

Chesterfield Mine Rescue Station – Statement of Significance

Dovedale Property

Report prepared by:
Ecus Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW


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Ecus Ltd


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Originated By: 
Thomas Linington
Senior Heritage
Consultant Date: 08.06.2022

Reviewed By: 
Alex Cassels
Senior Heritage
Consultant Date: 16.06.2022

Approved By: 
Paul White
Head of Heritage Date: 17.06.2022

Prepared by:
Ecus Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW

0114 266 9292

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FIGURES

Figure 1: Site Location

Executive Summary

Ecus Ltd was commissioned by Dovedale Property in May 2022 to prepare a statement of significance to inform pre-application discussions for the redevelopment of the Chesterfield Mines Rescue Station, on Infirmary Road, Chesterfield, S41 7NF. The Site is centred on National Grid Co-ordinate SK 38535 71866.

This assessment has considered the heritage significance of the Chesterfield Mine Rescue Centre building in line with industry standards and guidance. It has concluded that the building itself is of medium heritage significance.

The building is considered a non-designated heritage asset and due consideration to the heritage significance of the building should be made during the design phase. Consequently, impacts to the building will be considered as part of the planning process in line with NPPF and policy 'CLP21 Historic Environment' of the Chesterfield Borough Local Plan. Any impacts to the building, including potential complete loss of heritage significance through demolition, will need to be taken into account in determining the application. In weighing the application, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It is anticipated that the proposed development will not demolish the entire building, however conversion of the building may require the loss of some historic fabric, including potentially the tower and lightwell to the rear of the building, as well as the subdivision of the open plan area at ground floor. These features are not considered key in appreciating the building significance, which is predominately held in the architectural interest of its principal elevation and historic interest through its association with the local mining community. It is anticipated that a Historic Building Recording of the buildings to Level 2 of Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* would be required.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Dovedale Property in May 2022 to prepare a statement of significance to inform pre-application discussions for the redevelopment of the Chesterfield Mines Rescue Station, on Infirmary Road, Chesterfield, S41 7NF (hereafter ‘the Site’). The Site is centred on National Grid Co-ordinate SK 38535 71866 (Figure 1).

1.2 The Site

1.2.1 The Site is located on Infirmary Road, to the north of Chesterfield town centre, and consists of the two-storey mines rescue station building, with car park to the rear. The Site is bound to the north and south by a pair of associated and contemporary residential properties, to the east by a car park, and to the west by Infirmary Road. The mines rescue centre is currently vacant.

1.3 Aims and Objectives

1.3.1 The purpose of this statement of significance is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within the Site in order to formulate:

- An assessment of significance of the mines rescue station considering, its archaeological, historic, architectural and artistic interests

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017a).
- Historic England's Advice Notes:
 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019b).
- Historic England's *Understanding Place – Historic Area Assessments* (2017b);
- Historic Environment (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (ClfA 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Scope of Assessment

2.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to sensitivity of their setting. This is informed through a desk-based study and site visit.

2.2.2 The spatial scope of the assessment was defined by a 50 m study area around the Site to inform for designated heritage assets.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- national heritage datasets including The National Heritage List for England (NHLE),
- the client has undertaken previous research into the Site and supplied all information gathered from the local archives, consequently a further visit to the local archives was not deemed necessary
- aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection, and Historic England's online aerial photography archive;
- satellite imagery from Google Earth;
- Chesterfield Borough Council's *Chesterfield Town Centre Conservation Area Appraisal* (2007);
- relevant primary and secondary sources including published and unpublished reports relating to the Site; and
- observations in the area around the Site were studied

2.2.4 A Site visit was undertaken in May 2022 in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review.

2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

- 2.2.6 This report is compiled using secondary information using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.7 Archival material relating to the Site and study area was not consulted in person at Chesterfield Archives. The client had previously undertaken extensive research themselves, including interviewing local resident and visiting the local archives. This information was made available to the author and a further visit to the archives was not deemed necessary.
- 2.2.8 Due to the character of the Site, a review of LiDAR imagery available from the Environment Agency was not considered necessary as part of this assessment.
- 2.2.9 Aerial photography held at Historic England's archives was not viewed as part of this assessment. Online aerial photography archives held by Cambridge University, Britain from Above, and Historic England were consulted. Only a single photograph was found which showed the site in sufficient detail.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):
- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723):

- 2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.5 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

3. Historic Environment Baseline

3.1 Introduction

3.1.1 In order to understand the heritage assets which may be affected, an outline assessment of the historic environment was undertaken to understand the historic development of the Site and its surroundings.

Historic Area Assessment

- 3.1.2 Chesterfield originated around Roman fort, constructed around 70 AD, which was abandoned by the second century AD. Following which, by tenth century, a village had developed at Chesterfield, taking its name from 'ceaster' the old English word for city old fortification or Roman site, and 'feld' the old English word for open country (The University of Nottingham, 2012).
- 3.1.3 During the medieval and post-medieval periods, the small village grew into a town, based on a prosperous leather and wool trade.
- 3.1.4 Despite being an important market town and centre for local industry by the seventeenth century, Chesterfield became somewhat side-lined during the eighteenth century industrial revolution, which led to the growth of towns like Sheffield, Nottingham and Derby.
- 3.1.5 The towns became better connected to its neighbours throughout the eighteenth century, first with the introduction of turnpikes, and in the latter part of the century the Chesterfield to Stockwith Canal was opened. Despite which, much of the development was focused around the historic town limits (Chesterfield Borough Council 2006).
- 3.1.6 The nineteenth century saw a continued growth of the town, derived in part by the surrounding coalfields and also the coming of the railway in 1840. As a result the town flourished as a busy market town and a major industrial centre.
- 3.1.7 By the early twentieth century Chesterfield was a prosperous thriving town. In 1901 the town gained electric street lighting, and by the late 1920s the central slums had been demolished with a modern town replacing them.
- 3.1.8 Prior to the nineteenth century expansion, the Site formed part of the rural hinterland to the town, forming part of the Duke of Devonshire's holding as late as 1848, and recorded as meadow and pond in the 1848 tithe apportionment.
- 3.1.9 By the latter part of the nineteenth century, Chesterfield had expanded northwards, including the establishment of the Chesterfield Loop Line to the east of the Site and terrace housing to the west. The Site itself continued to be undeveloped, as late as the 1910s, forming part of a buffer of land between the Chesterfield Loop Railway and the terrace housing east of the Sheffield Road.
- 3.1.10 The Mines Rescue Station was established on the Site in 1917, along with two associated residential properties to its immediate north and south. The mine rescue station is discussed in greater detail in Section 4. It continued in operation until 1992, when it was closed and the building had a variety of owners and uses, including use as an arts college.

3.2 Summary of Potential Heritage Constraints

Designated

3.2.1 The assessment undertaken above has identified no known designated heritage assets that would be directly affected or their heritage significance harmed by the proposed redevelopment.

Non-designated

3.2.2 The mines rescue centre is identified in the Chesterfield Local List as a non-designated heritage asset, and any impact upon its heritage significance will need to be considered in the planning balance.

4. Statement of Significance

4.1 Chesterfield Mines Rescue Station

Building Description

External

- 4.1.1 Chesterfield Mines Rescue Station is a red-brick built building situated to the east of Infirmary Road. The building is two storey in height to the front, with the rear of the building dropping to a single storey, with a two-three storey high tower. The building has a flat roof and is broadly rectangular in plan, with a light well located within the single storey section to the rear of the building.
- 4.1.2 The principal elevation faces onto Infirmary Road and comprises four bays (Plate 1). The two outer bays are projecting from the central two bays, in a symmetrical design.



Plate 1: Principal elevation

- 4.1.3 The projecting bays to the north and south each have two windows at ground floor and two windows at first floor with moulded architraves. To the ground floor, the architrave mouldings are more ornate and include small pediments and a hood (Plate 2). The window frames have been replaced with late twentieth century steel-framed windows. At roof level, there is a moulded stone parapet, painted white.



Plate 2: Example of ground floor window

4.1.4 The central two bays, comprise the former vehicle entrance at ground floor to the station. These openings have now been infilled and painted blue, with four vertically aligned windows in each bay (Plate 3). The original stone moulded pilasters survive and mark the bays. At first floor level, there is a balcony with a painted metal railing, and four window openings behind with moulded stone architraves painted white. Above the balcony is a stone stringcourse marking a brick parapet with white painted stone capping.



Plate 3: Central bays

4.1.5 The doors to the ground floor (Plate 4) and balcony at first floor are located in the south facing projecting elevation of the northern bay.



Plate 4: Door at ground floor level

- 4.1.6 The rear of the building is single storey in height with late twentieth-century windows set into original openings with white painted mouldings (Plate 5). Located centrally within the rear section of the building is a large lightwell with pitched roof and tower projecting above the height of the two-storey height of the front of the building.



Plate 5: Rear of the building, showing tower

Internal

- 4.1.7 Internally the building can be divided into three broad areas. The first is the former domestic and administrative part of the mines rescue station, located to the front of the building, across both floors of the projecting bays and the upper floor of the central two bays. The station was designed to have a break-out room (ground floor, northern projecting bay), administration offices (ground floor, south projecting bay), board room (first floor, south projecting bay) and two apartments for brigades men (located on the second floor of the central bays and northern projecting bay).
- 4.1.8 Located at second floor level, the former opening to hold a pole for rapid access to ground floor level has been retained, although the pole has been removed and the floor has been boarded up. Overall, the area has retained much of its original planform and a number of original features, such as floor surfaces in the southern bay (Plate 6), stairs in the northern and southern bays (Plate 7), and a limited number of doors. Beyond these, the vast majority of original fixtures and fittings have been lost.



Plate 6: Tiled floor surface in southern bay



Plate 7: Original stairs leading from ground to first floor in southern bay

4.1.9 The second area comprises the single-storey section at the rear of the building and ground floor of the central recessed bays. The area is largely open plan (Plate 9) with a section of smaller rooms to the east and south, of unknown function. The open plan area was used for housing the vehicles and machinery of the rescue station, including the canaries which were bred onsite¹. No original fixtures or fittings were observed.

¹ Please refer to <http://chesterfieldminerescue.co.uk/about/>



Plate 8: Open plan area at ground floor

4.1.10 The third and final area is the basement, which consists of training and exercise areas (Plate 9). These were inspected as part of the assessment, and a 3-D reconstruction has been created by the client². However no works are proposed to be undertaken in and as such it is not further described in great detail.



Plate 9: Part of the training tunnels

Heritage Significance

Architectural Interest

4.1.11 Both externally and internally the building is simple in design and is not elaborately decorated. The building forms part of a series of rescue stations constructed by the Coal Board across the Midlands in the early twentieth century, many of which follow the same external and internal design of the Chesterfield station.

4.1.12 The consistent design across the Midlands makes the building easily identifiable and is reflective of the investment by the Coal Board to increase mine safety in the early twentieth century. The simplicity of form and relative lack of decoration is considered to contribute towards the architectural interest of the building.

4.1.13 The original plan form of the mine rescue station has been largely retained, although minor alterations, such as sub-divisions and knock-throughs have been undertaken throughout.

Historic Interest

4.1.14 Primarily, the historic interest of the building is considered to be derived from the potential for the Chesterfield Mine Rescue Station to contribute to the understanding of the importance of the mining

² Available at <http://chesterfieldminerescue.co.uk/training-galleries/>

industry across the Midlands and South Yorkshire regions, as well as the growing awareness of safety concerned within the industry in the early twentieth century.

- 4.1.15 The building also contributes towards the understanding of the mining community of Chesterfield and the surrounding areas and changes throughout the twentieth century to the present day.
- 4.1.16 The training tunnels at basement level are considered to contribute to the building's historic interest in reflecting its use and changing techniques in mine safety over the course of the twentieth century.

Setting

- 4.1.17 The Chesterfield Mine Rescue Station is situated on the eastern side of Infirmary Road on south of the junction Wharf Lane/Canal Wharf/Infirmary Road junction.
- 4.1.18 The building is set back from the footway, behind a low, painted, metal railing, and small area of greenspace and drive way. Located centrally within the each area of grass is a tree, planted as memorials to miners.
- 4.1.19 Located either side of the station, also fronting Infirmary Road, are two two-storey residential properties, also constructed by the Coal Board in the early twentieth century, for use by the station brigadiers men's families (Plate 10). These two properties are built to a similar design as the rescue station and form a recognisable build unit.



Plate 10: Southern example of domestic property associated with the rescue station

- 4.1.20 Beyond the Site's immediate surroundings, its setting is characterised by two storey nineteenth century terrace housing to the west, mid twentieth century semi-detached and terraced housing to the north, Chesterfield College and associated grounds to the south and the A61 dual carriageway to the east.
- 4.1.21 Due to the buildings scale and massing, it does not form a prominent or dominant feature within its surrounding townscape, which is characterised by building of similar scale and massing.
- 4.1.22 The limited decorative features to the building's principal elevation differentiates it from the surrounding plain residential properties as a building of slightly higher status, exemplifying the investment into the area by the coal authority in the early twentieth century.

Statement of Significance

- 4.1.23 It is considered that Chesterfield Mine Rescue Station holds heritage significance as a result of its historical and architectural interests and the limited contribution made to these by its setting.
- 4.1.24 The building is considered a good and typical example of an early twentieth century rescue station constructed by the Coal Board which reflects the values of the community it served, although it has lost some legibility due to a loss of the majority of internal fixtures and fittings.
- 4.1.25 Given the importance of the mining industry within the region and the standard design of the building and the alterations which have occurred to the building it is considered that the building is of medium (regional) heritage significance. This heritage significance is recognised through its inclusion as a Locally Listed Building within the Chesterfield Local List.

5. Conclusion and Recommendation

- 5.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify the heritage significance of the former mine rescue station on Infirmary Road, Chesterfield.
- 5.1.2 The building is considered a good example of an early twentieth century Midlands mine rescue station, constructed by the Coal Board, which reflects the values of the community it served and has the potential to contribute to the understanding of mine safety and the importance of the mining industry in the region, as well as changing mine safety practices throughout the twentieth century.
- 5.1.3 The building is not statutory listed and is not considered to meet the relevant national listing criteria. The building is identified as a Locally Listed Building by the local planning authority, and it is considered that the building holds medium heritage significance as a result of its historic and architectural interests.
- 5.1.4 Impacts to the building will be considered as part of the planning process in line with NPPF and The Chesterfield Borough Local Plan. Any impacts to the building, including complete loss of heritage significance through demolition, will need to be taken into account in determining the application. In weighing the application, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 203 of the NPPF).
- 5.1.5 It is anticipated that the proposed development will not demolish the entire building, however conversion of the building may require the loss of some historic fabric, including potentially the tower and lightwell to the rear of the building, as well as the subdivision of the open plan area at ground floor. These features are not considered key in appreciating the building significance, which is predominately held in the architectural interest of its principal elevation and historic interest through its association with the local mining community. It is anticipated that a Historic Building Recording of the buildings to Level 2 of Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* would be required.

6. References

6.1 Bibliography

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6.2 Cartographic Sources

All OS mapping was viewed at the National Library of Scotland <https://maps.nls.uk/geo/find/>

Tithe records and maps viewed at <https://www.thegenealogist.co.uk/>

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Chesterfield Borough Local Plan was adopted in full by the Council in July 2020. The following historic environment policy are considered to be relevant to the Site:

CLP21 Historic Environment

In assessing the impact of a proposed development on the significance of a designated heritage asset, the council will give great weight to the conservation of designated heritage assets and their setting and seek to enhance them wherever possible.

In order to ensure that new development conserves or enhances the significance of designated and non-designated heritage assets and their settings, the council will:

- a) apply a presumption against development that would unacceptably detract from views of St Mary's Church (the Crooked Spire) by virtue of its height, location, bulk or design;
- b) protect the significance of designated heritage assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;
- c) use Conservation Area Appraisals and associated Management Plans to ensure the conservation or enhancement of the individual character of each of the borough's Conservation Areas;
- d) identify and, where appropriate, protect important archaeological sites and historic environment features;

e) identify and, where appropriate, protect non-designated heritage assets of local significance, set out in and referred to as the Local List;

f) enhance the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens.

g) within the Town Centre Core and other areas of archaeological significance, require relevant development proposals to demonstrate appropriate consideration of archaeological impact.

Where a development is likely to result in harm to, or a degree of loss of significance of designated heritage assets and/or their setting, planning applications should be accompanied by evidence that sets out:

1. a description of the significance of the affected assets and their setting and an assessment of the nature and degree of impact on this;
2. an evaluation of how harm or loss would be avoided, minimised or mitigated; and
3. a clear and convincing justification for the development and the resulting harm or loss.

Development that would result in substantial harm to or total loss of significance to a designated heritage asset will not be permitted unless:

Either:

i) it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss;

or all of the following apply:

ii) the nature of the heritage asset prevents all reasonable uses of the site; and

iii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

iv) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

v) the harm or loss is outweighed by the benefit of bringing the site back into use.

The council will consider the use of measures including Article 4 directions and Local Development Orders where they are appropriate to ensure the conservation and enhancement of heritage assets.

The council has a presumption in favour of retaining non-designated heritage assets on the Local List. Development that involves substantial harm or loss of a non-designated heritage asset will be assessed as part of a balanced judgment which considers:

I. whether or not the asset is structurally unsound and poses a safety risk;

II. the viability of repairing or maintaining the asset;

III. whether or not alternative uses have been fully explored;

IV. whether or not the proposal would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme.

Where a proposal that involves unavoidable harm or loss of a non-designated heritage asset on the Local List meets the criteria above, the council will seek a replacement development which is of an equivalent standard of design to the non-designated heritage asset and where possible retains the features of the non-designated heritage asset.

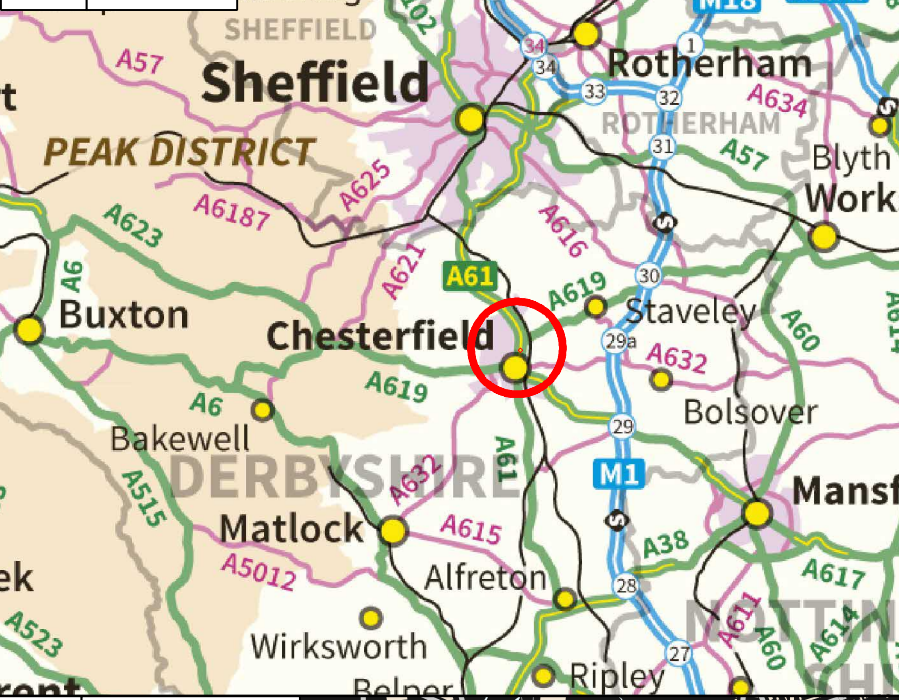
In the exceptional circumstances where loss or partial loss of designated or non-designated heritage asset is considered to be justified, the council will require the developer to have the asset surveyed and recorded by a suitably qualified professional in advance of any alterations, demolition or groundwork.

The surveying and recording will be required to be carried out in a manner proportionate to the importance of the asset and the impact of the development. A report detailing the investigation

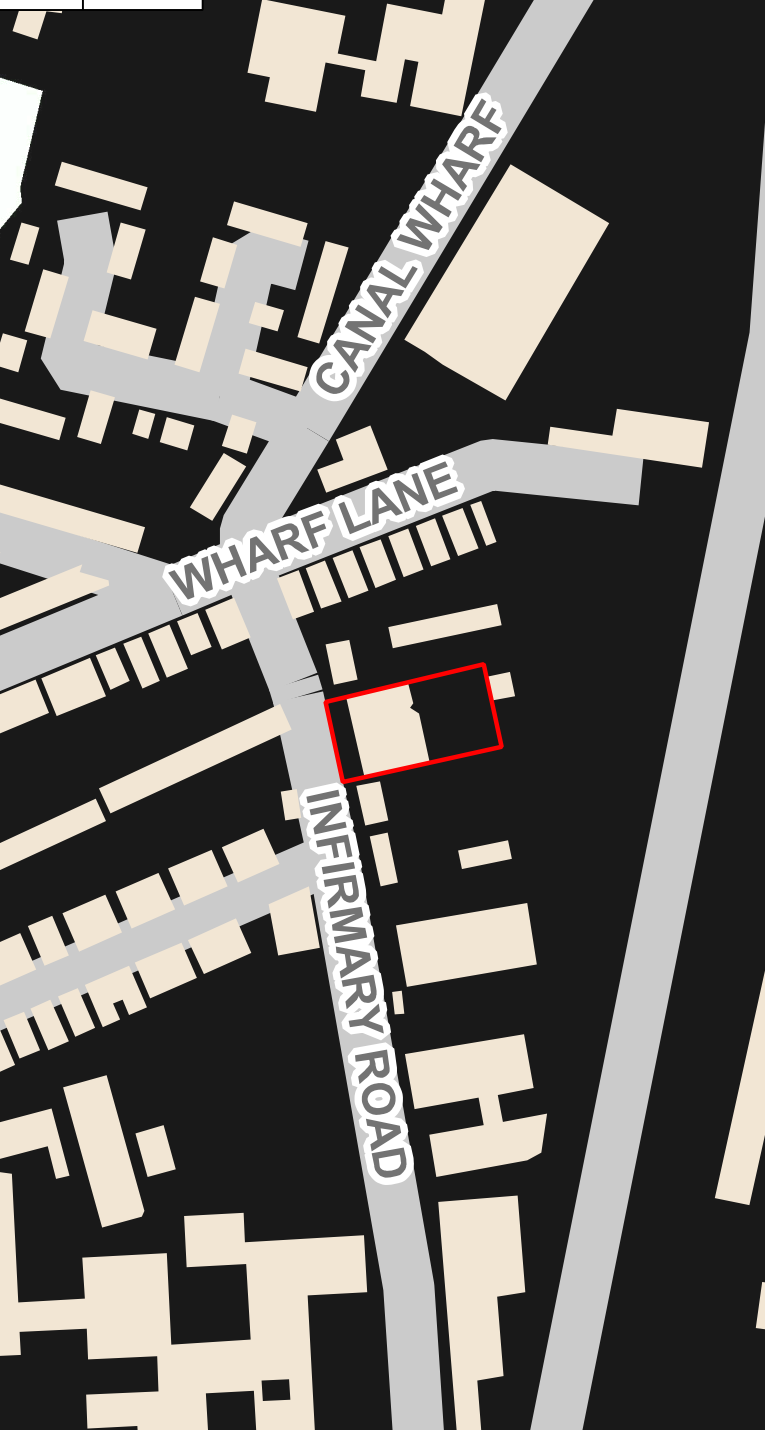
should be made publicly available and deposited through Derbyshire's Historic Environment Record as a minimum.

Figures

Scale: 1:500,000



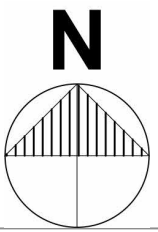
Scale: 1:2,500



Key

Site Location

Scale: 1:25,000



Dovedale Property
Station, Infirmary Road,
Chesterfield
Statement of Significance

Figure 1: Site Location

Brook Holt • 3 Blackburn Road • Sheffield • S61 2DW
tel: 0114 266 9292 • www.ecusltd.co.uk

