HERITAGE STATEMENT

Planning Permission and Listed Building Consent Application - PP-14970768 / AVA/2026/0354

Replacement of Three Timber Sash Windows

5 Chevin Alley, Milford, Belper, Derbyshire, DE56 0QE

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the replacement of three existing timber sash windows at 5 Chevin Alley, Milford, Belper, Derbyshire, DE56 0QE.

The property forms part of a Grade II listed terrace and lies within the Milford Conservation Area, which contributes to the wider historic significance of the Derwent Valley Mills World Heritage Site.

The proposed works comprise the replacement of three existing timber sash windows with new traditionally detailed timber sash windows incorporating heritage slimline double-glazed units. The replacement windows will match the existing windows in design, proportions, materials and method of opening whilst improving thermal performance and ensuring the long-term maintenance of the property.

This statement assesses the significance of the heritage asset and demonstrates that the proposed works will preserve its special architectural and historic interest.

2. Site Description

The application property forms part of the Grade II listed terrace known as 1–5 Chevin Alley, Milford.

The terrace was listed on 13 December 1979 and is recognised as an important example of late eighteenth-century housing associated with the industrial development of Milford and Belper under the Strutt family.

The building is constructed of coursed stone with a slate roof and forms part of a distinctive historic terrace stepping down the hillside between Chevin Road and Derby Road.

The property occupies a prominent position within the Milford Conservation Area and contributes positively to the character and appearance of the historic streetscape.

3. Historical and Architectural Significance

The significance of the building derives from several factors:

i. **Historic Interest**. The terrace is associated with the early industrial development of Milford and Belper and forms part of the historic housing stock developed to accommodate workers employed within the Strutt industrial enterprises. The buildings represent an important surviving element of the area's industrial and social history and contribute to the understanding of the development of the Derwent Valley Mills settlement.

ii. **Architectural Interest**. The terrace exhibits the simple and functional architectural characteristics associated with late eighteenth-century workers' housing, including:
    - Coursed stone elevations.
    - Traditional slate roof coverings.
    - Vertically proportioned window openings.
    - Timber sash windows.
    - Uniform terrace composition.
    - The fenestration pattern contributes significantly to the visual cohesion and character of the terrace.

iii. **Contribution to the Conservation Area**. The building contributes positively to the significance of the Milford Conservation Area through its historic fabric, traditional materials and architectural form. The property forms part of a coherent group of historic buildings that collectively define the area's character and appearance.

4. Existing Windows

The application relates to three existing painted timber vertically sliding sash windows located on the principal elevation of the property.

The windows contribute positively to the character of the listed building and maintain the established appearance of the terrace.

However, the windows have been subject to previous repairs over a prolonged period and are now exhibiting signs of deterioration, including:

- Timber decay.
- Localised rot.
- Weathering of external joinery.
- General age-related deterioration.

Whilst repair and maintenance have been undertaken historically, the condition of the windows has now reached a stage where further piecemeal repairs are unlikely to provide a durable and sustainable long-term solution.

Replacement is therefore considered necessary to ensure the continued maintenance and occupation of the property.

5. Proposed Works

The proposal comprises:

- Removal of three existing timber sash windows.
- Installation of three replacement timber sash windows.
- Retention of all existing window openings.
- No alteration to the size, shape or position of any opening.
- No alteration to the surrounding stonework, lintels, or cills.
- Retention of the traditional vertically sliding sash arrangement.

The replacement windows will:

- Be manufactured from painted timber.
- Replicate the existing window proportions and detailing.
- Match the existing glazing pattern.
- Retain traditional sightlines and frame dimensions as closely as practicable.
- Incorporate heritage slimline double-glazed units specifically designed for use within historic buildings.
- The replacement windows will be installed within the existing openings without affecting historic masonry fabric.

6. Assessment of Impact

i. **Impact on Historic Fabric**. The proposed works are limited solely to the replacement of deteriorated window joinery. No historic stonework, structural elements or architectural detailing will be removed, altered or concealed. The proposal therefore results in minimal intervention to the historic fabric of the listed building.

ii. **Impact on Architectural Character**. The replacement windows have been designed to accurately replicate the appearance of the existing timber sash windows. The proposal retains:

- Existing window proportions.
- Existing opening sizes.
- Existing glazing pattern.
- Existing sash configuration.
- Traditional painted timber construction.

Consequently, the established architectural rhythm and visual cohesion of the terrace will be preserved.

iii. **Heritage Slimline Double Glazing.** The proposed heritage slimline double-glazed units have been selected specifically for use within historic buildings. The units provide improved thermal performance whilst maintaining the appearance of traditional single-glazed sash windows through:

- Narrow cavity construction.
- Traditional glazing bar profiles.
- Minimal visual change from the public realm.
- Preservation of traditional sightlines.
- The visual impact of the slimline glazing is considered negligible and will not detract from the special architectural or historic interest of the listed building.

iv. **Impact on Significance**. The proposal preserves:

- The special architectural interest of the Grade II listed building.
- The historic appearance of the terrace.
- The character and appearance of the Milford Conservation Area.
- The contribution of the property to the wider historic environment.

The works are therefore considered to preserve the significance of the designated heritage asset.

7. Justification

The proposal represents a conservation-led approach to the maintenance and long-term stewardship of the listed building.

The existing windows have undergone previous repairs and now exhibit deterioration and timber rot that cannot be sustainably addressed through further localised repair works alone.

Replacement with traditionally detailed timber sash windows is considered the most appropriate means of:

- Preserving the appearance of the building.
- Ensuring long-term durability.
- Maintaining traditional materials and detailing.
- Improving thermal performance.
- Supporting the continued occupation and sustainable use of the property.

The proposal achieves these objectives whilst avoiding harm to the significance of the listed building.

8. Precedent and Local Context

The use of heritage slimline double glazing reflects an approach that has previously been accepted by Amber Valley Borough Council in relation to nearby listed properties within the immediate historic setting of Chevin Alley and Milford.

The proposed windows have therefore been designed in accordance with an established conservation approach that seeks to balance the preservation of historic character with improvements to building performance and long-term sustainability.

The proposal does not introduce a new or unfamiliar form of development within the terrace but follows an approach that has been demonstrated to preserve the character and appearance of comparable heritage assets within the locality.

9. Planning Policy Context

1. Planning (Listed Buildings and Conservation Areas) Act 1990
    - Section 16(2) requires special regard to be paid to the desirability of preserving a listed building, its setting and features of special architectural or historic interest.
    - Section 66(1) requires decision-makers to have special regard to the desirability of preserving listed buildings and their settings.

2. National Planning Policy Framework (NPPF)

    The proposal accords with Chapter 16 of the National Planning Policy Framework by:

    - Conserving and enhancing the historic environment.
    - Sustaining the significance of a designated heritage asset.
    - Ensuring that any impact upon significance is minimised.
    - Supporting the viable use and conservation of historic buildings.

3. Local Planning Policy
    - The proposal accords with Amber Valley Borough Council's heritage policies by preserving the special architectural and historic interest of the listed building and maintaining the character and appearance of the conservation area.

10. Conclusion

The proposed replacement of three existing timber sash windows at 5 Chevin Alley, Milford represents a carefully considered and conservation-led intervention.

The existing windows have been subject to previous repairs and are now suffering from timber decay, rot and age-related deterioration. Further piecemeal repairs would not provide a durable long-term solution.

The replacement windows will:

- Replicate the existing design, proportions and appearance.
- Be constructed from painted timber.
- Retain traditional sash window detailing.
- Incorporate heritage slimline double glazing.
- Be installed without alteration to historic masonry openings.

The proposal will preserve the special architectural and historic interest of the Grade II listed building, maintain the character and appearance of the Milford Conservation Area and support the long-term conservation and sustainable use of the heritage asset.

Accordingly, the proposal is considered to comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the heritage objectives of Amber Valley Borough Council.

Prepared in support of a Listed Building Consent Application

Property: 5 Chevin Alley, Milford, Belper, Derbyshire, DE56 0QE

Proposal: Replacement of three timber sash windows with matching timber sash windows incorporating heritage slimline double glazing.