Brindle &Green

# Heritage Statement

The Coach House, Leashaw, Holloway

Report Reference: BG26.165

**May 2026**

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Grid reference: SK 32504 56054

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# Summary


i. Brindle & Green Ltd were commissioned by Whitlock and Lowe Ltd compile a Heritage Statement regarding The Coach House, Leashaw in Holloway, Derbyshire. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statements of Heritage Significance and The Setting of Heritage Assets. This report was prepared by Grace Shaw MSc, Archaeological Consultant.

ii. The site is located to the south of the village of Holloway in the Amber Valley of Derbyshire. The immediate surrounding landscape comprises the stately home of Lea Hurst to the southwest and the Nightingale Deer Park. The wider landscape comprises rural settlements surrounded by pastoral land, with the River Derwent to the south. The site is the subject of a full planning application for the development of an orangery situated within the courtyard of the property. The proposed development area can be seen within Appendix 6 of this report.

iii. This assessment establishes that 'No Harm' is perceived to any of the surrounding designated heritage assets, including that of Leahurst. The Coach House itself can be concluded to be the only asset impacted by the proposed development with a very minor 'less than substantial' harm upon the converted property. The proposed orangery would limit a single key viewpoint, that being the rear of the property within the courtyard. With mitigation, this harm can be drastically reduced. This includes the ability to remove the proposed structure in the future if desired, alongside.

iv. Mitigation for this development has already been proposed within the current plans, being the use of materials deemed in keeping with the surrounding area, the ability to deconstruct the proposed development in the future, as well as the alterations proposed for certain aspects of the property more in keeping with its historical setting compared to the alterations currently seen from the 20th century. If necessary, a building recording survey would mitigate the loss of the original position of the window on the western facing wall of the courtyard.

# 1 Introduction

1.1.1 Brindle & Green Ltd were commissioned by Whitlock and Lowe Ltd to compile a Heritage Statement regarding The Coach House, Leashaw in Holloway, Derbyshire. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.

1.1.2 The site is the subject of a full planning application for the development of an orangery situated within the courtyard of the property. The proposed development area can be seen within Appendix 6 of this report.

1.1.3 The legislation and guidance relevant to the historic environment within the United Kingdom is summarised within Appendices 1 and 2.

1.1.4 Results and recommendations contained within this report have been prepared by an experienced heritage consultant and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

# 2 Site Context

## 2.1 Geographical Context

2.1.1 The application site can be found at SK 32504 56054 and comprises The Coach House, a property once part of the wider Lea Hurst Estate, and comprises an L shaped converted coach house, with a courtyard and terraced garden. The site is located to the south of the village of Holloway in the Amber Valley of Derbyshire. The immediate surrounding landscape comprises the stately home of Lea Hurst to the southwest and the Nightingale Deer Park. The wider landscape comprises rural settlements surrounded by pastoral land, with the River Derwent to the south.

## 2.2 Historical Context

2.2.1 The site is located within a rich historical landscape. The area of Dethick, Lea and Holloway is recorded to have activity dating back to the Iron Age, with a possible Iron Age enclosure noted 0.36km SW of the site near Leawood Knoll (MDR15868). However, the area was likely established as an official settlement in the early medieval period, with Holloway thought to originate from the old English for 'Hollow Road', while Lea originating from the Old English for 'wood clearing'. Only Lea is noted in the Domesday Book as '*Lede*', with the settlement containing only three households, one ploughland and 3 acres total of meadow and woodland.

## 2.3 Topography

2.3.1 The elevation of the site ranges from 161m at the courtyard and dwelling in the northwestern corner to 141m corner to 150m at the bottom of the terraced garden in the southeastern corner, above Ordinance Datum (aOD).



Figure 1: Satellite view of the project site and surrounding area. Red line boundary depicts application site.

# 3 Scope and Significance

## 3.1 Designated Heritage Assets

3.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.

3.1.2 There are no Registered Battlefields or Registered Parks and Gardens within the site or within 1km of the site (Appendix 3).

3.1.3 There is one World Heritage Site within 1km of the site, the Derwent Mills Heritage Site, with the sit sat within the buffer zone.

3.1.4 Three Scheduled Monument are located within 1km of the site and summarised below:

Table 1: Details of Scheduled Monuments within 1km of the site

| Name and Ref | Location | Notes |
|---|---|---|
| Aqueduct, 328m south east of Aqueduct Cottage (1007025) | 0.7km SW SK 31974 55553 | This monument includes the standing remains of an aqueduct, known as the Buxton to Matlock railway aqueduct, dating to the 19th century. The aqueduct carries the Cromford Canal over the Manchester to Buxton and Matlock railway, and survives as a standing structure. Sits within the buffer zone of the Derwent Mills World Heritage Site. |
| Meerbrook sough portal 380m south west of Leashaw Farm (1017652) | 0.8km S SK 32671 55246 | intact dated portal of a sough or drainage tunnel. This is the outlet for one of the best known soughs to serve the Derbyshire lead mining field. Begun in 1772. The Meerbrook sough portal represents the rare survival of a well preserved, dated outlet for one of Derbyshire's best documented soughs. |
| Cromford Canal engine house, engine and aqueduct (1007040) | 0.99km SW SK 31522 55684, SK 31579 55630 | Engine house of stone build, below canal level, low built boiler house with octagonal chimney. Engine 1849 by Seaham & Co Milton Ironworks No 57Z Loco type boiler. Aqueduct by Jessop and anticipated Telfords first in an aqueduct. |

3.1.5 The site sits within the Dethick, Lea and Holloway Conservation Area.

### Listed Buildings

3.1.6 A total of sixteen listed buildings and structures are located within 1km of the site (Appendix 3). However, eight of these are located at least 0.5km from the site, with six located at least 0.25km from the site. The remaining two, located within and immediately adjacent to the site itself, are detailed below in Table 2. A map of all listed buildings can be found within Appendix 3.

Table 2: Details of Listed Buildings within 1km of the site

| Name and Ref | Date listed | Location | Notes |
|---|---|---|---|
| **L Shape range of outbuildings to the north-east of Lea Hurst (1335322)** | 14/08/1985 | Site itself **SK 32510 56054** | Grade II- Group value contributing to value of Nightingale Estate and Leahurst. Former outbuildings, now dwellings. Early C19. Coursed rubble gritstone with ashlar dressings, coped gables, two ashlar intermediate ridge stacks, and concrete tiled roof. 'L' plan range with five bay principal range, and two bay range to north-west end enclosing a former courtyard. Substantial C20 alterations. |
| **Leahurst, Leashaw (1039869)** | 25/09/1951 | Adjacent SW **SK 32488 56017** | Grade II country house - Dated 1825, when the building was considerably enlarged and refashioned, but C17 in origin. Coursed squared rubble gritstone with ashlar dressings, coped gables with moulded kneelers and ball finials, intermediate and end ashlar ridge stacks, the one to the north-east of the entrance porch with clustered octagonal pots. The house was the home of Florence Nightingale and her family. |

3.1.7 Following the site visit, the fourteen listed buildings located at least 0.25km from the site were confirmed not to share any intervisibility with the site, and the site was not considered to form part of their setting. As such they are not considered further in this report.

## 3.2 Photographs




Figure 2: View of The Coach House (**1335322**)




Figure 3: View of proposed development site.



Figure 4: View of south facing wall of The Coach House with original window highlighted



Figure 5: Close up of original window.



Figure 6: View northwest corner of courtyard showing modern rear access and glass pane.



Figure 7: View of proposed development site from third level of terraced garden.



Figure 8: View of proposed development site looking west from public access footpath.



Figure 9. View of proposed development site from bottom of garden.



Figure 10. View of proposed development site from second level of terraced gardens.



Figure 11. View of modern addition using historic materials.

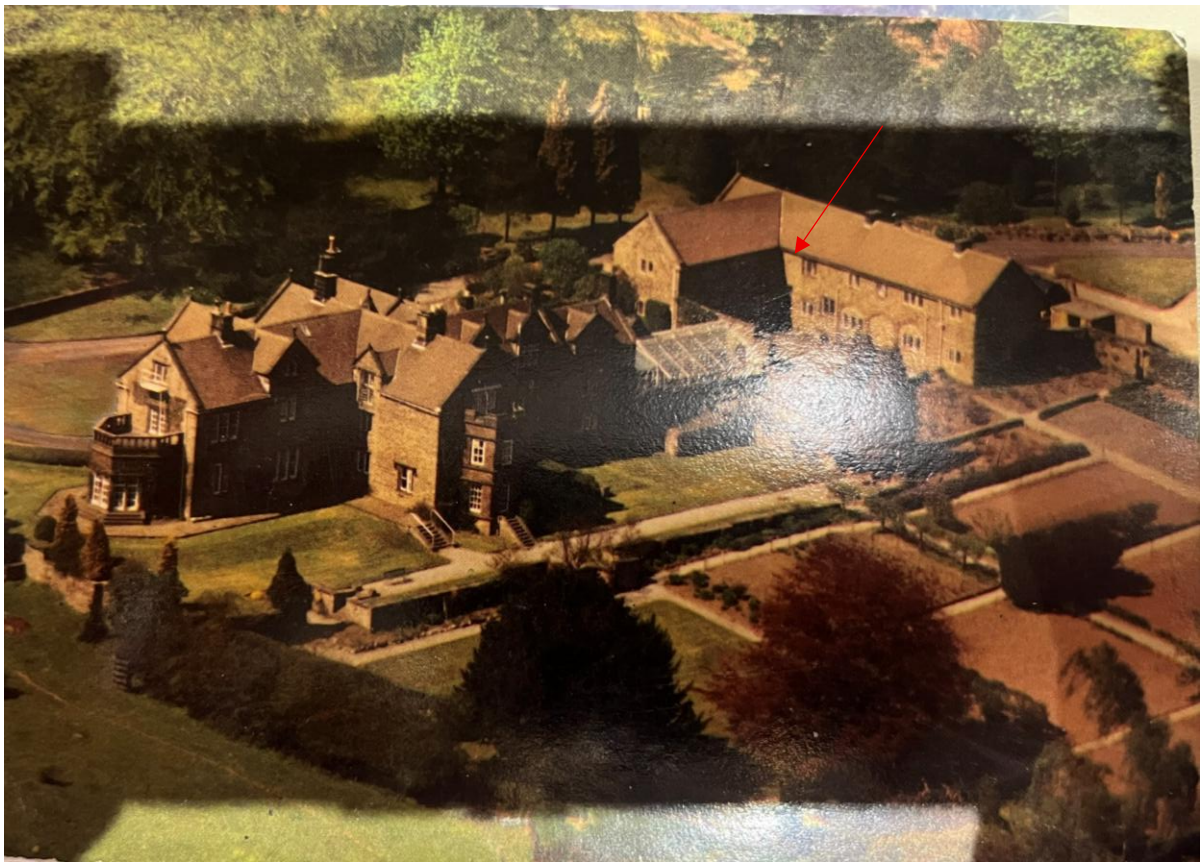


Figure 12. Historic photograph of Leahurst and The Coach House.



Figure 13. Historic photograph of the 20th century south addition greenhouse.

## 3.3 Historic mapping

3.3.1 An analysis of historic mapping resources depicts the development of the area surrounding the site for the period 1863 – 1967. During this time period, unsurprisingly for a rural village, development is limited within the area, with the surrounding landscape remaining largely unchanged.

3.3.2 The property itself is seen in the earliest mapping as part of the grounds of Leahurst, during this time the layout of the property remains largely unchanged, with the courtyard acting is the extent of the structure's grounds. The modern terraced gardens are not seen in historic mapping, with the area being part of a larger sculpted garden for the Leahurst estate. By modern satellite mapping, it can be seen The Coach House has been converted into its own dwelling, with the terraced gardens added to the properties extent.

## 3.4 Assessment of Significance

3.4.1 The Coach House, was once part of the Leahurst estate, acting as its namesake during this time. Thought to have been built in the early 19th century, the two former outbuildings forming an L shape have since been converted into a singular dwelling with a central courtyard, terraced garden and eastern access through the deer park. The property underwent significant modern alterations in the 21st century, with the addition of the western extension utilized as a home office on the ground floor and ensuite on the upper floor. This property is largely listed for its group value regarding Leahurst, with a great deal of the original features of the property moved from their original locations or covered by modern steel beaming and plaster.

3.4.2 Leahurst was first built in the 17th century and later enlarged in 1825 by the Nightingale family. The estate remained in possession of the family until 1946. The 17th gabled house and projecting porch had three structures to the northeast of the property which were later renovated and sold off as separate dwelling in the late half of the 20th century. The property is noted for its Elizabethan design, an imitation of the local 17th century vernacular structures with 19th century gothic detailing. These include the Gothic glazing to the apex and the three single light openings with gothic heads. Not only does this indicate a level of architectural value, but the historical interest of the property through its history with the Nightingale family and its connection to Florence Nightingale herself.

3.4.3 Other listed buildings within the search radius are located to the north and west of the village, in rural areas in which the setting has been retained. Of note is the Grade II* listed Lea Wood Hall, which is located outside of visual range of the site with no key viewpoints in the direction of the site.

# 4 Assessment of Impact

## 4.1 Proposed development

4.1.1 The site is subject of a subject of a full planning application for the construction of an orangery in the courtyard of the property. The orangery would be solid oak and glass with a porch to the eastern side. The proposed development area can be seen within Appendix 5 of this report.

## 4.2 Current land use

4.2.1 The site currently comprises a converted coach house dwelling with associated access, inner courtyard and terraced garden with access to the deer park at the southeastern end.

## 4.3 Impacts to Heritage Assets

4.3.1 A total of sixteen listed buildings and structures are located within 1km of the site, two Grade II* and fourteen Grade II structures. Following a site visit, it was determined the location of proposed development only shared intervisibility with Leahurst country house, making only two assets fall within the scope of this report.

### The Coach House

4.3.2 The Coach House underwent two phases of alterations, the first in the 20th century to convert the two structures into a single dwelling and the second in the last two decades in order to modernise the property and add the southwestern addition enclosing the inner courtyard. The window initially seen on the southeast facing wall of the property was replaced by rear access to the courtyard, with the upstairs window moved up to the first floor in line with the circular window. Based on historic photographs, it was likely the original access to the courtyard was via an opening now occupied by the large glass pane of the south facing side of the property. The internal changes are significant with the original flooring replaced by large modern tiles, with large steel beams to level the upper floor. The courtyard was also modernised with the original cobblestone removed and replaced by slabs and the allotment style gardens replaced by a swimming pool. Given the design of the orangery is in keeping with The Coach House's original design and history, with natural local materials being proposed, the orangery is likely to enhance The Coach House and its historical setting, with elements of its construction returning modernised areas back a historic state. This would include the glass pane being returned to rear access for the porch.

4.3.3 The size of the orangery is in line with the lower floor of The Coach House, with limited views from the public footpath. From the bottom of the garden, only a small portion of the top of the proposed orangery would be seen. From historic imaging, it does appear the modern addition on the southern side of the property is in place of a 20th century structure made of brick and glass. This was likely a greenhouse, indicating a structure such as the on proposed has been on the grounds of The Coach House previously.

4.3.4 The design of the orangery, in particular the proposed porch would obstruct part of the original window on the southern facing side of the property. Mitigation has been proposed with the elevating of the window to be in line with the rest of the windows on the ground floor in order to mitigate obstruction by the orangery mantle. When the proposed mitigation is considered, the harm upon said window would be minor 'less than substantial' with the original window simply raised in elevation rather than obstructed or removed in order to construct the orangery. Furthermore, by reusing the masonry of the building in the raising of the window, alongside retaining the original windows in its entirety, the asset would not lose value.

4.3.5 The orangery and its associated porch, despite being a sizeable structure, has not been designed to be a permanent fixture to the property. The design currently indicates no direct harm upon the structure of The Coach House, with the ability to revert the area back to a courtyard in future with minimal damage to the area. Thus any harm or impact would be considered very minor 'Less than Substantial'.

### Leahurst

4.3.6 Leahurst, despite its proximity to The Coach House, shares no intervisibility with the inner courtyard and thus the proposed development. The vegetive screening lining the boundary wall between the two properties, entirely limits visibility, with no key viewpoints of the country house affected nor blocked by the proposed development. Thus, 'No Harm' is considered upon the asset.

### Other listed buildings and structures

4.3.7 Given the distance from the site, and the fact that due to the topography of the area and surrounding vegetation, other listed buildings are located outside of visual range of the site, it is not perceived that there will be any impact to the setting and therefore the significance of other listed buildings within the area.

# 5 Conclusions and Recommendations

## 5.1 Conclusions

5.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.

5.1.2 This assessment establishes that 'No Harm' is perceived to any of the surrounding designated heritage assets, including that of Leahurst. The Coach House itself can be concluded to be the only asset impacted by the proposed development with a very minor 'less than substantial' harm upon the converted property. The proposed orangery would limit a single key viewpoint, that being the rear of the property within the courtyard. With mitigation, this harm can be drastically reduced. This includes the ability to remove the proposed structure in the future if desired, alongside.

## 5.2 Further recommendations

5.2.1 Mitigation for this development has already been proposed within the current plans, being the use of materials deemed in keeping with the surrounding area, the ability to deconstruct the proposed development in the future, as well as the alterations proposed for certain aspects of the property more in keeping with its historical setting compared to the alterations currently seen from the 20th century.

# Appendix 1. General References

Amber Valley Borough (2007). Dethick, Lea and Holloway Conservation Area Character Statement. Available at: https://www.ambervalley.gov.uk/planning/planning-policy/conservation-areas/character-statements/

Amber Valley Borough (2026). The Amber Valley Borough Local Plan 2022-2040. Available at: https://www.ambervalley.gov.uk/planning/planning-policy/adopted-local-plan-2022-2040/

BGS (2019) British Geological Survey website - https://www.bgs.ac.uk/home.html

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

Ministry of Housing, Communities and Local Government. (2024) National Planning Policy Framework.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: https://maps.nls.uk/os/

## Historic Maps

OS One Inch, 1863

OS Six Inch, 1879

OS Six Inch, 1898

OS 25 Inch, 1899

OS 1:10000, 1955

OS 1:2500, 1967

# Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

# Appendix 3. Methodology

### Planning Policy

i. The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2024), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

ii. Paragraph 207 of the NPPF states that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

iii. Paragraph 208 states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

iv. A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.

v. A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

vi. Local planning policy was also consulted for the purposes of this report.In this instance, The Amber Valley Borough Local Plan 2022-2040 (2026).

## Information Sources

vii. Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by Historic England. Table 3 below lists organisations and/or resources consulted as part of the desk-based assessment.

viii. A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 3. Historical Data Resources

| Consultant | Requested Data | Search Radius | Date Requested |
|---|---|---|---|
| Historic England National Heritage List for England (NHLE) | Designated heritage assets. | 1km | 06/05/2026 |
| Heritage Gateway | Historic Environment Records (HERs) | 1km | 06/05/2026 |
| Derbyshire Archives | Documentary records | Site Area | 06/05/2026 |
| The Genealogist | Historic mapping / Domesday information and other documentary information. | Site area | 06/05/2026 |
| National Library of Scotland | Historical maps | Site area | 06/05/2026 |
| Google Earth | Satellite imagery | 1km | 06/05/2026 |

## Setting and significance

ix. In determining the potential heritage impact of development proposals, 'significance' is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

x. 'Setting' is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### Assessing the significance of an asset

xi. The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 207).

xii. The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'.

xiii. The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and Artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture

- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

xiv. For a further definition of these 'interests' a useful reference document is Historic England's Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; 'evidential' equating to archaeological, 'historical and communal' equating to historic and 'aesthetic' equating to architectural and artistic.

### Assessing the setting of an asset

xv. In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

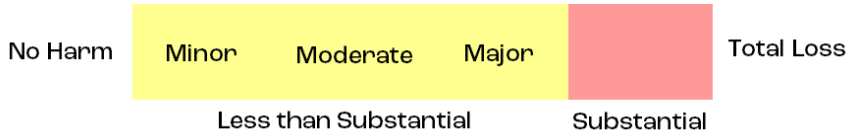
### Assessment of Impact / Harm

xvi. The NPPF stipulates two levels of potential impact to designated heritage assets. The NPPF references these as 'substantial harm' and 'less than substantial harm'.

xvii. Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

xviii. The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience, as the boundary between substantial and less than substantial is not clearly defined. For the purposes of this report, the level of harm to an asset will be assessed along a 'sliding scale', ranging from 'No Harm, to 'Total Loss'. Impacts to the factors contributing to an assets significance will result in increasing amounts of harm.

Figure 14. The sliding scale used for assessing harm.




xix. In certain circumstances, minor levels of less than substantial harm can be considered acceptable if they are outweighed by other factors, such as public benefit.

### Site Walkover Survey

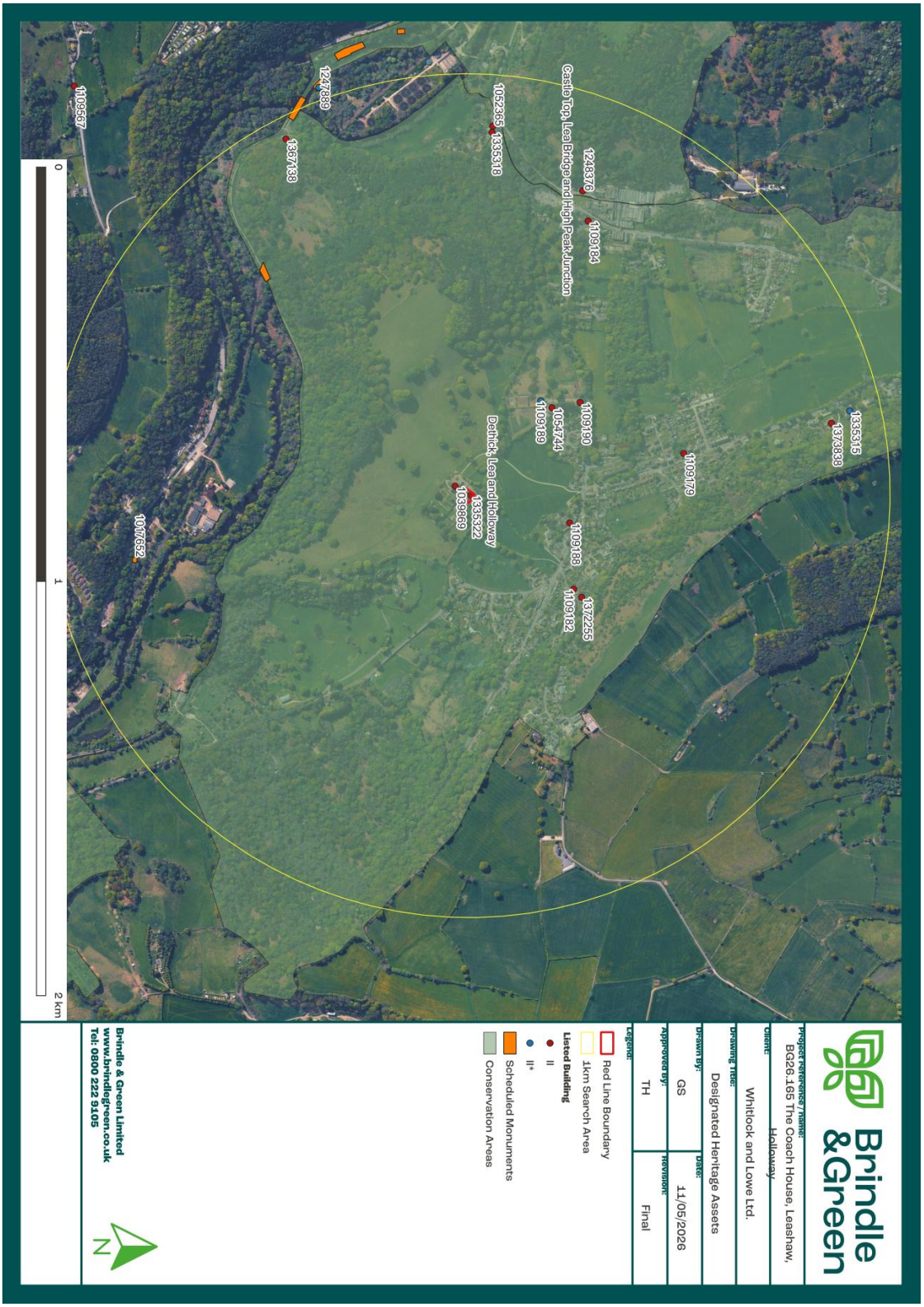
xx. A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 11th May 2026.

### Limitations

xxi. There were no limitations to the compiling of this report.

# Appendix 4. Designated Heritage Assets

Figure 15: Details of designated heritage assets and listed buildings within 1km of the site.



# Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 16: Section of the 1863 OS Map



Figure 17: Section of the 1879 OS Map



Figure 18: Section of the 1898 OS Map

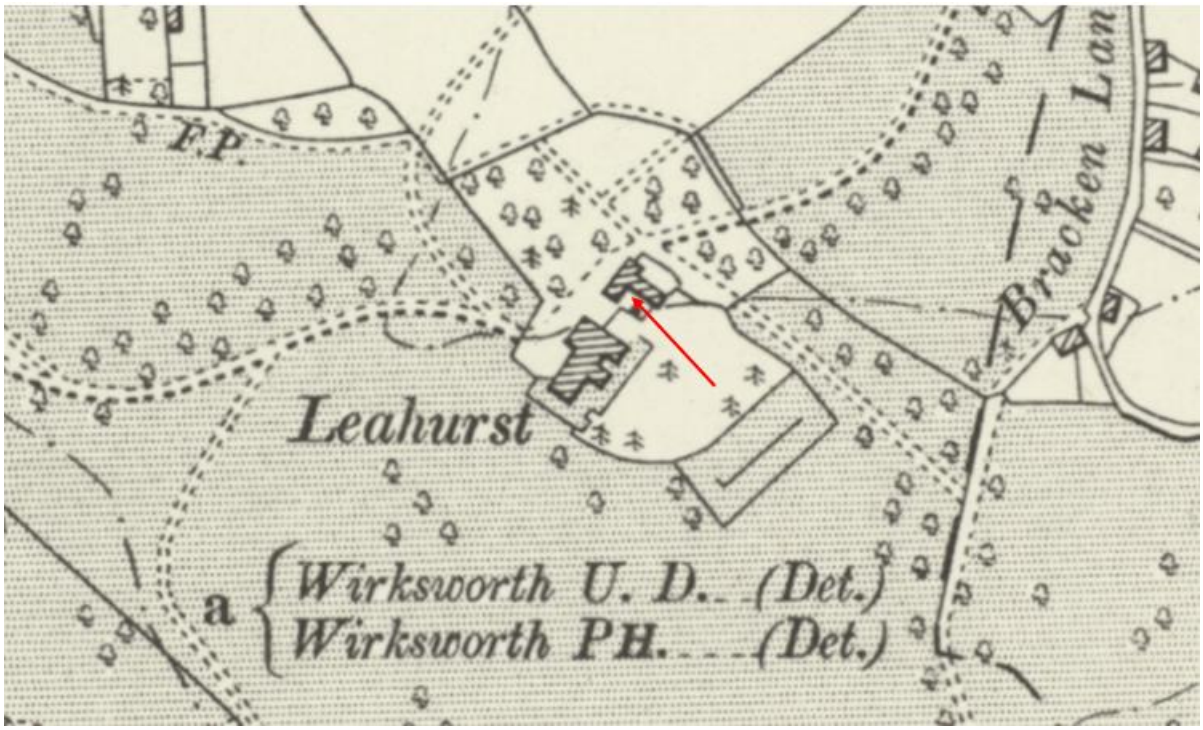


Figure 19: Section of the 1899 OS Map



Figure 20: Section of the 1955 OS Map.

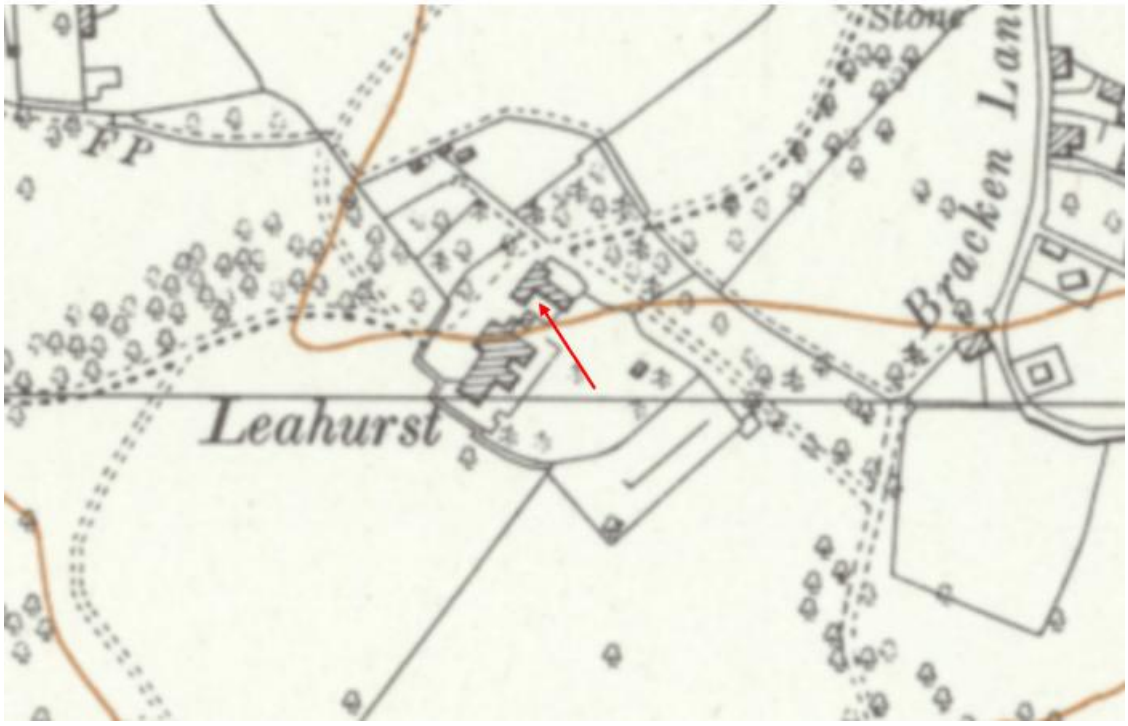


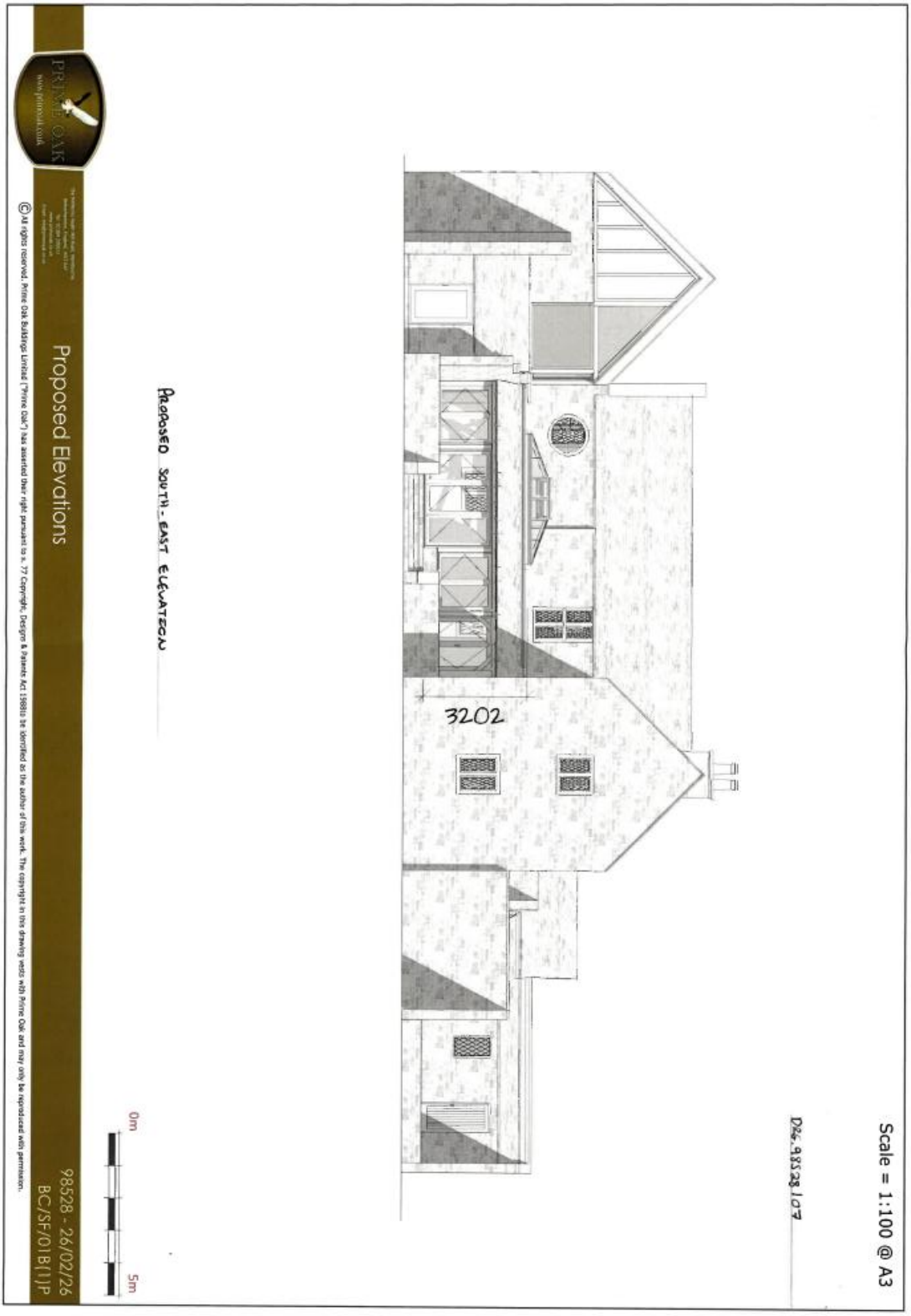
Figure 21. Section of the 1967 OS Map

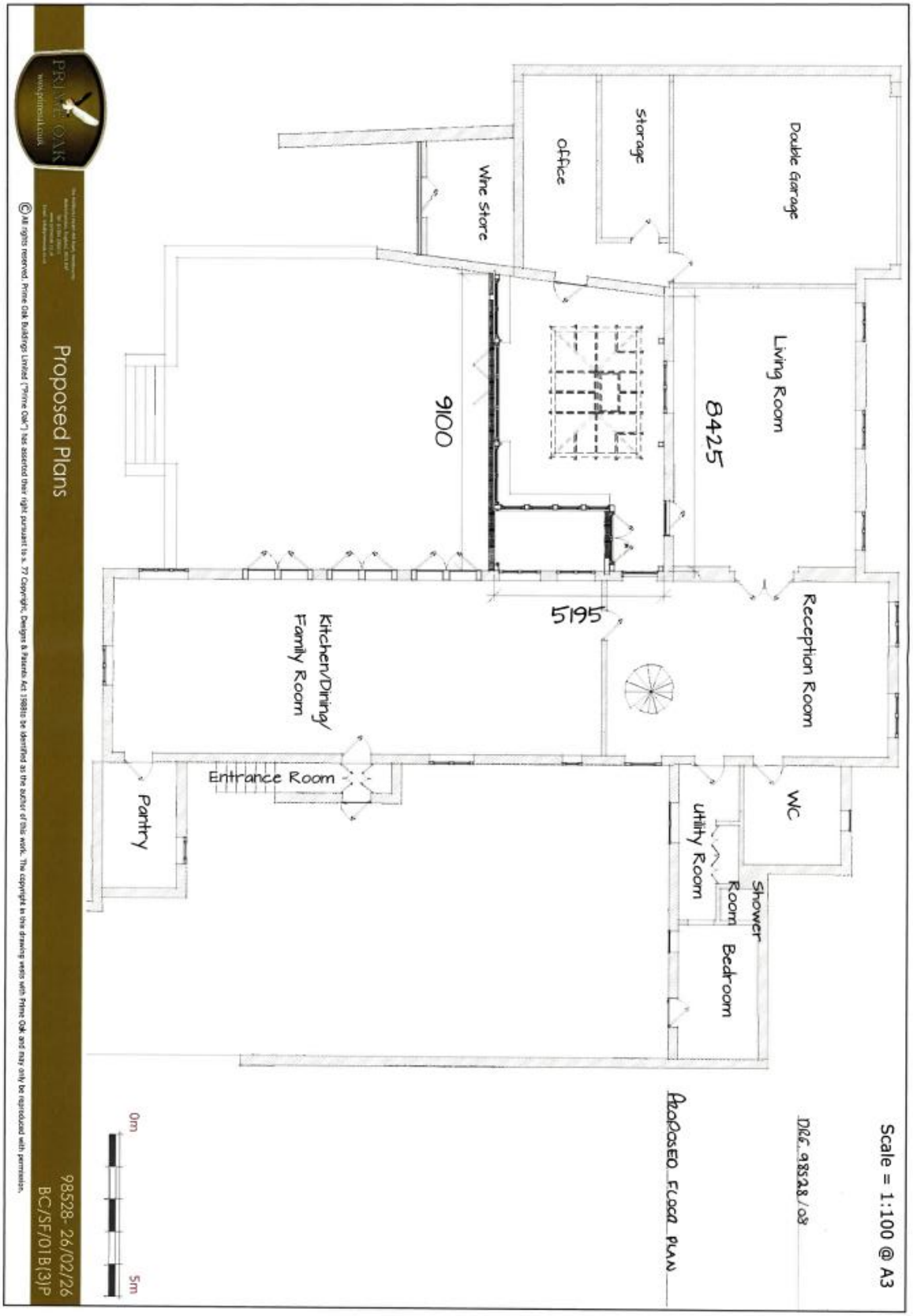


Figure 22. Section of modern satellite imaging.



# Appendix 6. Proposed Plans




Proposed Plans
Scale = 1:100 @ A3
Double Garage
Storage
Office
Wine Store
Living Room
8425
9100
5195
Reception Room
WC
Utility Room
Shower Room
Bedroom
Kitchen/Dining
Family Room
Entrance Room
Pantry
0m
5m
98528- 26/02/26
BC/SF/01B(3)P
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Proposed Plans
PROPOSED FLOOR PLAN
Scale = 1:100 @ A3
DRG 98528/09
0m
5m
98528- 26/02/26
BC/SF/018(4)P
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