CHURCH OF THE HOLY TRINITY, DERBY ROAD, MILFORD, DERYSHIRE:

Heritage Impact Assessment

2026

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Summary

- Matt Hurford Historic Buildings and Archaeology Services was commissioned by the Diocese of Derby to undertake a Heritage Impact Assessment of Holy Trinity Church, Derby Road, Milford, Derbyshire, DE56 0QH centred on National Grid Reference SK 35111 45370.

- Holy Trinity Church lies within the village of Milford which is located just over a mile to the south of Belper and five miles to the north of Derby with the River Derwent extending through the village. It is within the Derwent Valley Mills World Heritage Site inscribed by UNESCO in December 2001 on account of the mills and associated ancillary buildings and housing within the village which were began by Jedidiah Strutt in 1781. In addition, the site is also within Belper and Milford Conservation Area designated on 14th February 1975. The church, recorded on the Derbyshire Historic Environment Record (MDR9826), is also Grade II listed (List Entry No. 1087346).

- The church was built in 1848 to a design by William Bonythan Moffat and comprised a south porch, nave, north aisle, chancel, sacristy, turret and no longer extant gallery. An extension to the north-east was finished in 1910 by local Belper architects Hunter and Woodhouse which incorporated a vestry and church room. It is likely that at this time the gallery was taken down, the pews within the nave and north aisle replaced with the font moved. In addition, prior to *c.* 1920 the tile floor of the chancel was laid and the original stalls removed with a new ones inserted into the north aisle. All stained glass windows were inserted following the Great War. Both the altar and reredos post-date 1939. The later addition of 1910 was sub-divided creating a toilet and kitchen with extra rooms added to the north elevations at some point after 1967.

- The immediate setting of the church is of high significance as it is located in the historic core of the village containing a group of diverse nationally and regionally important buildings dating from the late eighteenth century through to the twentieth century. The property contributes positively to the historic character as part of the development of the village fuelled by the industrialisation of Milford by the Strutt family though the church post-dates its initial expansion by around sixty-five years.

- Holy Trinity Church largely retains its exterior appearance as designed in 1848 though internally it has been negatively affected by alterations undertaken during the early twentieth century though its significance is still in line with its Grade II listed status.

- The conversion of the church would secure its long-term future and provide the opportunity to enhance the property by initiating a full scheme of repairs. The exterior will remain unaltered thus its character from Derby Road retained. In addition, the removal of trees to the rear of the property, which are undoubtedly causing issues with the building, would return it to its intended Victorian form with views from the designated heritage assets on Hopping Hill and West Terrace restored. Inevitably, the conversion will negatively impact on the historic fixtures, fittings and floor plan of the interior though much dates to the remodelling of 1910, and thus the majority of the proposals will cause less than significant harm to the property with the scheme considered broadly sympathetic to the building.

- Ground works associated with the conversion are likely to encounter archaeology associated with the current church and potentially a no longer extant late nineteenth century building within the footprint of the addition of 1910.

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Acknowledgments

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1 Introduction

1.1.1 Matt Hurford Historic Buildings and Archaeology Services was commissioned by the Diocese of Derby to undertake a Heritage Impact Assessment of Holy Trinity Church, Derby Road, Milford, Derbyshire, DE56 0QH centred on National Grid Reference SK 35111 45370 (Figures 1-2).

1.1.2 Holy Trinity Church lies within the village of Milford which is located just over a mile to the south of Belper and five miles to the north of Derby with the River Derwent extending through the village. It is within the Derwent Valley Mills World Heritage Site inscribed by UNESCO in December 2001. In addition, the site is also within Belper and Milford Conservation Area designated on 14th February 1975. The church, recorded on the Derbyshire Historic Environment Record (MDR9826), is also Grade II listed (List Entry No. 1087346). The church is oriented north-west to south-east but for ease of reference within the report the long axis is described as being aligned west to east.

1.1.3 The property was built between 1847 and 1848 with an addition to the north-east constructed between 1909 and 1910.

1.1.4 The mid-Victorian core comprises a south porch 1/01, nave 1/02, north aisle 1/03, chancel 1/04, sacristy 1/06 and a polygonal turret 2/01 in the south-west corner. The early twentieth century addition incorporates corridor 1/05, leading to corridor 1/08 which provides access to the toilets 1/09 and principal room 1/10. This part of the building is entered via porch 1/13 in the south elevation. Kitchen 1/12 is also within the later addition though can only be accessed by corridor 1/11 that was constructed after 1967 with store room 1/07 being a contemporary late twentieth century extension and accessed from corridor 1/05 (Figure 3).

1.1.5 This report has been produced to assess the significance of the property and the effect on its significance by its proposed conversion to residential use in accordance with National Planning Policy Framework 2012. Paragraph 128 states:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.*

1.1.6 This document charts the historic development of the property and assesses the historic and architectural significance of the building and its setting and the impact of the proposed changes in order for all parties associated with any future renovation plans to make informed decisions.

2 Historical Background

2.1 Recorded as *Muleforde* in Domesday Book, Milford was within the Hundred of Morleystone in the county of Derbyshire. The Tenant-in-chief and Lord in 1086 was Henry de Ferrers, replacing Siward who was Lord in 1066 (Open Domesday 2026). It is subsequently called *Melneford* within the Index to the Charters and Rolls in the British Museum dating to 1189 and in the 1198 Book of Fees as *Meleford*, the village name meaning *Mill by the ford* (Ekwall 1960, 326). Prior to the Industrial Revolution, Milford was known as *New Mills* due to the presence of industry clustering around the crossing over the River Derwent. The Duke of Devonshire's lands extended to Milford and the Duchy owned a corn mill powered by the river (Derwent Valley Mills 2026a). When Jedidiah Strutt began purchasing land at Milford in March 1781 his first acquisitions were New Mills, Makeney Forges and the Hopping Mill Meadow which included a fulling mill (Derwent Valley Mills 2026b). Jedidiah had financed Richard Arkwright and was a partner in his Cromford Mills before building his own mills at Belper in 1776 (Derwent Valley Mills 2026c). By 1789 he had two mills operating in Milford, one a printing

mill, with a further mill erected in 1793 (Derwent Valley Mills 2026d). The buildings included a bleaching mill and dye works with associated warehouses and ancillary buildings including a school built in 1819 (Derwent Valley Mills 2026a). Worker's cottages were constructed by the Strutt's, which largely survive, with Hopping Hill terraces to the north and west of Holy Trinity Church (Derwent Valley Mills 2026c). Almost all the mill buildings were demolished between 1952 and 1964 (Pevsner and Williamson 1978, 281).

2.2 The plot of land upon which the church stands is depicted on the 1792 *Survey and Plan of Land Belonging to Jedidiah Strutt* (D1564/13) as a single field owned by Messrs Cock. On the 1820 map (D1564/3), produced between 1805 and *c*. 1818 and published in 1820 showing the Liberties of Belper, Duffield and Makeney and based on the 1787 Enclosure map of 1805, it had been subdivided into a number a regular, rectangular allotments and was owned by Elizabeth Cock. There is no change on the subsequent 1829 map of Belper and Duffield Estate (D1564/28).

2.3 Between 1829 and 1846 the Strutt family had acquired the plot, bequeathing it 1846 as the site for Holy Trinity Church, completed in 1848 (Derwent Valley Mills 2026c) and comprising a nave, north aisle, chancel, sacristy, south porch and turret in the Early English style with a gallery at the west end of the nave (Figures 4). The cost of the church amounted to £2000, raised by grant and subscription (Kelly 1881, 1102) with seating for 398 adults in the nave, aisle and chancel and 118 children in the no longer extant gallery at the west end of the nave (D2135 A/PI/7/1-6). The pulpit was located by the northern pillar of the chancel arch, a doorway is shown providing direct access from the pulpit into the sacristy, with the font in the southern part of the nave The architect was William Bonythan Moffat (Pevsner and Williamson 1978, 282) who worked with Sir George Gulibert Scott on a number of churches including the Grade II listed St John the Baptist in Beeston, Nottingham (List Entry No. 1077582) built between 1842 and 1844, the Grade II listed Church of St Nicholas, Lincoln (List Entry No. 1388727) built in 1839 and St John the Baptist and Leenside Nottinghamshire that was built in 1844 and destroyed during a Luftwaffe bombing raid in May 1941 (Guilbert Scott 2026). Their churches were built in the Early English or Gothic style which was popular at the time.

2.4 An addition was built between 1878-9 and 1898 to the north-east of the church, replaced by the early twentieth century build (Figures 5 and 6).

2.5 Between 1909 and 1910 the church was extended to the north-east to include a church room and vestry (Kelly 1916, 340), which entailed major alterations to the north-east corner of the church (Figure 7). The sacristy was enlarged, its northern wall removed with access into it provided by a new two-centred arch doorway in the east gable of the north aisle and a pair of two-centred arches in the remodelled north wall of the chancel, both openings of which are extant (see below 4.2.4 and 4.2.7). Following the alterations seating is now recorded as being for 360 people (Kelly 1916, 340) suggesting that the gallery may have been removed and the pews changed. The extension was by local Belper architects Hunter and Woodhouse who were frequently commissioned by the Strutt's (Derwent Valley Mills 2026c), buildings include the Grade II listed Herbert Strutt School (List Entry No. 1349048) built in 1908, Brook House, Makeney which is also Grade II listed (List Entry No. 1389541) and completed in 1899 and St Mark's Church, Openwoodgate (MDR9822) of 1891.

2.6 An early photograph viewed from the nave looking towards the chancel survives which post-dates the 1910 extension as the inserted opening in the north aisle is present. Numerous alterations to the 1847 design and no longer extant features are shown (Plate 1). Over the chancel arch is the inscription *PRAISE WAITETH FOR THEE O GOD IN ZION*. Lighting is attached to ornate brackets on the nave wall with that in the chancel comprising two chandeliers suspended from the roof. Though the current pews had been installed by this time the stalls of the choir in the chancel, which have rather fine bench ends with poppy heads copying fourteenth and fifteenth century designs (Cox 1923, 108-110), are still present. The Gothic pulpit, the same design as that shown on the drawings of 1847 (Figure 8), had been moved from its former position to its current location in the south-east corner of the nave though the extant pulpit is a different item. In addition, the font was moved between when the photograph was taken, at which time it was in its original location as depicted in the 1847 drawings, to its present position. Both altar and reredos shown in the photograph have been

replaced. The 1905 organ is not shown though it clearly was not in the position of the current one, installed in 1994, as the row of pews is intact in the photograph.

2.7 Further additions were made post-dating 1967 to the north elevation of the north aisle and to the north elevation of the extension of 1910 (Figure 9).

2.8 The current pipe organ is by J.M. Grunwell, made in 1874 and installed in the Baptist Church, Belper prior to being moved to Holy Trinity Church in 1994 (National Pipe Organ Register 2026) replacing one by Bevington installed on the 23rd June 1905 at a cost of £450.00 and dedicated by the Bishop of Derby (Derbyshire Advertiser and Journal 1905).

2.9 On 26/09/2021 the final service was held at the church (Derby Advertiser 2021).

3 Derbyshire Historic Environment Record Data (HER Search CDR14692

3.1 Designated Heritage Assets within 500m of the Development Site (Appendix 1)

3.1.1 Holy Trinity Church is a designated heritage asset (DDR2080) with a further 32 designated heritage assets, all Grade II listed, within 500m of the site. Associated with the church is the nineteenth century railed boundary wall fronting the road including the gate and gate piers (DDR2081) with the war memorial commemorating the fallen of both World Wars opposite (DDR2737).

3.1.2 On the eastern side of the river and to the north of Holy Trinity Church is late eighteenth and early nineteenth century terraced housing built by the Strutt's comprising 1-28 Hopping Hill (DDR2598) constructed between 1792 and 1797, 1-14 West Terrace and 15-23 East Terrace (DDR2590) erected between 1800 and 1819, the late eighteenth or early nineteenth century 57-64 Hopping Hill (DDR2399), and Duke's Buildings 2-8 (DDR2042) built between 1822 and 1823 on land formerly owned by the Duke of Devonshire, hence the name. There are also a number of ancillary buildings comprising a coal chute (DDR2385) installed between 1800 and 1819 adjacent to 14 West Terrace and a late eighteenth or early nineteenth century cartshed (DDR2398) which has cast iron stanchions supporting the roof which is located to the north of the war memorial on Hopping Hill. Broadly contemporary with the terraces on Hopping Hill are stone steps and iron posts to the footpath (DDR2062) between the south end of Hopping Hill and Hopping Hill Terrace. The only listed individual dwellings in this part of the search area are on Hopping Hill comprising number 65 (DDR2748), a likely Strutt built house, and Pear Tree Cottage (DDR2396) that has a date stone of 1858 above the door though it could be earlier.

3.1.3 To the south, on the east side of the river, is a cluster of building by Milford Bridge (DDR2045) which was constructed in 1790. The majority are late eighteenth or early nineteenth century cottages (DDR2117, DDR2735, DDR2079, DDR2078 and DDR2736) with the King William inn (DDR2077) opposite the bridge being of early nineteenth century date. Milford Ebernezer Methodist Church built in 1859 lies to the south of the cottages with the latest listed building, a twentieth century K9 telephone kiosk (DDR2515), being to the north.

3.1.4 Remnants of Strutt's mills are present on the west side of the river comprising the L-plan Dye House (DDR2082) of coursed stone construction and its round brick chimney (DDR2738), both dating to 1832. However, as with the east side of the river, the principal buildings surviving from the late Georgian period are houses. On Well Lane is the terrace comprising 8-12, 12A and 14 (DDR2533) and interestingly its well house (DDR2768), a rectangular chamber with stone lintel over with steps leading down to the water source; a rare early example of public water supply. On Chevin Road is the terrace of 13, 15 and 17 (DDR2105), the rear wing of Cloister 1 (DDR2039) and Milford View 6 and 7 (DDR2024). Further houses are on Sunny Hill (DDR2532 and DDR2592). At the top of the west steps to

Chevin Alley are three tapering cast iron posts with rounded tops (DDR2721) of late eighteenth or early nineteenth century date.

3.1.5 Two places of worship were built on the western side of the river, a Wesleyan chapel (DDR2106) in 1842 and Milford Baptist Chapel (DDR2723) in 1849.

3.1.6 The only pre-Strutt feature is situated to the north of the development site comprising a stone paved sloping weir with related mill-goit and sluice gates at each side of the river (DDR2095). In addition are bases for the former iron footbridge across the weir

3.2 Non-designated Heritage Assets within 500m of the Development Site (Appendix 2)

3.2.1 There are a total of nine non-designated heritage asset recorded on the DHER within a 500m radius of the site. The earliest are two earthworks (MDR15866 and MDR15867) on the eastern edge of the search area which are thought to be associated with Shaw Lane, a no longer extant routeway with possible medieval origins that was still in use in 1792.

3.2.2 To the north-west, again on the edge of the search area, is the site of Milford Foundry (MDR7739) which was worked by Strutt in the 1780s to produce much of his ironwork for buildings, waterwheels and mills. Immediately south-west of Holy Trinity Church, on the west side of the river on either side of the stone bridge over the Derwent, stood the extensive cotton spinning, bleaching and dyeing mills of Strutt's Millford Cotton Mill Complex (MDR7782). The *Old Mill*, built by Jedediah Strutt between 1777 and 1780, was timber-framed, stone built and five storeys high. The east wing, constructed between 1805 and 1806 was iron-framed and had a large clock tower. The warehouse of 1792-3 was one of three fire-resisting mills built in the 1790's by William Strutt. Iron columns supporting protected timber beams and brick arches paved with tiles.

3.2.3 On the western edge of the search area is Hoppinghole Wood Quarry (MDR13549), which provided stone for the first Milford Mills starting in 1782, and various millworker cottages built in the period 1792-7. A further quarry, to the north and again on the edge of the search area, is Hopping Hill Quarry (MDR13768), opened in 1794 to provide stone for Strutts' *New Mill*. Immediately south of Holy Trinity Church and adjacent to Derby Road is a further former quarry, Terrace Quarry (MDR9710) which is unlikely to have been owned by the Strutt family as it is not mentioned in documents contained within the family archive. It was in operation during the late nineteenth century and was still working in 1900 though by 1920 was inactive.

3.2.4 By the side of the bridge is the site of a toll cottage (MDR15724) of nineteenth century date that was demolished in 1971.

3.2.5 On Shaw Lane is a former brick built Methodist Church (MDR9808) that was built in 1823.

3.3 Events within 500m of the Development Site (Appendix 3)

3.2.1 There are five events recorded on the DHER within a 500m radius of Holy Trinity Church though none encompass the site. A conservation plan was produced for East and West Terrace, Hopping Hill in 2007 (EDR2326) located to the north. To the north-west an engineering assessment was undertaken on Foundry Weir (EDR4936) with archaeological investigations at Milford Foundry in 2005 (EDR2294). Millford Mill was subject to a desk-based assessment in 2005 (EDR1917) and a photographic survey of Milford Primary School Wall in 2007 (EDR4991), both on the western side of the river.

3.4 Summary

3.4.1 The information held within the sites and monuments record of Derbyshire County Council illustrate that the church is located at the eastern end of a residential area principally comprising terraced houses built during the late eighteenth and early nineteenth century by the Strutt's to house their mill workers. The church post-dates the residential development and associated mills by *c*. 60 years and thus is not a primary structure of the initial Georgian

expansion of the village under the Strutt's. The mills, warehouses, and foundries were all located to the south-west, west and north-west of Holy Trinity Church on the opposite bank of the River Derwent.

4 Historic Building Appraisal (Figure 10)

4.1 Exterior

4.1.1 The 1848 phase is in the Early English style (Plate 2). It is built of coursed stone rubble beneath a gable roof of tile with coping stones and kneelers. It has a plinth that extends around the building with two stage buttresses to both nave and chancel. The lancet windows of the chancel have hoodmoulds with carved label stops, principally in the form of human heads though the ones flanking the central window of the east gable are of foliate type. Both the two centred arches of the south porch doorway and that into the chancel also have hoodmoulds with male head label stops (Plate 3). Elaborate scroll hinge-work terminating in leaf-shaped ends is used on each of the two studded doors. There are no hoodmoulds to the lancet windows of the nave or north aisle though of note there are two circular windows above the paired lancet windows flanking the taller central one in the west gable. In the south-west corner is a four stage, buttressed, polygonal turret (Plate 4) with the inner stairs lit by lancet windows. Cross finials adorn the nave, south porch and chancel.

4.1.2 The 1910 addition is also stone built beneath a gable tile roof with coping stones and two-piece cavetto and roll kneelers (Plate 5). It has a shouldered doorway to the south porch housing a plain plank door, the inner face having a hanging and shunting stile and three rails with decorative chamfer and runout stops. Two three-light mullion windows with lozenge lattice pattern leadwork sit to the west with a single-light window at the far west end. Three large rectangular windows are within the east gable.

4.1.3 Due to excessive vegetation a thorough inspection of the north elevation could not be made.

4.2 Interior

4.2.1 Porch 1/01 has a door with an inner face with hanging and shunting stile, rails and cross pieces extending between shuntings and rails, all with chamfers and triangular stops, hung on shouldered strap hinges with fleur-de-lis ends. The floor is of stone flags with the roof above of common rafter type with diamond set ridge, wall plate and ashlar piece. Between the porch and nave 1/02 is a modern glazed double door.

4.2.2 The five bay nave 1/02 and north aisle 1/03 are separated by octagonal piers supporting two centred arches (Plate 7). Two rows of pews are present in the nave which face the chancel though four pews towards the rear of the northern row have been moved to accommodate the organ installed in 1994, replacing an earlier one of 1905 which is absent in the photograph discussed above (para 2.6) indicating that the earlier organ was located elsewhere, possibly in what was originally the sacristy 1/06. Within the north aisle there are five rows of pews at the west end which face the chancel with three long stalls that would have seated the choir facing south across the nave. The pews and stalls are supported on a timber base which overlies a dark blue and red tile floor (Plate 8). The wear on the tiles, their size (6 inches by 6 inches) and colour are consistent with a date of 1848 (Van Lemmen 1995, 6 and Johnson 1984, 108). The pews (Plate 9) are however later, different in design to those depicted in the drawings of 1847 which are of square end type, being stock items of a type initially produced around 1880 and continuing into the early twentieth century. The choir was moved from the chancel to the north aisle with the stalls (Plate 10) of the new choir later in date than the nave pews, as demonstrated by the early photograph post-dating 1910 (para 2.6). Though again stock items, the stalls are of superior quality to the pews and could be as late as 1920 in date, either purchased by a patron or by subscription. The pew has been moved from its original location, as depicted in the 1847 drawings and on the early twentieth century photograph and is of plain design, in contrast to the Gothic one illustrated.

4.2.3 Stained glass windows in both the nave 1/02 and north aisle are of early twentieth century date, that in the west gable of the nave erected by George Herbert Strutt in memory of his son Anthony Herbert Strutt and the men of Milford who gave their lives in the Great War of 1914-1918. Similarly, a further two in the north aisle commemorate those who fell during the conflict. A single window is in loving memory of numerous Strutt family members who died between 1897 and 1935. There are also three memorials on the walls of the nave, one to the Rev. Thomas Crossland who died in 1882, one to Ellen Woolley who passed away in 1893 and one by the pulpit, reset from its earlier position shown on the photograph, to Alfred William Holmes who died in 1885.

4.2.4 Of particular note is the east gable of the north aisle 1/03 which was remodelled by the insertion of a doorway to provide access into the extension of 1910 (Plate 11). It comprises a two centred arch supported on octagonal piers matching those of the nave with an upper timber screen with timber quatrefoil and trefoil carvings and a double door below, each stile and rail door being of nine panels the uppermost having carvings to match those of the screen. A further board was attached to the rear of the screen with similar carved designs to the stalls in the north aisle.

4.2.5 Over the nave is a rather fine roof (Plate 12) comprising four arch braced principal rafter trusses with struts rising from the collar to principals with five intermediate scissor braced trusses which together support two ranks of back purlins and a diamond set ridge. The principals are chamfered with a chamfer and triangular stop present on the collar. Metal straps with fleur-de-lis ends match those of the doors. Rising from the wall plate to the common rafters on the north wall are ashlar pieces with the common rafters extending to the wall plate of the north aisle. The feet of the principal rafters rest on corbels carved in the likeness of male and female heads, each crowned.

4.2.6 Chancel 1/04 has a decorated tile floor (Plate 13) of geometric design which incorporates a floral design reminiscent of medieval mid-thirteenth century examples found at Byland Abbey (Eames 1985, 74). As virtually no inlaid tiles were produced during the first half of the eighteenth century with a boom in production only really beginning in 1870 and lasting until 1910 (Van Lemmen 1995, 6-10) combined with the good condition of the floor a late date it is indicated. Both the altar and reredos were given to the parishioners, relatives and friends in memory of Henry Cape Montford, former vicar of the parish, who passed away in 1939 (Plate 14). Above, the stained glass windows are dedicated to George Herbert Strutt, benefactor and church warden between 1893 and 1924 which were dedicated during a special church service held in 1929 (D3772/E20/2). During the addition of 1910 part of the north wall was remodelled, the small doorway into the sacristy becoming a large twin opening comprising a pair of two-centred arches on octagonal piers. Both openings have been subsequently partially blocked by eight panelled stud walls, the uppermost panels being glazed (Plate 15). The roof comprises three scissor braced trusses supporting two ranks of back purlins with straight wind braces. At the apex of the roof is a diamond set ridge piece. Common rafters extend to a wall plate with ashlar pieces, as in the nave. The feet of the principals rest on quirked ogee corbels extending from the walls.

4.2.7 Sacristy 1/06 was remodelled in 1910, incorporated into 1/05 and 1/12 creating a vestry. This has been subdivided by stud walls, one cutting across the panelling of the north aisle opening (Plate 16), creating a corridor 1/05 and kitchen 1/12. This is likely to be contemporary with the creation of corridor 1/11 from church room 1/10 as otherwise there is no access into the kitchen. Thus, the vestry is likely to have been subdivided after 1967 when corridor 1/11 is known to have been built. Of interest, the two-centred arched doorway between corridor 1/08 and 1/10, houses a timber door identical to those of the earlier porch 1/01 and turret 2/01 suggesting that it is a reused item, most likely the door formerly of the east wall of the sacristy 1/06. Cast iron grills for the former heating system extend along the floor of corridor 1/05, former sacristy 1/06 and into the chancel 1/04.

4.2.8 The largest room of the addition of 1910 is church room 1/10 (Plate 17). It has two trusses of principal rafter type with arch braces, curved struts and metal rod between collar and principals, two ranks of back purlins with cleats supporting the common rafters which extend to a wall plate with ashlar pieces. The feet of the principals rest on ovolo corbels. Below the

square headed windows of the east gable are a set of timber cupboards, possibly contemporary with the build, with a further on against the north wall. In contrast, the west wall houses a former large fireplace with a small one in the north wall. The room has a parquet floor. Access into this part of the building is via porch 1/13 which has a simple common rafter roof and square headed doorway between it and the church room.

4.2.9 Toilet 1/09 lies between the new vestry and church room. The west and north walls are in the general position of the building shown on the addition was built between 1878-9 and 1898 and may incorporate fabric from this period. They are surprisingly wide for internal walls with the northern wall of brick, elsewhere stone appears to have been used. Given the size of the room, the west wall housing a chimney and the presence of cast iron vents in the floor within the vicinity of the room, it may have been a former boiler room.

4.2.10 Access into turret 2/01 is via a door which is of the same design as porch 1/01. A stone spiral staircase rises part way up the turret, replaced at a higher level by wooden ladder. A single bell is housed within.

5 Statement of Significance

5.1 Introduction

5.1.1 The following section presents an assessment of the significance of heritage assets, including below ground archaeology. It follows Historic England Conservation Principles applied to understanding a building and its setting (English Heritage 2008). The Historic England guidelines for assessing significance include the following values, any one or more of which may be contained within a building or historic site; evidential, historic, aesthetic and communal. The value of individual heritage assets is expressed on a three-point scale of low, medium and high. Overall heritage significance is expressed on a five-point scale of negligible, local, regional, national, and international. The contribution of the site to the significance of assets can either be positive, negative or neutral.

5.2 Criteria for Assessing Heritage Assets

5.2.1 The criteria for assessing heritage assets are detailed in the table below.

Value	Heritage Asset	Note
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Scheduled Monuments (including proposed) Undesignated assets of schedulable quality and importance Grade I and II* Listed Buildings Parks & Gardens Other substantial or very legible historic landscapes of note	Substantial harm to, or loss of, these assets should be wholly exceptional. Any harm or loss to a heritage assets requires clear convincing justification (NPPF para 132 & 152
High	Assets that can contribute significantly to acknowledged national research objectives Conservation Areas Undesignated assets of clear regional or national importance Locally Listed buildings Grade II Listed buildings, Parks & Gardens Other legible historic landscapes	Substantial harm to, or loss of, these assets should be exceptional (NPPF para 132). Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 132 & 152)

Medium	Undesignated assets that contribute to regional objectives. Locally Listed buildings	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 132 &152)
Low	Undesignated Assets of limited value, but with potential to contribute to local research objectives Assets comprised by poor preservation and/or poor survival of contextual associations Historic (unlisted) buildings of modest quality in their fabric or historical association Fragmented historic landscapes	Any harm or loss to a heritage asset requires clear and convincing justification (NPPF para 132 & 152)
Negligible	Assets with very little or no surviving archaeological/heritage interest Buildings of no architectural or historical note Buildings of an intrusive character Areas of ground disturbance	
Unknown	The importance of the resource (below ground deposits, landscape, setting or historic building) has not been ascertained	Field evaluation may be required to evaluate potential buried assets (NPPF para 128)

Table 1: The criteria for assessing heritage assets.

5.3 Archaeological Statement of Significance

5.3.1 Holy Trinity Church is situated within an industrial townscape in an area principally of late eighteenth and early nineteenth century mill workers cottages. However, no evidence is forthcoming to suggest that the site had been developed prior to the construction of the church in 1848; map regression indicating that it was agricultural in nature. Therefore, the principal archaeological value of the property is contained within the surviving fabric of the building. Earlier features may be revealed below the current floors and wall plaster that would elucidate its development. It is therefore concluded that there is a **high** chance of encountering earlier phases associated with the church with a **low** probability of encountering earlier features which are likely to relate to the former agricultural use of the land pre-dating the mid-nineteenth century which would be of low archaeological significance.

5.4 Historic Building Statement of Significance

5.4.1 The church, like most listed properties, has different levels of significance for different buildings, areas, spaces and rooms. This has been assessed on:

- Level of intactness of original fabric, fixtures and fittings
- Contribution to floor plan
- Level of contribution to special interest of the specialised function
- Level of aesthetic value

5.4.3 The assessment has been plotted onto plans (Figure 10) to show the phasing of the building key features of significance which are contained within the property which provide an informed starting point for discussion around future works.

5.5 Historic Fabric and Plan Form

5.5.1 Holy Trinity Church was built in 1848 with an addition dating to 1910 adjoining the north-east corner which entailed major alterations to the east gable wall of the north aisle, to the north wall of the chancel and the complete remodelling of the sacristy. It is likely that at this time the gallery was taken down, the pews within the nave replaced with the font moved. In addition, prior to *c.* 1920 the tile floor of the chancel was laid and the original stalls removed with a new

set inserted into the north aisle. All stained glass windows were inserted following the Great War. Both the altar and reredos post-date 1939. The later addition was sub-divided and extra rooms added to the north elevations at some point after 1967.

5.5.2 The alterations to the church are internal and confined to the rear thus the principal elevations of the 1848 building as designed by architect William Bonythan Moffat have been unaffected. Internally, though much of the historic fabric of the Victorian church survives, including fine roofs over the nave and chancel, the historic significance of the building has been negatively impacted by the Edwardian remodelling, in particular the replacement of the original seating. Later fixtures and fittings, notably the stained glass windows and memorials, add interest to the building. The addition of 1910 is clearly discernible in the fabric of the building with the church room largely unaltered from the time of its construction though the vestry has been subdivided in recent years its plan form is still apparent.

5.5.3 During the Victorian period it was common for architects to design churches in the Early English style with local examples including the cruciform plan Emanuel Church, Swadlincote built in 1848 by H.I. Stevens (Pevsner and Williamson 1978, 336) and St Barnabas, Bradwell erected in 1867-8 by C.C. Townsend which has three lancet windows in the gable of the chancel as at Milford (Pevsner and Williamson 1978, 104). Further examples include Christ Church, Belper which was completed in 1849 by H.I Stephens (Pevsner and Williamson 1978, 89), Holy Trinity, Chesterfield built in 1838 by Thomas Johnson (Pevsner and Williamson 1978, 144) and Holy Trinity, Tansley by John Mason of Derby that was constructed between 1839-40 (Pevsner and Williamson 1978, 339).

5.5.4 Therefore due to the surviving historic fabric and plan form combined with retention of notable fixtures and fittings including early twentieth century stained glass, the church has a **high** level of significance, being of national importance, in line with its Grade II listed status despite it being of relatively common Victorian design with early twentieth century remodelling.

5.6 Aesthetic Value

5.6.1 Historic England Conservation Principles states:

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing and craftsmanship.

5.6.2 Both 1848 and 1910 phases have been carefully planned with considerable thought given to their architectural appearance. From Derby Road only the nineteenth century phase can be clearly viewed which is somewhat typical of the period with the charm of a genuine multi-period church containing a variety of architectural styles from differing centuries unfortunately absent. Though the general proportions are reasonable the turret is a little squat. Upon closer inspection there are numerous details which lift the church including the subtle differentiation in the treatment of the hoodmould ends between nave and chancel, the intricate strapwork of the doors and the contrasting finials of the nave, porch and chancel. The south elevation of the Edwardian extension is again typical of the period though the shouldered door and moulded kneelers do add interest to this part of the building.

5.6.3 Internally, the remodelled seating layout in the nave and north aisle appears poorly thought out with a number clearly moved to accommodate the later organ and new stall arrangement with the latter positioned awkwardly in the north-east corner of the north aisle facing across the congregation in the nave but side-on to those seated in the aisle. Nevertheless, the roofs of both nave, chancel and later church room are impressive. The tile floor in the chancel is also in good condition. Numerous fixtures and fittings survive, including doors and memorials, which add visual interest to the building. Timber panelling blocking the chancel from the vestry is detrimental to the visual appeal of this part of the building with the modern stud walls on the opposite side of the panelling also negatively impacting on the intended aesthetic.

5.6.3 Due to the relatively common design of the church combined with later additions and alterations the aesthetic value of Holy Trinity Church is judged as **medium**.

5.7 Contribution of Setting to Significance

5.7.1 Holy Trinity Church is within the historic late eighteenth and early nineteenth core of Milford with the south frontage facing across the river to the Milford Mill Complex (MDR7782) which was established in 1782. Associated Grade II listed late eighteenth and early nineteenth century mill workers cottages, ancillary buildings and street furniture are located immediately north-west on Hopping Hill (DDR2598, DDR2590, DDR2399, DDR2042, DDR2385, DDR2398, DDR2062, DDR2748) with the late nineteenth century Terrace Quarry (MDR9710) to the south. To the front of the church is the Grade II listed railed street boundary wall (DDR2736) beyond which is a twentieth century war memorial (DDR2337). The immediate setting of the church is therefore of **high** significance as it is located in the historic core of the village containing a group of diverse nationally and regionally important buildings dating from the late eighteenth century through to the twentieth century. The property contributes positively to the historic character as part of the Georgian development of the village fuelled by the industrialisation of Milford by the Strutt family though the church post-dates its initial expansion by around sixty-five years.

5.7.2 Despite the prominent location of the church on an elevated site above Derby Road there is limited inter-visibility between it and the other designated heritage assets in the village. On the west side of the river views from Sunny Hill, Well Lane and Chevin Road are restricted by late eighteenth and early nineteenth century buildings and walls (Plates 18-20). Similarly, to the north on Derby Road, Georgian houses prevent broad vistas of the church (Plate 21) with a curve in the road preventing intervisibility between it and Milford Bridge to the south (Plate 22). The terraces of Hopping Hill and the church can be viewed in conjunction though visibility is restricted by the cottages (Plate 23). Between Hopping Hill Terrace and West Terrace (Plate 24), and above on Bridge View (Plates 25) trees restrict views.

5.8 Historic Value

5.8.1 The historic value of the church, based on the ways in which past people, events, and aspects of life can be connected through the place to the present is judged to be high due to its association with the Strutt family. In addition, the Victorian phase was designed by well-known architect William Bonythan Moffat who worked with the famous Sir George Gulibert Scott with the later addition by local Belper architects Hunter and Woodhouse who had a long association with the Strutt's. The development of the church can be traced through surviving drawings and the historic fabric of the building. Importantly, a large number of the local community will have had connections to the church where baptisms, weddings and funeral services were held.

6 Proposed Alterations and Impact

6.1 **The Proposal** (Figure 10 and Appendix 4)

6.1.2 The following section must be read in conjunction with the sections and plans (Appendix 4), produced by CH Design Architecture and Interiors and follows definitions and guidance produced by Historic England and found in National Planning Policy Framework 2021.

6.1.3 The scheme proposes to convert the church into a dwelling comprising the sub-division of the nave 1/02 using free standing partitions creating a cinema, office, lounge and seating area. The chancel 1/04 will become the dining room and kitchen with both the timber panelling dividing it from the vestry 1/06 and the southern stud wall of the corridor 1/05 to the north removed. Three bedrooms and a bathroom will be created in the north aisle 1/03 which will entail the infilling of the arches. A further bedroom and dressing room will be created by the subdivision of church room 1/10 using a free-standing wall. Toilet 1/09 is to

be remodelled as a bathroom with a further W.C. in 1/11. A door is to be inserted in the stud wall between corridor 1/05 and kitchen 1/12.

Table 1: Proposed Alterations and Impact on Historic Fabric

Holy Trinity Church: Proposed Alterations	**Impact**
Removal of church furniture within the nave 1/02 and its sub-division using free standing partitions.	The pews, stalls, and pulpit were installed during the early twentieth century and in slightly different positions to their original Victorian locations. The seating is of common type with the pulpit of generic form. The organ, though of historic interest in its own right, is also a late addition, acquired by the church in 1994, its insertion requiring further alteration to the pew arrangement. The font is likely to date from 1848 but it too is no longer in its original location. Thus, though the removal of the furniture will cause harm to the historic significance of the church, most of the items are not original to the building with the seating being of low interest due to its typical design. The free-standing partitions will not cause harm to the historic fabric of the church and though the plan form of the nave will be altered the extant one is itself a twentieth century creation.
Sub-division of the north aisle 1/03 into three bedrooms and a bathroom. The arches will be infilled along the centre line.	The sub-division of the north aisle will alter the floor plan of the 1848 building and is thus detrimental to the historic significance of the building. However, it is proposed that the walls will be narrow and extend from the centre line of the piers thus both sides of the arch will clearly be readable. Consideration will be required to determine the most effective way to attach the walls to the piers to prevent damage to the stonework. Of note, a bathroom is proposed at the east end. This will entail trenching for services which will impact on the original tile floor and any archaeological features or deposits below. In addition, it is proposed that the east arch is infilled. This has carved timber panelling which though relating to the later 1910 phase it is nevertheless part of the historic evolution of the building and should be retained.
Remodelling the chancel 1/04 into a dining room and kitchen with the removal of the panelling between it and vestry 1/06 and the removal of the southern stud wall of corridor 1/05 creating a larger room.	The tile floor post-dates the initial build of 1848 and so any work to install services for the kitchen has the potential to impact on earlier flooring preserved beneath. The removal of the partition and stud wall will enhance the building as they are later inserts, likely to post date 1967, which sub-divide the former vestry. Harm will be caused by the removal of altar and reredos though these are relatively late additions and so the impact is judged as low.
Sub-division of church room 1/10 creating a bedroom and dressing room.	The proposal will have a negative impact on the floor plan of the room as it was designed in 1910. However, the dividing wall is to be free-standing and thus an easily reversible feature which will not impact on the historic fabric of the building. Furthermore, both fireplaces are to be retained. The parquet is to be kept

	though carpeted over.
Remodelling of toilet 1/09 into an en-suite.	If existing services are to be utilised there will be no impact.
Insertion of a W.C. into 1/07.	This is a modern extension post-dating 1967 and as such there will be no impact on historic fabric with the exception of below ground holes in the north wall of the aisle 1/03 for pipework to extend between it and the proposed bathroom which will be of very low impact.
Insertion of a doorway between corridor 1/05 and kitchen 1/12.	The stud wall is modern, post-dating 1967 and of no historic significance.
General repairs, repointing where required and removal and tripping of vegetation to the rear of the property.	Enhancement of the building with any removal of vegetation to the rear reverting the vistas of the church from the Georgian housing to the north-west on Hopping Hill and West Terrace.

7 Conclusion

7.1 Based on a review of the available documentary sources and a visual inspection of Holy Trinity Church it is concluded that it is of high historical significance of national importance in line with its Grade II listed status. It was built in 1848 to a design of the architect William Bonythan Moffat with an addition dating to 1910 by local Belper architects Hunter and Woodhouse adjoining the north-east corner which entailed major alterations to the east gable wall of the north aisle, to the north wall of the chancel and the complete remodelling of the sacristy. It is likely that at this time the gallery was taken down, the pews within the nave replaced with the font moved. In addition, prior to *c*. 1920 the tile floor of the chancel was laid and the original stalls removed with a new set inserted into the north aisle. All stained glass windows post-date the Great War. The later addition was subsequently sub-divided and extra rooms added to the north elevations at some point after 1967. Holy Trinity Church contributes positively to the wider setting which is dominated by Georgian terraced houses built by the Strutt family for their mill workers.

7.2 The conversion of the church would secure its long-term future and provide the opportunity to enhance the property by initiating a full scheme of repairs. The exterior will remain unaltered thus its character from Derby Road retained. In addition, the removal of trees to the rear of the property, which are undoubtedly causing issues with the building, would return it to its intended Victorian form with views from the designated heritage assets on Hopping Hill and West Terrace restored. Inevitably, the conversion will negatively impact on the historic fabric and floor plan of the interior. However, the use of free-standing dividing walls will minimise the impact on the historic fabric and make a reversal of the floor plan possible. Much of the furniture and plan form which it creates in the nave, north aisle and chancel is of early twentieth century date and thus of low significance. A partial reinstatement of the vestry will be achieved by the proposals. The floor plan of the Victorian church, comprising nave, north aisle, south porch, chancel and sacristy will be discernible following the conversion. New wiring, fixtures and fittings will inevitably impact on the historic fabric of the building though it will be slight. In conclusion, the majority of the proposals will cause less than significant harm to the property with the scheme considered broadly sympathetic to the building.

7.3 Ground works associated with the conversion are likely to encounter archaeology associated with the current church and potentially the no longer extant late nineteenth century building within the footprint of the addition of 1910.

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HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 1: Site location. Scale 1:10,000 at A4.
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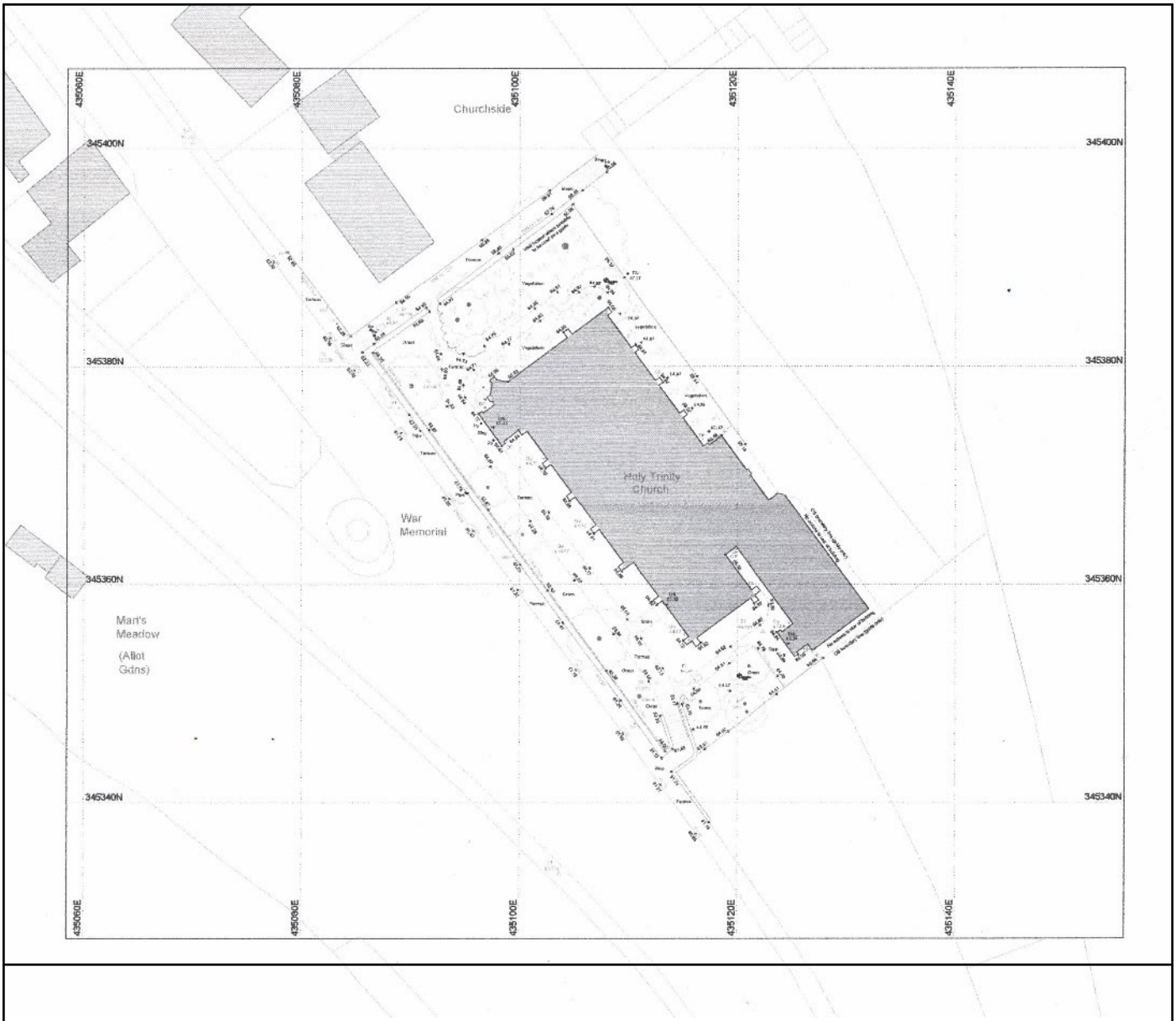
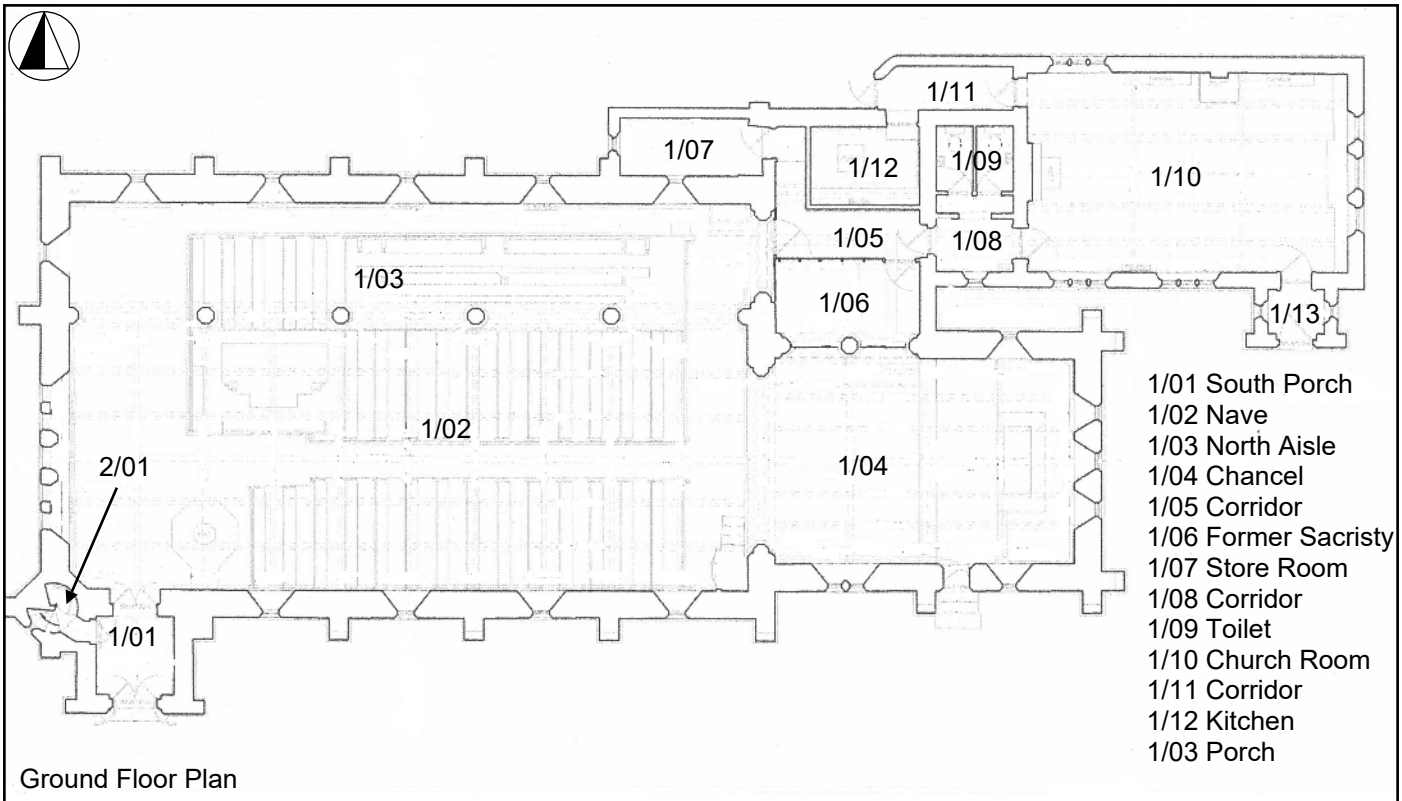
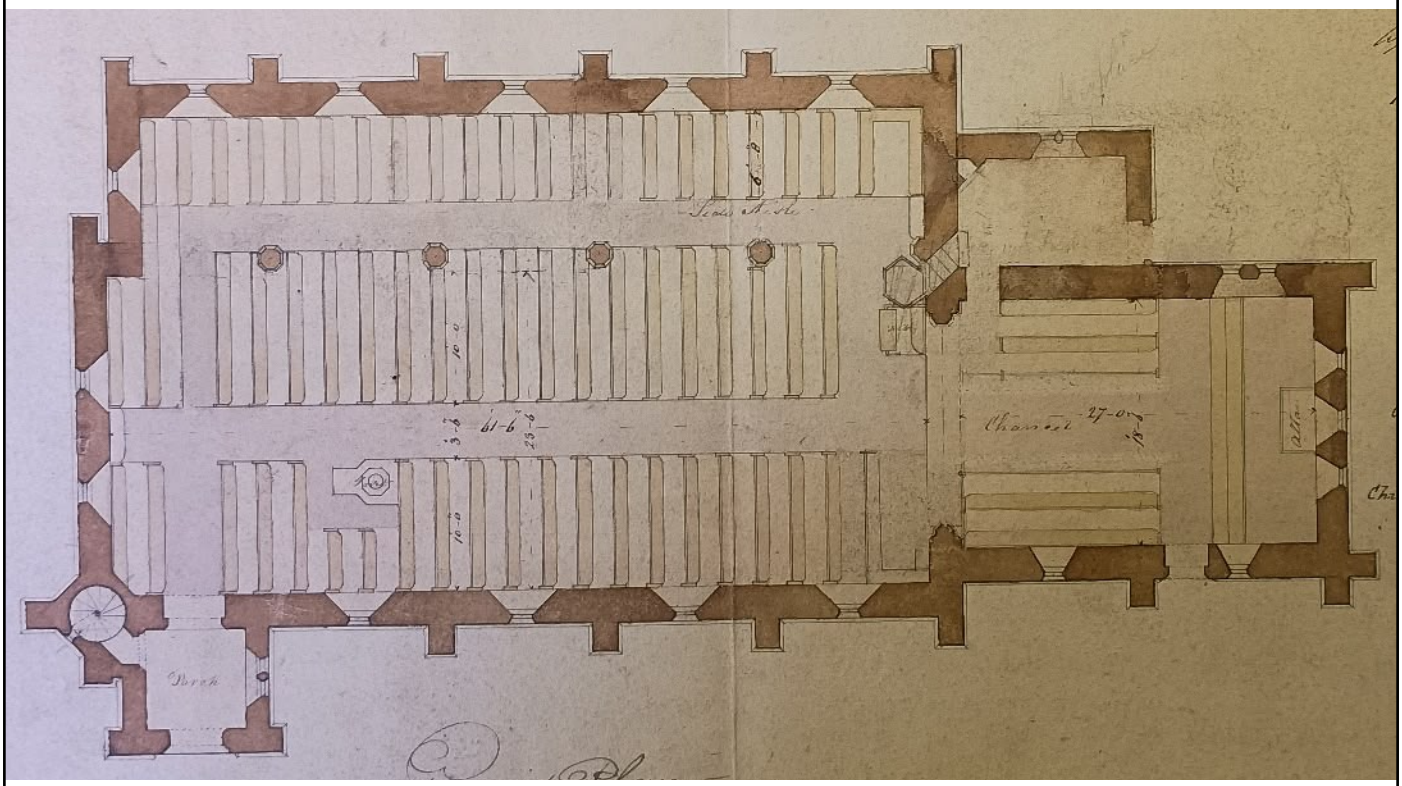


HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 2: Site location, based on a drawing provided by the client.
Scale 1:100 at A1.

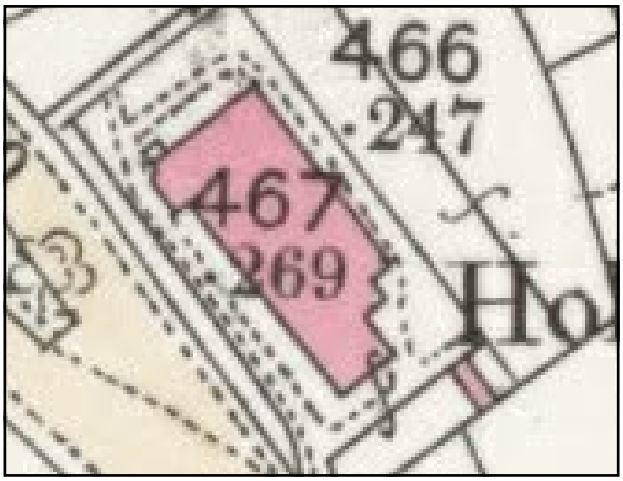


Ground Floor Plan

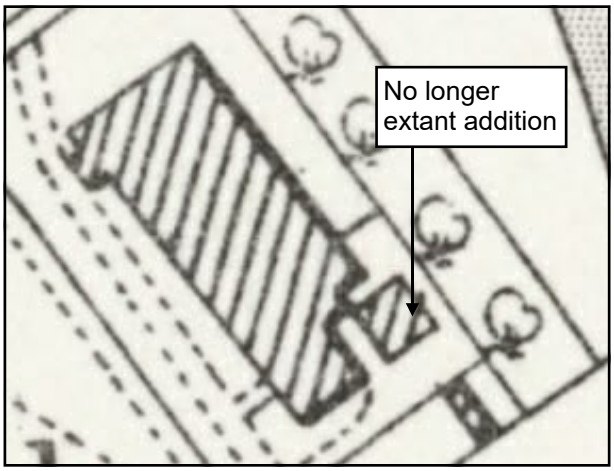
HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 3: Ground floor plan as existing, based on a drawing provided by the client.
Not to regular scale.



HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 4: 1847 ground floor plan (D2135A/P1/7/1-6).
Not to regular scale.



HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 5: Extract Derbyshire XLV.5 First Edition 25 inch scale Ordnance Survey map published in 1880 and surveyed in 1878-9.
Not to regular scale.



HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 6: Extract Derbyshire XLV.5 25 inch scale Ordnance Survey map published in 1900 and revised in 1898.
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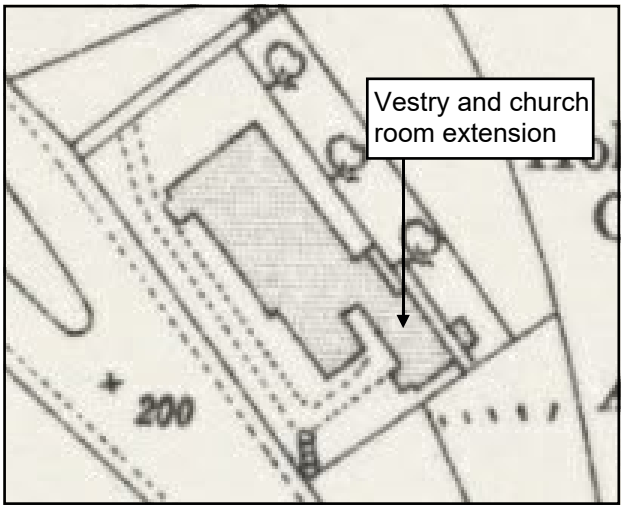

HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 7: Extract Derbyshire XLV.5 25 inch scale Ordnance Survey map published in 1914 and revised in 1913.
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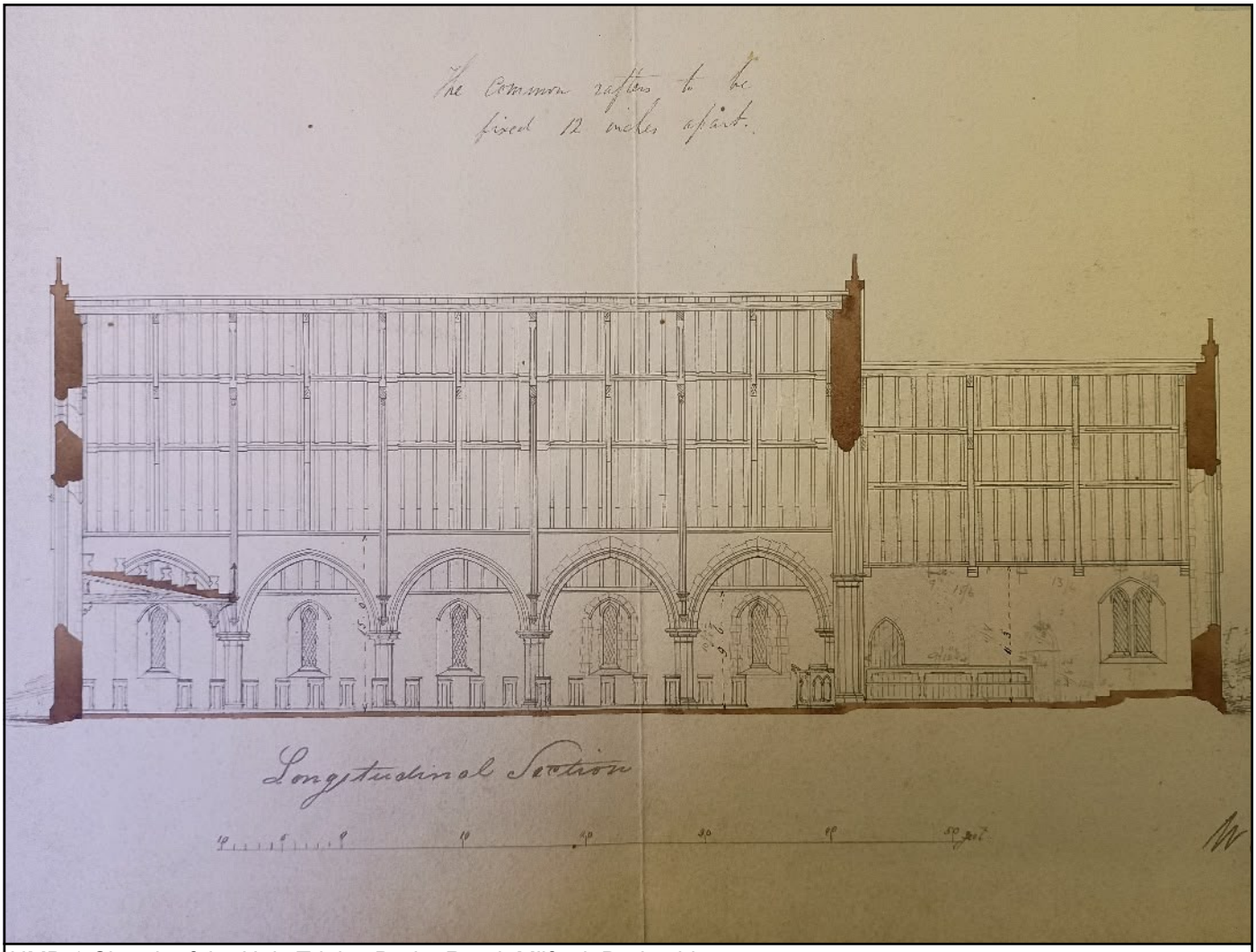
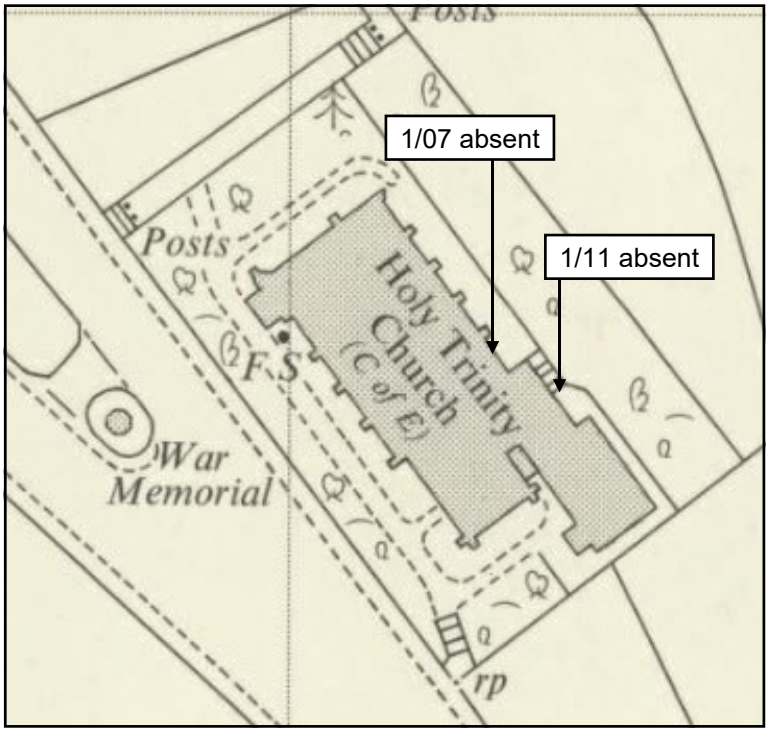
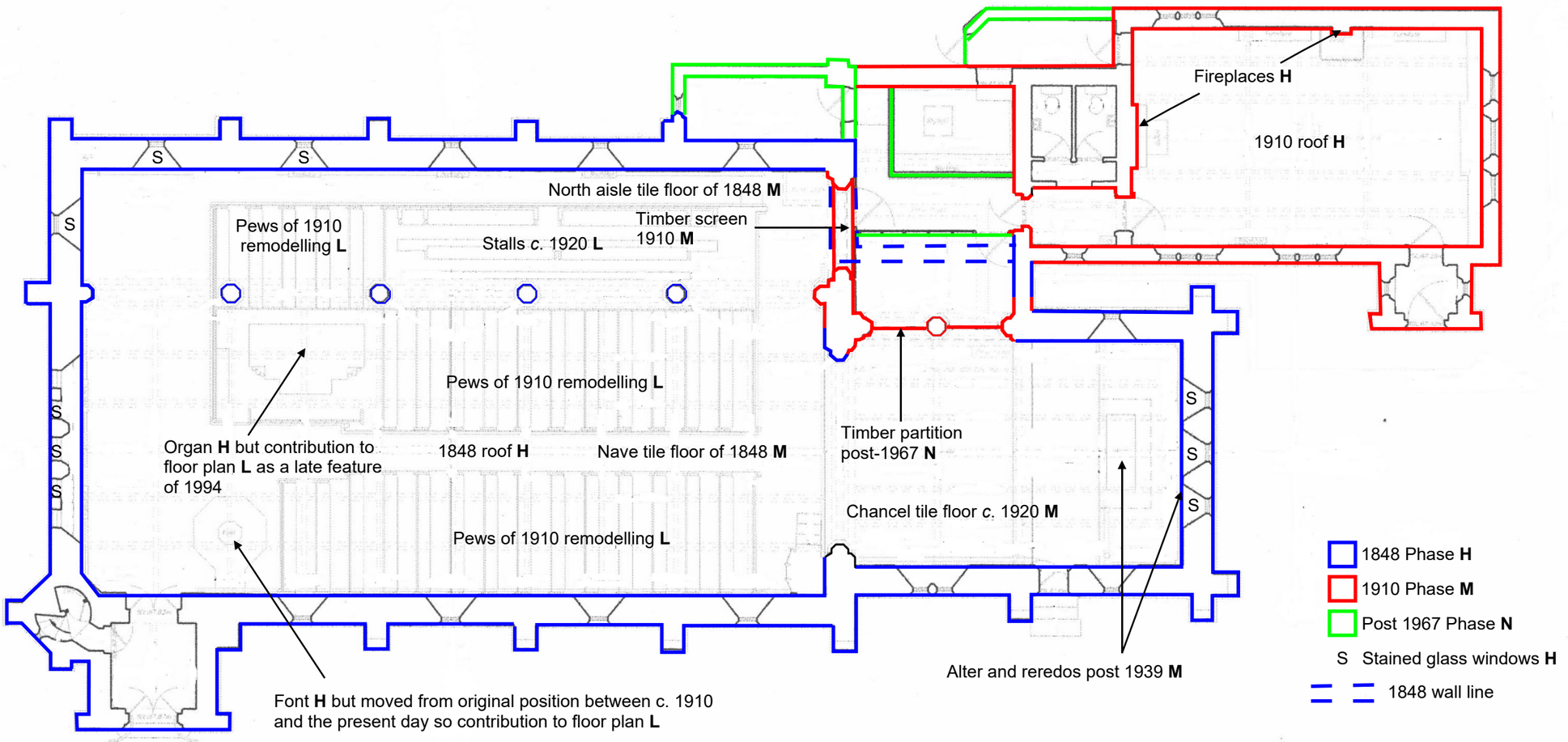


HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 8: 1847 cross section (D2135A/P1/7/1-6).
Not to regular scale.



HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 9: Extract Derbyshire SK3545SW-B 25 inch scale Ordnance Survey map published and revised in 1967.
Not to regular scale.



HMD.1 Church of the Holy Trinity, Derby Road, Milford, Derbyshire.
Figure 10: Phasing plan of the church and key features of significance, based on a plan provided by the client.
Not to regular scale.

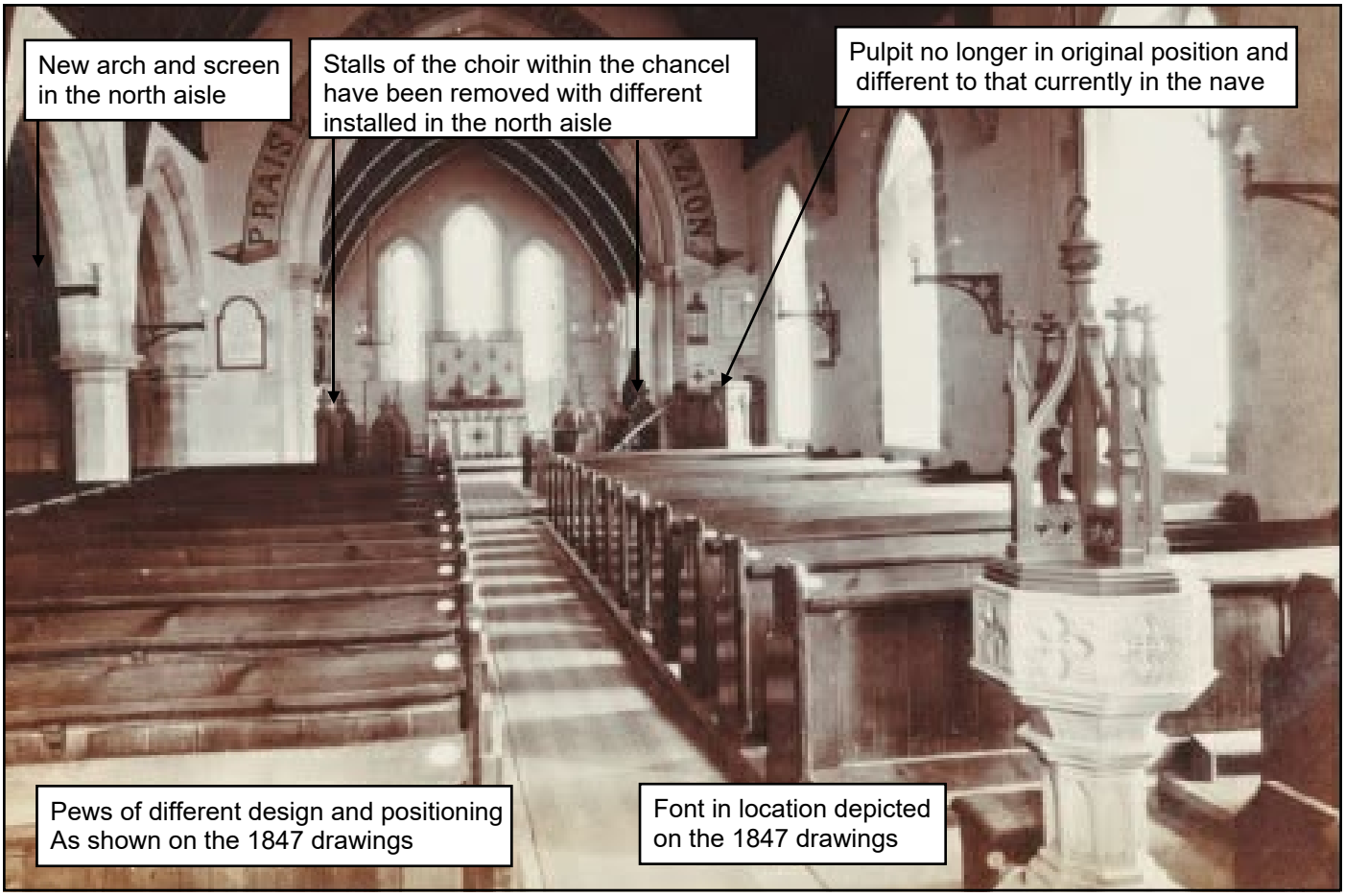


Plate 1: Photograph of the interior of the church taken from the south end of the nave looking towards the chancel taken following the extension of 1910, as the new arch in the east gable of the north aisle is present, but prior to the removal of the original stalls in the chancel in *c.* 1920.



Plate 2: South elevation and east gable, viewed looking north-west.









Plate 3: South elevation of the chancel, detail of the hoodmould label stops of the lancet window and decorative strap hinges of the doorway, viewed looking north.
Plate 4: polygonal turret at the south-west corner, viewed looking north-east.
Plate 5: South elevation of the 1910 extension, viewed looking north-west.
Plate 6: Interior of porch 1/01, viewed looking south-east.











Plate 7: General view of the nave from the south-west corner, viewed looking north-west.
Plate 8: Tile floor of the nave, east end, viewed looking west.
Plate 9: Example of the pews inserted into the nave and north aisle in 1910.
Plate 10: The stalls for the choir in the north aisle dating to *c.* 1920, viewed looking north-west.
Plate 11: Inserted arch and screen of 1910 in the east gable of the north aisle, viewed looking east.

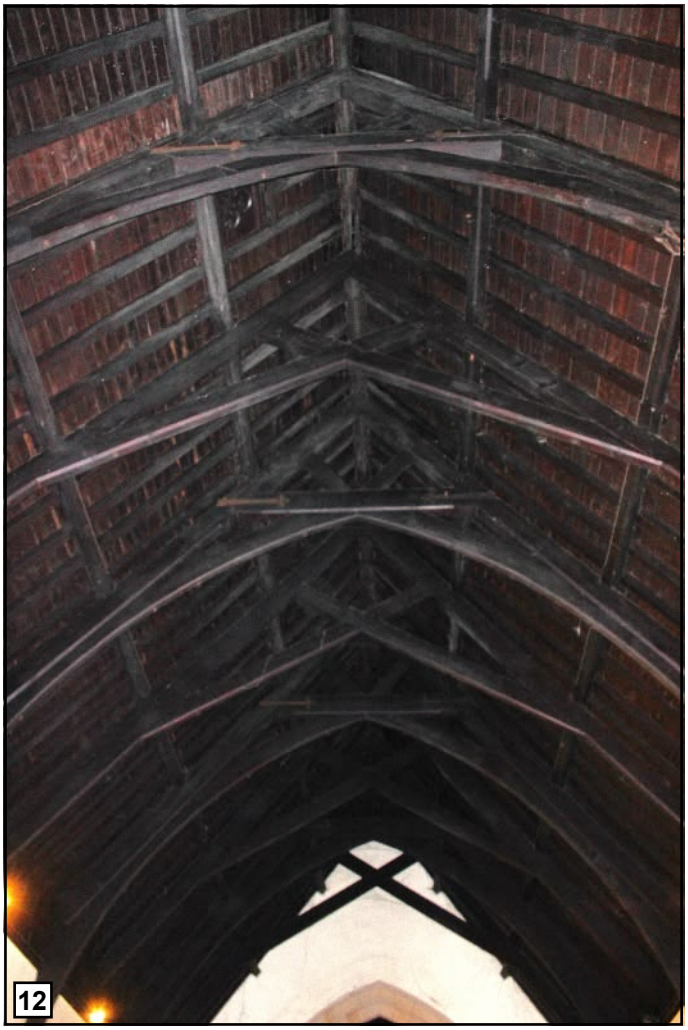








Plate 12: The roof over the nave, viewed looking west.
Plate 13: Tile floor of the chancel, viewed looking east.
Plate 14: General view of the chancel, viewed looking east.
Plate 15: The opening of 1910 in the north wall of the chancel replacing a former small doorway which led into the sacristy, viewed looking north-east.







Plate 16: The former vestry of 1910 subdivided by a modern stud wall and abuts the screen of the arched opening it and the north aisle, viewed looking south-west.
Plate 17: The church room of 1910, viewed looking north-east.
Plate 18: View towards the church from Sunny Hill looking north-east with vistas obscured by buildings.







Plate 19: Holy Trinity Church largely obscured from Well Lane by trees and roofs of Milford View (DDR2024), viewed looking north-east.
Plate 20: View looking north towards the church from the elevated yard of Milford Baptist Chapel (DDR2723) though from Chevin Road all vistas to t are prevented by boundary wall.
Plate 21: Holy Trinity Church viewed from the north on 57-64 Hopping Hill (DDR2399) on Derby Road looking north-east.





Plate 22: View looking north from the south of Holy Trinity Church and north of Milford Bridge opposite Bridge House (DDR2177) on Derby Road with the church beyond the bend in the road.
Plate 23: Holy Trinity Church viewed from Hopping Hill, looking south-east.

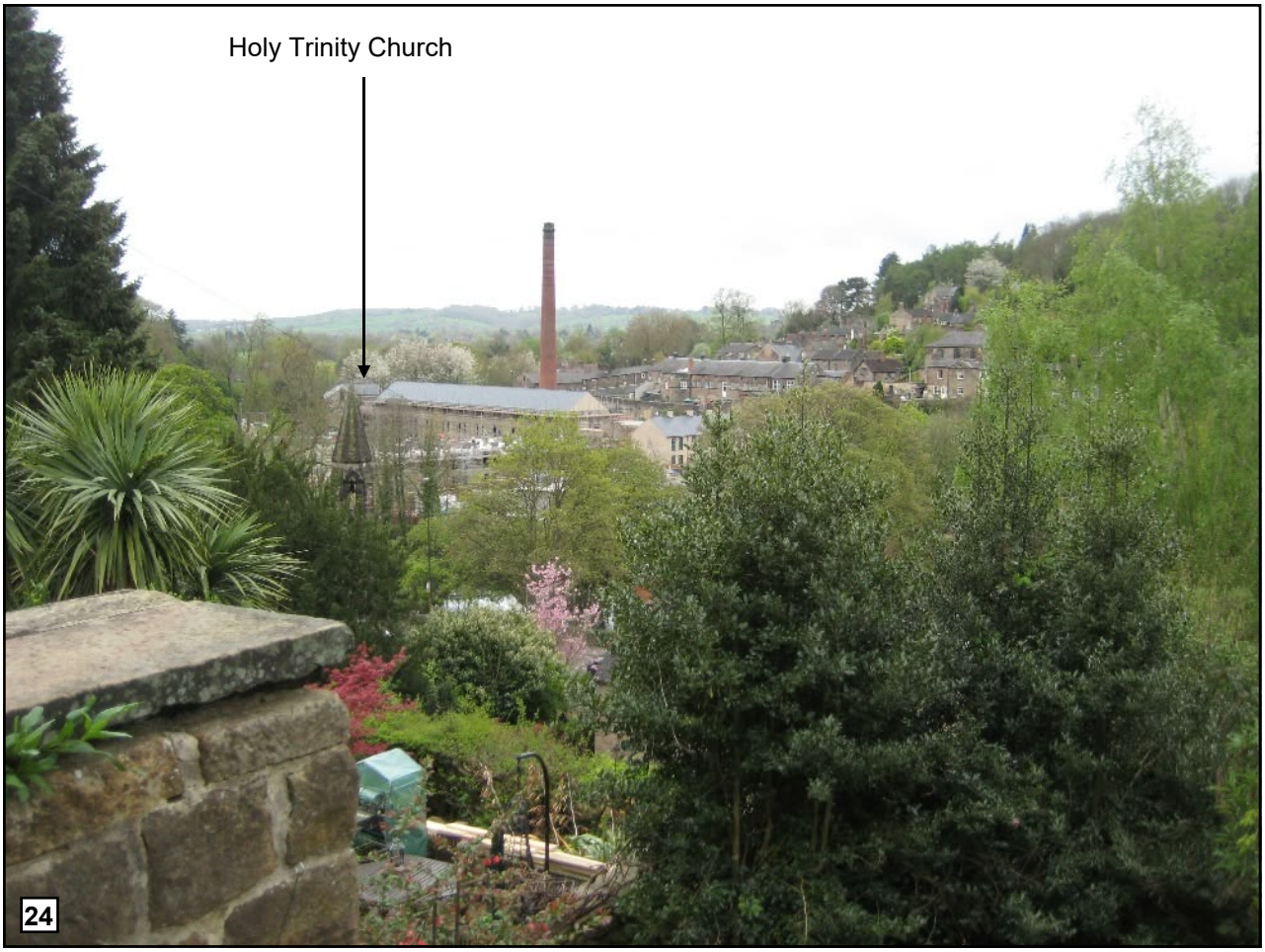




Plate 24: Holy Trinity Church turret visible between Hopping Hill and West Terrace, viewed looking south-east.
Plate 23: View towards Holy Trinity Church from Bridge View though the church, and Milford Bridge, are obscured by trees, viewed looking south-east.

Appendix 1: List of the Designated Heritage Assets recorded on the Derbyshire Historic Environment Record within 500m of the site.

Period	Name	Type	HER and List Entry No.	NGR
Pre-Strutt	Weir and retaining wall, Foundry Lane	Building	DDR2095 List Entry No. 1087361	SK 34883 45394 (point)
1790	Milford Bridge Grade II listed	Building	DDR2045 List Entry No. 1099189	SK 35103 45120 (point)
1792-1797	1-28 Hopping Hill terraced housing Grade II listed	Building	DDR2598 List Entry No. 1335303	SK 34979 45508 (point)
1832	Building 51 Milford Dye House Grade II listed	Building	DDR2082 List Entry No. 11087348	SK 35055 45146 (point)
1832	Chimney at Milford Dyehouse Grade II listed	Building	DDR2738 List Entry No. 1335719	SK 35015 45163 (point)
1800-1819	Hopping Hill Terrace coal shute adjacent to Number 14 West Terrace Grade II listed	Building	DDR2385 List Entry No. 1109221	SK 35071 45488 (point)
1800-1819	Numbers 1-14 West Terrace and 15-23 East Terrace, Hopping Hill Terrace Grade II listed	Building	DDR2590 List Entry No. 1335295	SK 35104 45453 (point)
1842	Premises of Appor Ltd, Chevin Road (former Wesleyan Chapel) Grade II listed	Building	DDR2106 List Entry No. 1087372	SK 34955 45229 (point)
1848	Church of the Holy Trinity, Derby Road Grade II listed	Building	DDR2080 List Entry No. 1087346	SK 35111 45370 (point)
1849	Milford Baptist Chapel Grade II listed	Building	DDR2723 List Entry No. 1335691	SK 34927 45278 (point)
1858	Pear Tree Cottage, Hopping Hill Grade II listed	Building	DDR2396 List Entry No. 1109231	SK 35071 45413 (point)
1859	Milford Ebernezer Methodist Church Grade II listed	Building	DDR2121 List Entry No. 1087387	SK 35138 45095 (point)
Late C18th	Former Well House to the north of 14 Well Lane Grade II listed	Building	DDR2768 List Entry No. 1389342	SK 34930 45214 (point)
Late C18th - early C19th	13, 15, and 17 Chevin Road terraced housing Grade II listed	Building	DDR2105 List Entry No. 1087371	SK 34962 45200 (point)
Late C18th - early C19th	47 Sunny Hill Grade II listed	Building	DDR2532 List Entry No. 1253774	SK 34893 45127 (point)
Late C18th - early C19th	57-64 Hopping Hill terraced housing Grade II listed	Building	DDR2399 List Entry No. 11109234	SK 350044 45407 (point)

Late C18th - early C19th	7 and 9 Sunny Hill Grade II listed	Building	DDR2592 List Entry No. 1335297	SK 34883 45082 (point)
Late C18th - early C19th	8-12, 12A, and 14 Well Lane terraced housing Grade II listed	Building	DDR2533 List Entry No. 1253776	SK 34930 45196 (point)
Late C18th - early C19th	Cartshed to the north of War Memorial, Hopping Hill Grade II listed	Building	DDR2398 List Entry No. 1109233	SK 35065 45386 (point)
Late C18th - early C19th	Cloister, 2 Chevin Road rear wing of terrace Grade II listed	Building	DDR2039 List Entry No. 1081498	SK 35065 45386 (point)
Late C18th - early C19th	Milford County Junior Mixed and Infant School Grade II listed	Building	DDR2108 List Entry No. 1087374	SK 34994 45186 (point)
Late C18th - early C19th	Milford View, 6 and 7 Chevin Road Grade II listed	Building	DDR2040 List Entry No. 1081506	SK 34963 45249 (point)
Late C18th - early C19th	Northern premises of Bill Lomas Motorcycles Ltd and a pair of cottages adjoining to the north, Derby Road Grade II listed	Building	DDR2735 List Entry No. 1335716	SK 35152 45152 (point)
Late C18th - early C19th	Bridge House, 1 Derby Road Grade II listed	Building	DDR2117 List Entry No. 1087383	SK 35137 45176 (point)
Late C18th - early C19th	Numbers 2-8 Duke's Buildings, terrace Grade II listed	Building	DDR2042 List Entry No. 1099150	SK 35004 45446 (point)
Late C18th - early C19th	Stone walls, steps and iron posts to footpath between south end of Hopping Hill and Hopping Hill Terrace Grade II listed	Building	DDR2062 List Entry No. 1100630	SK 35113 45405 (point)
Late C18th - early C19th	Three iron posts at the top of the west steps to the footpath in front of Chevin Alley Grade II listed	Building	DDR2721 List Entry No. 1335689	SK 34977 45150 (point)
Early C19th	65 Hopping Hill Grade II listed	Building	DDR2248 List Entry No. 1348374	SK 35018 45440 (point)
Early C19th	Milford Post Office Grade II listed	Building	DDR2079 List Entry No. 1087345	SK 35156 45165 (point)
Early C19th	Southern premises of Bill Lomas Motorcycles Limited, Derby Road Grade II listed	Building	DDR2078 List Entry No. 1087344	SK 35147 45126 (point)
Early C19th	The King William, 2 The Bridge Grade II listed	Building	DDR2077 List Entry No. 1087343	SK 35141 45110 (point)
Early to mid C19th	Quarry Cottages, 3 and 4 Derby Road Grade II listed	Building	DDR2736 List Entry No. 1335717	SK 35156 45177 (point)

Mid C19th	Railed street boundary wall, north-east end pier and south-west gate to gate piers of Holy Trinity Church, Derby Road Grade II listed	Building	DDR2081 List Entry No. 1087347	SK 35100 45361 (point)
1935	K6 telephone kiosk Grade II listed	Building	DDR2515 List Entry No. 1232504	SK 35154 45186 (point)
C20th	War memorial, Derby Road	Building	DDR2737 List Entry No. 1335718	SK 35085 45365 (point)

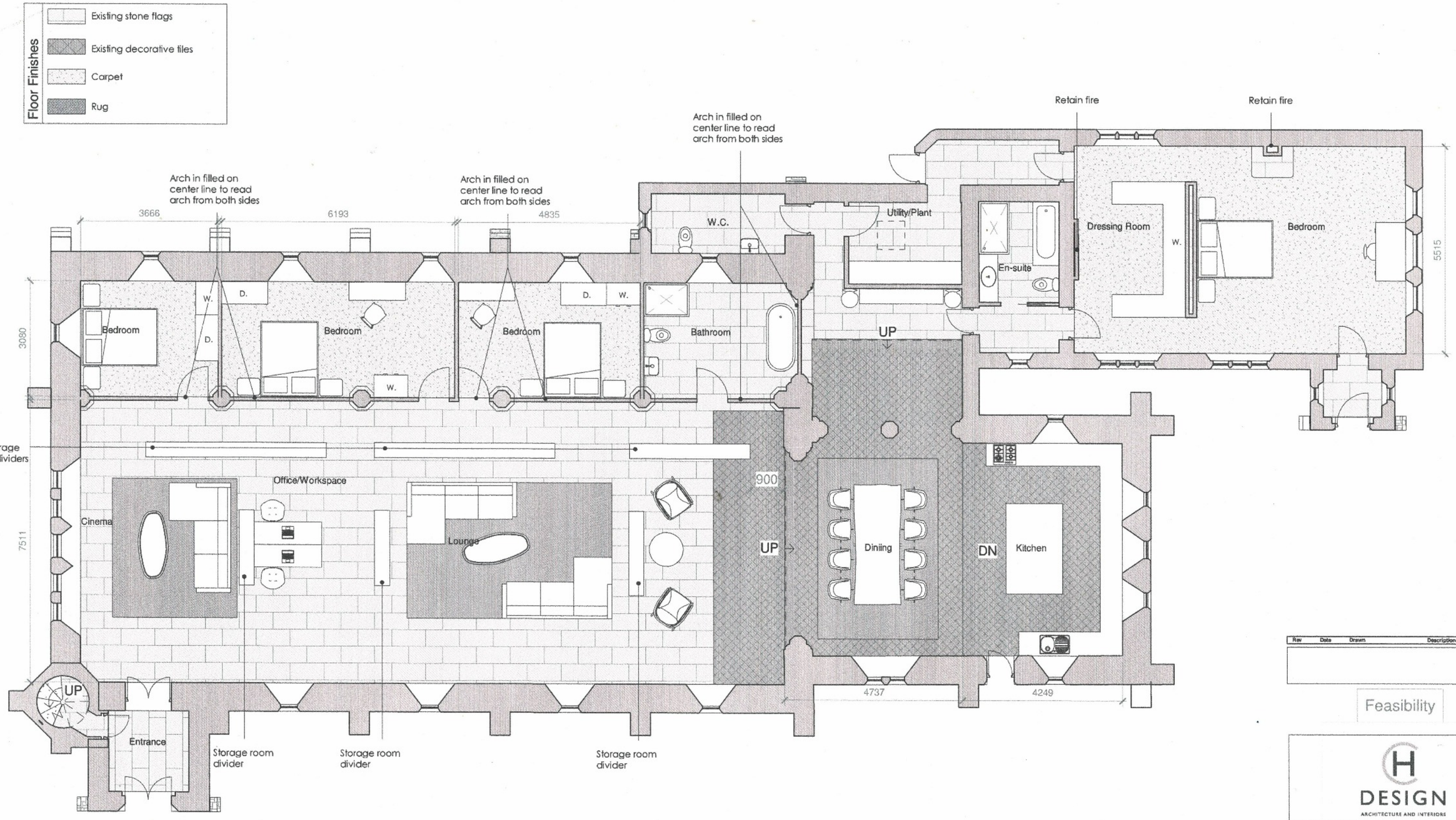
Appendix 2: List of the Non-Designated Heritage Assets recorded on the Derbyshire Historic Environment Record within 500m of the site.

Period	Name	Type	HER	NGR
Medieval?	Linear earthwork, former route of Shaw Lane, depicted on a map of 1792	Monument	MDR15866	SK 3544 4535 (48m x 89m)
Medieval?	Linear earthwork, former route of Shaw Lane, depicted on a map of 1792	Monument	MDR15867	SK 3553 4533 (90m x 43m)
1780	Milford Foundry (site of), Hopping Hill, Milford	Site	MDR7739	SK 3480 4551 (230m x 321m)
1782	Milford Cotton Mill Complex, Derby Road, Milford	Monument	MDR7782	SK 3501 4511 (176m x 335m)
1782 -97	Hoppinghole Wood Quarry, Chevin Road, Milford	Site	MDR13549	SK 3479 4523 (123m x 61m)
1794	Hopping Hill Quarry (Shaw Lane West), Shaw Lane, Milford	Site	MDR13768	SK 3485 4564 (66m x 67m)
1823	Former Methodist Church, Shaw Lane, Milford	Building	MDR9808	SK 3486 4562 (13m x 17m)
C19th	Toll Cottage (site of), Milford Bridge, Milford	Site	MDR15724	SK 3511 4510 (10m x 11m)
Late C19th	Terrace Quarry, Derby Road, Milford	Monument	MDR9710	SK 3516 4524 (48m x 116m)

Appendix 3: List of the Events recorded on the Derbyshire Historic Environment Record within 500m of the site.

Name	Type	HER	NGR
Desk-based and building assessment of Milford Mill by Pre-Construct in 2005	Survey	EDR1917	Centred SK 35036 45215 (139m x 161m)
Archaeological investigations, Milford Foundry, Milford, by ARCUS, in 2005	Intervention	EDR2294	Centred SK 34804 45545 (219m by 262m)
Conservation Plan, East & West Terrace, Hopping Hill by Rodney Melville & Ptnrs, 2007	Survey	EDR2326	Centred SK 35108 45446 (98m by 84m)
Engineering Assessment of Foundry Weir, off Millers Way, Belper, 2016	Survey	EDR4936	SK 3488 4539 (point)

Photometric Survey of Milford Primary School Wall, Chevin Road, Belper, 2007	Non-intrusive event	EDR4991	SK 3498 4518 (point)



Appendix 4:

Proposed Ground Floor

1 : 100

Rev	Date	Drawn	Description

Feasibility

CH DESIGN
ARCHITECTURE AND INTERIORS

Client: Diocese of Derby

Project: Holy Trinity Church
Belper

Title: Proposed Plan

Scales@A3	Drawn:	Date:	Checked:
1 : 100	RAC	01/23/07	GMH

Drawing no: 001-26 Rev: F102

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North

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SCALE 1:100 m