This guidance and template has been designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the statement you do submit in order for your application to be valid.

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets.

As per paragraph 128 of the NPPF. Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

1. 1. Introduction:

Briefly describe the purpose of the statement and the context of the heritage asset.

The following Heritage statement refers to 42 Short Row, Belper DE56 1DJ.

With failing structural integrity to the roof, leading to several leaks following the hot spell of weather & now thunderstorms. Slates have been displaced/damaged; leaks are present to both the front & back elevation to the roof. There may be rotten timbers & the flashing to both sides is leaking. We propose to make good the full roof, using Midland roofing services, a member of The Guild of master builders since 2006, to complete all the work(subject to them agreeing to taking on the project)

This will ensure the continued survival of this listed cottage for future generations. Our cottage, 42 Short Row, Belper DE56 1DJ, is a grade 2 listed building, being within the historically important Derwent Valley Mills world heritage site

Short Row is considered the genesis of Strutt's housing development in Belper, marking the beginning of the industrial settlement.

Due to the leaks, the interior of the cottage is being affected & we are concerned to the long-term damage to the property. Once the roof has been repaired, we will look at any internal repair works req'd.

The use of scaffolding will follow the guidance as stated in the attached

The Application Site address:

42 Short Row, Belper DE56 1DJ

Is the development site (please tick relevant boxes):

- [x] A listed building
- [ ] A building of local interest
- [ ] A scheduled monument
- [ ] A site of archaeological interest
- [ ] Within a designated conservation area
- [ ] Within a registered historic park or garden
- [ ] Within a registered battlefield
- [ ] In the setting of/adjacent to one of the above
- [ ] A non-designated heritage asset

The Nature of the Asset Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

42 Short Row, a Grade II listed cottage in Belper, is part of a terraced row of houses built between 1788 and the early 1790s, likely the first houses constructed by the Strutts in Belper. These cottages were built in pairs, stepping up a hillside and feature red brick, slate roofs, and two stories.

The houses on Short Row were part of the early industrial housing built by the Strutts to house workers in the mills and warehouses.

They were erected between 1788 and the early 1790s, making them among the earliest examples of housing in the area.

Character and Appearance:

- **Terraced and Stepped:** The cottages are arranged in a terraced, stepped configuration, reflecting the hillside location.
- **Materials:** They are built of red brick, with slate roofs.
- **Two Storeys:** The cottages are two stories in height.
- **Window Details:** Each cottage typically has one window per facade, with most modern glazing replacing the original window spaces.
- **Sandstone Construction:** The overall construction includes coursed sandstone.

The Extent of the Asset Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

42 Short Row, Belper DE56 1DJ set in the middle of a row of cottages, is located off Green Lane, adjacent to the slightly inclining Short Row Lane. The cottage has its own parking space. To the other side of a dividing stone wall from the car stand is a small well-presented garden. Access to the cottage is via a front door, directly to the front room.

Listed building consent is req'd for the cottage as it is in an article 4 area.

I am liasing with the Heritage office development@ambervalley.gov.uk

The Significance of the Asset Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

The Strutt's of Belper were an influential industrial family who transformed Belper into a model industrial town. They built mills, worker's housing, and other infrastructure to support the growing textile industry. The Strutt's also invested in community amenities like schools, chapels, and public spaces, creating a sense of civic pride and improving the quality of life for their workers and the town.

Industrial Mills: The Strutt's established several mills in Belper, including the North and East Mills, which were integral to the town's development and the Derwent Valley Mills World Heritage Site.

- **Worker's Housing:** They built extensive housing for mill workers, often on land acquired specifically for this purpose, providing a high standard of living with gardens and allotments. Relating to Short Row, Short Rows, c.1788 - Listed Grade II nos. 26-36, 38-47 One of the first groups of houses to be constructed by the Strutts in Belper adjacent to the chapel of 1788. The Short Rows originally comprised four separate rows of largely one-up one-down cottages containing 47 houses in all. The houses are built in red brick with slate roofs and brick chimneys. Short Row was part of a larger Strutt settlement aimed at providing housing for the growing number of workers employed in the mills. The houses are terraced cottages, stepping up a hillside in pairs

The Proposed Works Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works.

For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

Historic England advise paragraphs 15 & 18: Historic fabric, building design and special interest:-

'Of course, where the fabric has clearly failed, for whatever reason, or the layout constricts beneficial, compatible, use today, it will need to be repaired, and may need to be replaced or altered, but those repairs and/or alterations need to be carried out in a way which matches or complements the fabric and design of the listed building, thus following the policy in the NPPF. Retention of as much historic fabric with its evidential layers of history, layout and features as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their special interest. More information on these matters is available in Historic England Advice Note 2: Making Changes to Heritage Assets, particularly in section 3.'

'The PPG(Planning Practise Guidance) makes it clear that change that leads to better conservation of the listed building may also be a public benefit. The PPG suggests that examples of heritage benefits may include (PPG, paragraph 020): Sustaining or enhancing the special interest of a listed building and the contribution of its setting, Reducing or removing risks to a listed building, and Securing the use of a listed building which is both most useful to the owner and most supportive to its long-term conservation (its optimum viable use – see PPG, paragraph 015).'

Our proposed works are due to the fabric failing – there are two major leaks one to the back elevation of the roof, one to the front elevation. Our concern is to any continued damage to the roof & internal timbers/structure of the cottage. We are fully aware & appreciate our cottage setting contributes to the special interest & significance of a listed building and it can also allow that significance to be appreciated. In this regard, we understand our responsibility to ensuring all works are carried out correctly & in the spirit of conservation & preservation of this listed cottage for future generations. We fully understand the significance of this heritage asset.

Significance is defined in the Glossary to the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

some traditional materials, such as some building stones and roofing slates, are no longer available or have a longer lead-in time for delivery – **WHAT IS THE PROPOSAL TO USE ALTERNATE SLATE TILES? & WHERE SOURCED FROM & REASON FOR CHANGE**

Relevant Planning History Please discuss any relevant planning history which has influenced the heritage asset.

Historic England Official list entry for Short Row, Belper.

Heritage Category:
Listed Building
Grade: **II**
List Entry Number:
1346572
Date first listed:
13-Dec-1979
List Entry Name:
38-47, SHORT ROWS
Statutory Address 1:
38-47, SHORT ROWS

Location

Statutory Address:
38-47, SHORT ROWS

The building or site itself may lie within the boundary of more than one authority.
County: D**erbyshire**
District: **Amber Valley (District Authority)**
Parish: **Belper**
National Grid Reference: **SK 34945 47857**

Details
SHORT ROWS 1. 5167 Nos 38 to 47 (consec) SK 3447 NE 1/78 II GV 2. The houses on Short Row are probably the first built by the Strutts in Belper. Erected between 1788 and the early 1790s. Terraced cottages stepped up hillside in pairs. Red brick, slate roof. Two storeys. One window each, most modern glazing in former window spaces.

Listing NGR: SK3494547857

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **78610**
Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The Impact on the Asset Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

There will be no loss or concealment of key features or historic fabric.

No key views will be blocked; there will be no impact on relationships between buildings etc

The work to replacing the roof will improve the structural integrity of the cottage, securing the future of this important asset. The work will prevent ingress of further water to the structure.

Applications for demolition If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

Not applicable, no demolition is required

Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance?

What steps have been taken to mitigate any harm?

Replacing the roof will enhance the integrity of the cottage & preserve the cottage for future generations