Design, Access and Heritage Statement

Proposed greenhouse on land to the rear of 66 The Fleet, Belper. DE56 1NW.



Issued in support of a Householder Planning Application and Listed Building Consent.

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1.0 Introduction.

1.1 Overview

1.1.1 This document has been produced to support a planning application for a detached Greenhouse on land to the rear of 66 The Fleet, Belper.

1.2 Site Address

1.2.1 66 The Fleet, Belper. DE56 1NW

1.3 Statutory Designation

1.3.1 The site has two relevant listings associated with it; Fleet Cottage (Grade II, entry number: 1100335) and Street Boundary Wall, and Baulks Gate Piers (Grade II, entry number: 1087359). They are within the Belper and Milford conservation area and the Derwent Valley Mills World Heritage Site. It is subject to an Article 4 direction.

Fleet Cottage Full Listing:

'No 66 The Fleet (Fleet Cottage) is a Grade II building with an early 19th century façade. The structure consists of two adjoining buildings set at right angles to the street. Both buildings are of two storeys, but the eastern building is constructed from ashlar and the western house has a painted brick façade and a lower roof line. To the rear a stone wing meets the front roof in a hipped gable. The building has tiled roofs, brick chimneys and cellars. The street façade has a first floor loft door to street. There is a rear one storey brick shop set back. (1) No 66 The Fleet was identified during survey in 2008. It is a 19th century L-shaped complex of up to three buildings including a two storey inn, a two storey cottage and a single storey nailer's workshop. The east facing wall fronts onto The Fleet, it's only opening is a doorway on the second floor. There is an Offliers Ale painted advertisement on the north facing wall. Set back from The Fleet and to the north are a cottage and a nailer's workshop with a chimney.'

Street Boundary Wall Full Listing:

'Early C19. Coursed stone garden boundary wall to street, circa 5 ft tall. Half round coping. Two stone gate piers with tooled centre panel and cushion caps with similar tooling. Inner baulks to piers.'



Image 01: Land associated with No.66 in red and with 66a in blue.

2.0 Context & Heritage.

2.1 Surrounding area

2.1.1 Although long recognised locally as extremely important, the importance of the industrial heritage of the Derwent Valley Mills was globally acknowledged in December 2001, when the Derwent Valley Mills in Derbyshire was inscribed on the World Heritage List. UNESCO's recognition and the international designation of World Heritage status confirms the outstanding importance of the area as the birthplace of the factory system where, in the 18th Century, water power was successfully harnessed for textile production. The modern factory or 'mill' system was born in the valley in the 18th century to accommodate the new technology for spinning cotton developed by Richard Arkwright. Later advancements in spinning technology made it possible to produce cotton continuously. Cromford Mill was the site of Arkwright's first mill, with the nearby Cromford village significantly expanded for his new workforce. This system of production and workers' housing was copied throughout the valley and particularly in Belper, where to ensure the presence of a labour force, it was necessary to construct housing for the mill workers. The existing community at Belper was greatly improved and expanded – with their own amenities such as schools, chapels, and markets. Most of the housing still exists and is still in use along with transport infrastructure that was originally built to open new markets for the mills' produce. The mills and their associated buildings are well preserved and have been reused since the cotton industry declined. Many of the buildings within the World Heritage Site are also listed buildings and Scheduled Monuments.

2.2 History of the site



Image 02: 1888-1913 OS Six Inch extract.

2.2.1 The site has a long history of residency and commerce. The 1888-1913 OS Six Inch map clearly shows the 'L' shaped development and a further building on the site of the proposed machine store. The listing identifies the main building as consisting of several elements;

an Inn, cottage and Nailer's Workshop, whilst the further building is purported to being stables linked to the Inn. Historic records of when the buildings stopped trading as commercial entities. The Inn was not listed in 1888.

2.3 Existing property.

2.3.1 The Listing entry for No.66 The Fleet states:

'Early C19 facade. Two adjoining buildings set at right angles to the street. Both of 2 storeys, but eastern one of ashlar with 2 windows, sashes with stone lintels and glazing bars, centre blocked doorway. Western house has painted brick facade, lower roof line. Two windows, sashes with margin lights and moulded frames. Centre door. Rear stone wing meets front roof in hipped gable. Tiled roofs, brick chimneys. Street facade has 1st floor loft door to street. Rear one storey brick shop set back. Cellars.'



Image 03: Street view of the property.

2.3.2 The modern street view of the property clearly shows the various elements identified within listing. The painted 'Offiles Ales' sign can still be seen on the north elevation of the Inn with the boundary wall (listed) beyond to the south of the building, just visible above the roof of the cars. Externally the house has been sympathetically updated with replaced windows and doors.

2.3.3 The proposed greenhouse will be located beyond the recently added oak framed garden room approved as part of Planning Application AVA/2018/1227. The rear, south facing, wall of the conservatory will extend up to this extension.

2.3.4 The proposed greenhouse will make use of a currently under utilised part of the garden.

2.4 Landscape & gardens

2.4.1 The gable of the former Inn sits at the back of the pavement to The Fleet, whilst to its right lies a cobbled, hard landscaped courtyard.

2.4.2 To the south of the cottage (66a The Fleet) is an overgrown vehicular access leading from The Fleet to the paddock beyond. A small lawned garden associated with 66a The Fleet sits to the south of the track.



Image 05: View of the track leading from The Fleet, the proposed greenhouse will sit deep within the garden plan to the rear of the existing house.

2.4.3 To the south and west of the main building complex is a large grassed and partially terraced area forming an extensive garden / small holding to No. 66.

3. Consultation

3.1 Pre-planning advice

3.1.1 Amber Valley Borough Council were approached and asked whether a Pre-planning Advice Application could be made. Amber Valley Borough Council declined to provide this service.

4. Proposals

4.1 Objectives

4.1.1 Design work has been carried out by DKMY Architects ltd. with the following objectives:

- Create a new greenhouse and boundary wall along the northern edge of the site to provide privacy to both 66 The Fleet and the adjacent neighbouring properties.
- Create a sheltered area for growing food crops in support of a sustainable lifestyle.
- Construct a building that utilises a carefully considered palette of materials found in the immediate vicinity so that the simple form of the building can be read clearly. The materials are to match those used elsewhere on the site in order to present a cohesive overall design.
- Make use of unsightly area.

4.2 Proposed greenhouse

4.2.1 The design of the proposal evolved to preserve the setting of the existing house and to achieve the objectives outlined above. The proposed building has been carefully sited to limit its visibility from 66 The Fleet, the Listed Boundary Wall and from the roadside.

4.2.2 The new building has been orientated to maximise solar gains and to provide the best opportunities for growing food crops for the occupants.

4.2.3 The design of the building utilises a brick retaining structure, to support the northern edge of the greenhouse and to provide screening of the neighbouring properties.

4.2.4 The proposed building's form has an historical aesthetic to compliment the existing Listed house.

4.3 Heritage impact

4.3.1 Throughout this application the advice given in the document Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment, Historic England 2015 has been considered.

4.3.2 In addition, although not entirely relevant, the publication by Historic England "Conserving Georgian and Victorian terraced housing – A guide to managing change", offers useful directives and has been referred to during the design process. The guide notes that:

> *"Change to heritage assets, including listed terraces, is inevitable and is only harmful when it damages or harms significance."*

4.3.2 It has been sought to establish which elements of the Inn, cottage and workshop are significant to it's heritage value, and to preserve or enhance these. The list entry for No.66 The Fleet is principally concerned with the appearance of the array of buildings when viewed from The Fleet and its relationship to the adjacent boundary walls and its neighbours beyond, and their collective contribution to the historic streetscape.

4.3.3 The proposal has been carefully positioned within the site to minimise any impact upon Fleet Cottage (entry number: 1100335) when viewing the east (facing The Fleet) and south elevations. The proposed greenhouse will sit along the northern edge of the site, set down from the main house and beyond the 2018 addition of oak framed garden room.

4.3.4 When viewing into the site from Street Boundary Wall and Baulks Gate Piers (entry number: 1087359), the proposed site sits too far to the north to be visible. In addition the terraced nature of the land and the existing mixture of hard and soft landscaping mask the proposed development.

5. Sustainability

5.1 Building envelope

5.1.1 The walls and roof of the proposed greenhouse have ben chosen for the low levels of embodied energy used in their manufacture, their robustness (longevity) and their ability to be fully recycled at the end of the building's life.

5.1.2 The introduction of a greenhouse and sheltering south facing boundary wall will allow the occupants to extend the season for growing their own food stuffs, reducing food miles and the family's carbon footprint.

5.1.3 On site composting of waste organic matter will allow for the production of natural, organic fertilisers.

5.1.4 The availability of soft fruits will enhance the food chain on the site and add to biodiversity

5.2 Heating

5.2.1 The proposed space will be heated by solar gain.

5.3 Landscape

5.3.1 The proposed building will be sat on a lower terrace below the main house on an under utilised part of the garden.

5.4 Trees

5.4.1 No Trees or hedges will be removed for the proposed.

5.5 Drainage

5.5.1 Surface water arising from the small footprint of the building will discharge into rainwater harvesting tanks to be used to water the crops.

6. Accessibility

6.1 Vehicular

6.1.1 No change.

6.2 Bicycles and pedestrians

6.2.1 No change.

7. References

1. Joyce, B., Michell, G., Williams, M., Derbyshire Detail & Character A Celebration of its Towns & Villages.