HERITAGE STATEMENT June 2026

New Breck Road, Belper, DE56 1PH
Installation of water butts.

Installation of 2 nr freestanding plastic water butts, connected into 2 nr existing rainwater downpipes.

The building is the New Breck Road Manor Farmhouse, built early 18th Century. It is a Grade 11 listed building. It's list entry number on the National Heritage List for England is 1101766. It was first listed 13 Dec 1979. It is listed for it's special architectural and historical interest.

It is located within the County of Derbyshire, within the Borough of Amber Valley and the Belper Parish.

National grid reference SK 35094 47318.

The building was previously owned by Amber Valley Borough Council before being transferred to Futures Housing Group ownership in 2003.

The building is a natural coursed stone farmhouse with tiled roof and brick chimneys.
Front façade (South elevation), 2 storeys. Five window casements with glazing bars and stone mullions. Centre wooden door which is the fire escape door from the smaller common room, with flat stone canopy on stone brackets.
Side façade (West elevation), gable end of 2½ storeys. Five window casements with glazing bars and stone mullions.
Rear façade (North elevation), 2 storeys. Five window casements with glazing bars and stone mullions. Wooden door which is the entrance to the first floor flat. This was originally an on-site warden's flat that managed the sheltered flats, but is now a general needs flat.
Side façade (Easy elevation), gable end of 2½ storeys. Four window casements with glazing bars and stone mullions. Wooden door which is the entrance door to the common rooms and ancillary rooms at ground floor level.

The Manor Farmhouse was originally an L-shaped natural coursed stone building, of two storey farmhouse to the front, and single storey rear. It was remodelled and extended in 1987 by the then Amber Valley District Council. More modern slightly square coursed stone used in the extended building. The original farmhouse building is still visible between the natural coursed stone of the original building and the more modern slightly square coursed stone of the extended building. The building's use is now:-
Ground floor - Common rooms facility, primarily for the use of the immediate adjacent sheltered accommodation flats.
First floor - A 3 bedroom general needs flat, (originally occupied by the on site warden). This use has now changed, and it is now a general needs flat.
The building was extended to being all 2 storey in a coursed stone with gables to all elevations.
Guttering and rainwater goods were changed to black upvc at the same time as it was remodelled and extended. Rainwater pipes discharge into gulleys into an underground

drainage system.

The building is surrounded by more modern traditional brick built two storey sheltered flats constructed in the 1960's and 1980's. These are also owned by Futures Housing Group and rented to their customers.

To help Futures Housing Groups customers living in the adjacent sheltered flats and also to conserve water, it is proposed to install 2 nr water butts, one to the South elevation and one to the West elevation of the building. These will be floor mounted water butts positioned a small distance from the building. There will be no mechanical fixings into the original stone building. So, the original building will remain untouched. The only connection to the building will be the installation of the black upvc water butt filler kit's (one to each water butt), which will be cut into 2 nr existing black upvc downpipes. These downpipes were replaced when the building was remodelled and extended, and aren't the original downpipes.

These water butts will be used by Futures Housing Group customers for watering the planting around the building. Futures customers are committed to helping the buildings appearance, and have helped in maintaining and caring for the planting around the building. This in turn enhances the appearance of the building.

To try to give adequate watering facilities it is proposed to use 2 nr 200L Garden Lake Water Butts, made from recycled plastic, with green wood banding effect and black child-safe lockable lid, on a black upvc stand. Together with black upvc filler kits to connect into the black upvc rainwater downpipes.

The historical character of the building and the area will remain untouched. The green wood banding effect to the water butts is used to give a sympathetic appearance against the stone walls. The water butts are to be positioned within the existing planting areas which will remain alongside the water butts to reduce any harshness of the water butt.