namely the George Hotel and Coach House.

An approach was made to the owner of the Coach House (Kings Building) as the preferred option, but permission was refused to allow installation.

Amber Valley Borough Council, then worked closely with DCC to provide/install an electrically supplied column, solely for this AQ work within the future AQMA. This project was not feasible due to the inability to attain the required depth for column, due to the proximity of the building foundations and narrowness of the pavements.

As a final option Adullam Homes have been approached to allow installation on the George Hotel and have given their permission. Consideration was given to installing the AQ monitor on DCC assets the outside the future AQMA, but the gathered data would be of no use as it would not represent the real-time situation where needed.

Though there will be a minor change to the appearance of the Chesterfield Road façade by affixing the small device to it, it is believed that this is a minimal detraction to the significance of the listed building is minimal.

Therefore, it is concluded that the proposal to affix the AQ monitor to the George Hotel is of public benefit and is needed to allow Amber Valley Borough Council to deliver its legal obligations regarding air quality.

Considering the above the consent should be approved.