Homey Homes
Property Investing and Architectural Services

HERITAGE STATEMENT

Conversion and Alteration of Existing Outbuilding to Form Two Dwellings
Bath House Farm
Nottingham Road
Belper
Derbyshire DE56 1JJ

Introduction

This Heritage Statement has been prepared in support of a planning application for the conversion and alteration of an existing outbuilding at Bath House Farm, Nottingham Road, Belper, Derbyshire.
The proposal seeks planning permission for the conversion of an existing brick-built outbuilding to form two dwellings together with associated parking, turning and amenity space.
This statement considers the heritage significance of the site and assesses the potential impact of the proposed development upon designated and non-designated heritage assets.

Site Description

The application site comprises an existing single-storey brick outbuilding located adjacent to Bath House Farm.
The building forms part of an established group of buildings associated with the farmhouse and occupies a longstanding position within the historic farmstead.
The structure is of traditional brick construction with a pitched roof and simple utilitarian appearance characteristic of former rural outbuildings.
The surrounding area comprises a mixture of open land, mature vegetation and residential development on the edge of Belper.

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Figure 1 – Site Location Plan



Figure 2 – Existing Site

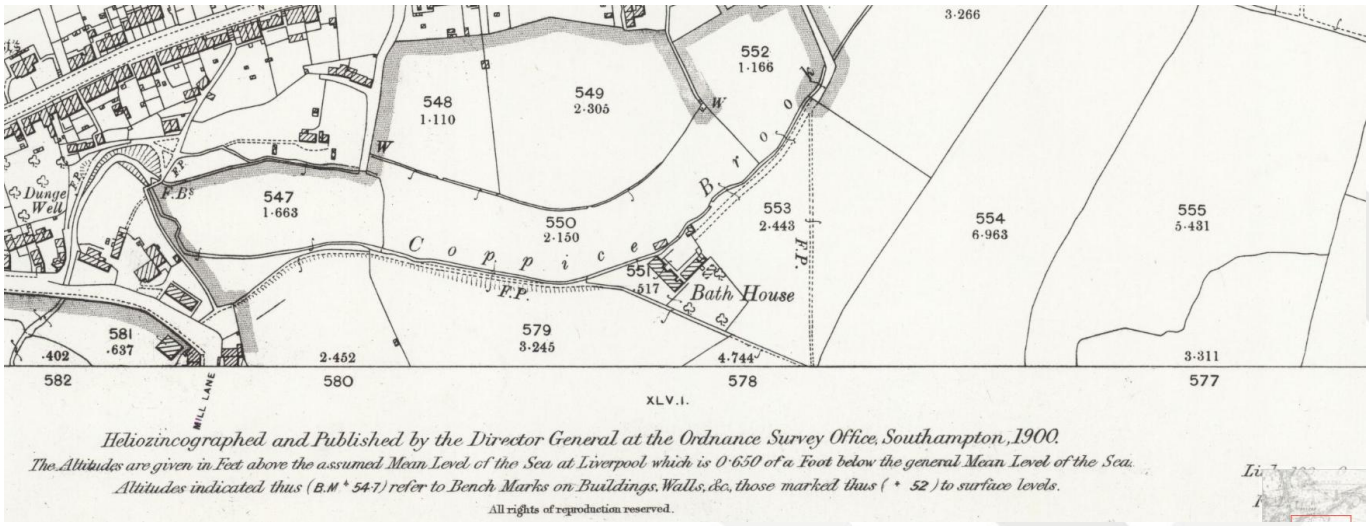


Historic Development of the Site

Historic Ordnance Survey mapping demonstrates that the application building was already present by

1900 and formed part of the Bath House Farm building group.
The building has therefore been associated with the historic development and evolution of Bath House Farm for in excess of 125 years.
The structure forms part of the established farmstead grouping and contributes to the historic character of the site through its traditional form, materials and relationship with the principal farmhouse.
The proposal seeks to secure the long-term preservation and viable re-use of the building through conversion rather than allowing continued underuse or deterioration.

Figure 3 – Ordnance Survey Map (1900 Edition)



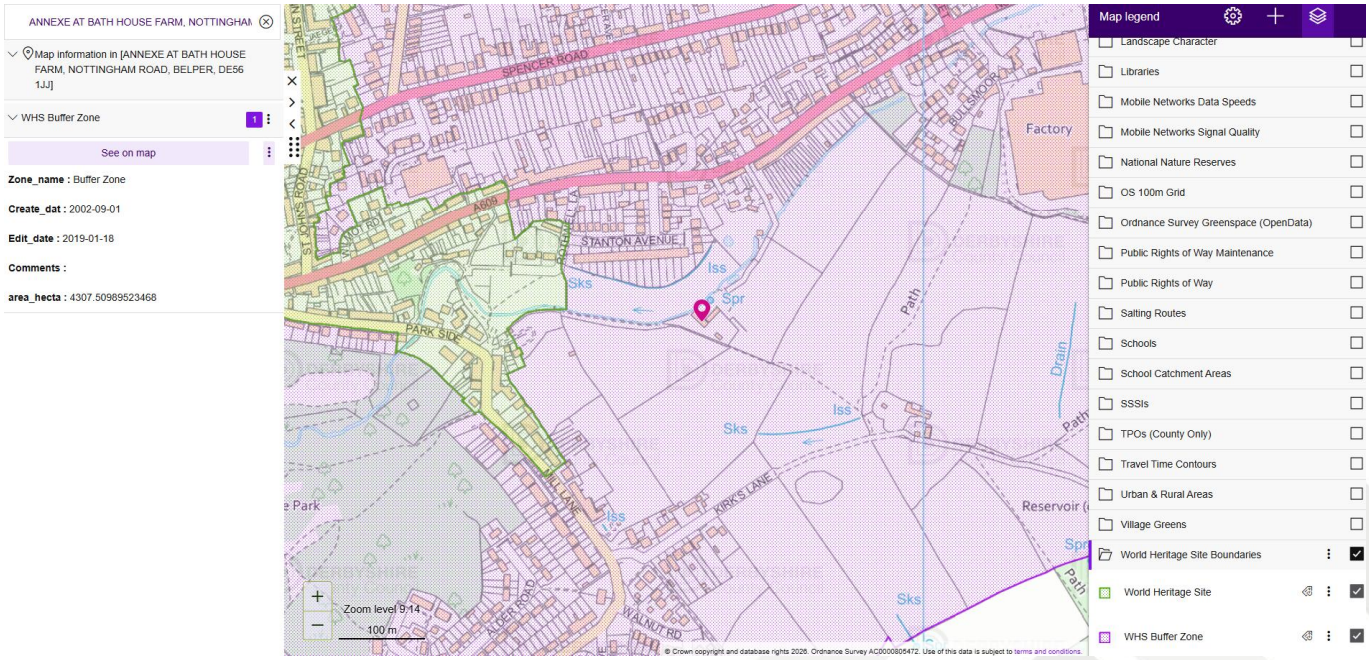
Heritage Context

The application site is:

- Outside the Belper and Milford Conservation Area.
- Outside the Derwent Valley Mills World Heritage Site.
- Within the Derwent Valley Mills World Heritage Site Buffer Zone.
- Not a Listed Building.
- Not a Scheduled Monument.
- Not subject to any other identified statutory heritage designation.

The principal heritage consideration is therefore the site's location within the Derwent Valley Mills World Heritage Site Buffer Zone.
The purpose of the Buffer Zone is to protect the wider setting of the World Heritage Site and ensure that development does not adversely affect its significance, appreciation or setting.

Figure 4 – Heritage Constraints Plan



Assessment of Impact

The proposal comprises the conversion and re-use of an existing outbuilding.
The development has been designed to retain the essential character of the building and preserve its contribution to the wider farmstead group.
Importantly:

- The existing building footprint is retained.
- The existing roof form is retained.
- Existing ridge and eaves heights remain unchanged.
- The established farmstead arrangement is preserved.
- No extensions are proposed.
- No significant alteration to the surrounding landscape is proposed.

The proposal therefore does not introduce a prominent new structure into the landscape and does not alter the historic relationship between the farmhouse and associated outbuilding.
The building will continue to be experienced as part of the established Bath House Farm group.
The conversion secures a beneficial and viable long-term use for the structure and supports its ongoing maintenance and preservation.

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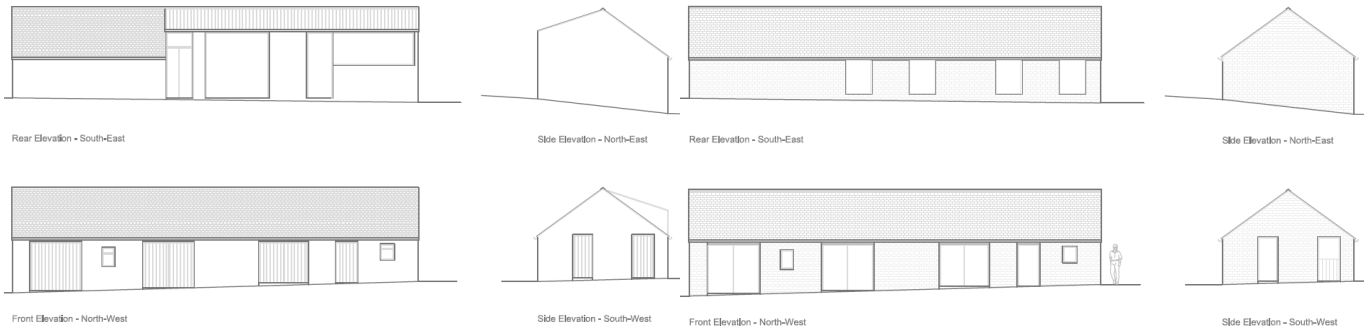
Figure 5 – Existing and Proposed Elevations



Impact on the Derwent Valley Mills World Heritage Site Buffer Zone

The site lies within the World Heritage Site Buffer Zone but outside the designated World Heritage Site itself.
The proposal does not involve substantial new development, expansion of the building footprint or alteration to the overall scale and massing of the structure.
The existing building is retained and adapted rather than replaced.
As a result, the proposal preserves the established character of the site and its contribution to the wider landscape setting.
The development would not adversely affect the significance, setting or appreciation of the Derwent Valley Mills World Heritage Site.
No heritage harm has been identified.

Conclusion

The proposal represents the sensitive conversion and long-term preservation of an existing historic outbuilding which has formed part of the Bath House Farm building group since at least 1900.
The development retains the footprint, scale, form and character of the building and preserves its relationship with the surrounding farmstead.
The proposal secures a viable future use for the structure and would not result in harm to designated or non-designated heritage assets.
Furthermore, the development would preserve the significance and setting of the Derwent Valley Mills World Heritage Site and its Buffer Zone.
The proposal is therefore considered acceptable from a heritage perspective.

Prepared by:

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