
Rose Cottage, Chesterfield

Heritage Statement, Rev D

December 2023



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HIGHLIGHT HERITAGE

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1.0

Introduction

1.0 Introduction

1.1 Aim of this Report

This Heritage Assessment has been prepared by Highlight Heritage to accompany a listed building consent application relating to Rose Cottage, 481 Chatsworth Road, Chesterfield, S40 3AD.

Rose Cottage is a Grade II listed, early 19th century detached cottage situated in the Chatsworth Road Conservation Area. Adjacent to the property is St Thomas’ Church, also a Grade II listed building.

The application seeks to make minor alterations to the internal layout of Rose Cottage and replace the fully glazed conservatory roof with a flat roof and roof lantern.

1.2 Approach

An inspection of the site was carried out in February 2022 to analyse the physical fabric of Rose Cottage. The first part of the Heritage Statement, the ‘understanding’ section, was completed prior to any design options such that the approach would be heritage-led.

This report sets out:

- A brief history of the site and the area around the site;
- A description of the heritage assets and their setting;
- A summary of the significance of the building and its setting;
- The impact of the proposed works upon the significance of the heritage assets and their setting.

This report is to be read in conjunction with the drawings provided by Lang Architecture in the application.

1.3 Author

This assessment has been prepared by Lucy Greenway, a heritage consultant and architect with over eight years of experience in both heritage-focussed and contemporary practices. Lucy also holds a Masters in Building Conservation and Adaptation which furthers and formalises this experience.

1.4 Location

Rose Cottage is located approximately 1.5 miles west of Chesterfield town centre in Brampton on Chatsworth Road, one of the main routes into the town. It is situated on a corner plot with Chatsworth Road to the south and Church View to the west. Adjacent to the property is St Thomas' Church.

Rose Cottage is within the Chatsworth Road Conservation Area, which is characterised by 19th century and 20th century residential development. The area is a mix of residential and commercial use.



Figure 1 Aerial view © Google Earth

2.0

Planning & Policy Context

2.0 Planning and Policy Context

The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authority's should in coming to decisions consider the principle Act which states the following;

Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (NPPF 2021) states that when determining planning applications Local Planning Authorities should take account of;

- 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.
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 requires applicants to describe the significance of heritage assets and that the level of detail should be proportionate to the asset's importance. P.195 states that the evidence available should be used to consider the impact of a proposal on an asset(s).

Paragraph 199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied to its conservation.

The proposals will be assessed against relevant policies set out in the NPPF.

2.1 Chesterfield Local Plan 2018 - 2035

Heritage is a key component within the Local Plan Vision. It states:

Chesterfield will be 'a clean, green and attractive Borough, where our open spaces and built heritage are valued.'

This is supported by Policy CLP21 Historic Environment, which draws on guidance provided by the NPPF and applies it to Chesterfield.

The proposals will be assessed against relevant policies set out in the Local Plan.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 Description of the Area

The Chatsworth Road Conservation Area is linear in shape as it follows the length of Chatsworth Road between the junctions of Storrs Road to the west and Wheatbridge Road to the east. Rose Cottage is located towards the western end of the conservation area.

Development spread west from the town centre during the 19th century in response to a rapidly growing population of industrial workers. Chatsworth Road was one of the earliest suburban developments in Chesterfield and comprises many 19th century and early 20th century properties.

The surrounding properties are generally two to three stories in height and are a mixture of terraces, semi-detached and a few detached houses. The urban grain is generally more dense at the east end of the conservation area, becoming less dense towards the west. Commercial properties such as the Vauxhall garage (opposite Rose Cottage), and St Thomas' Church (adjacent to Rose Cottage), are set back from Chatsworth Road.

Chatsworth Road is an important gateway to the Peak District National Park.

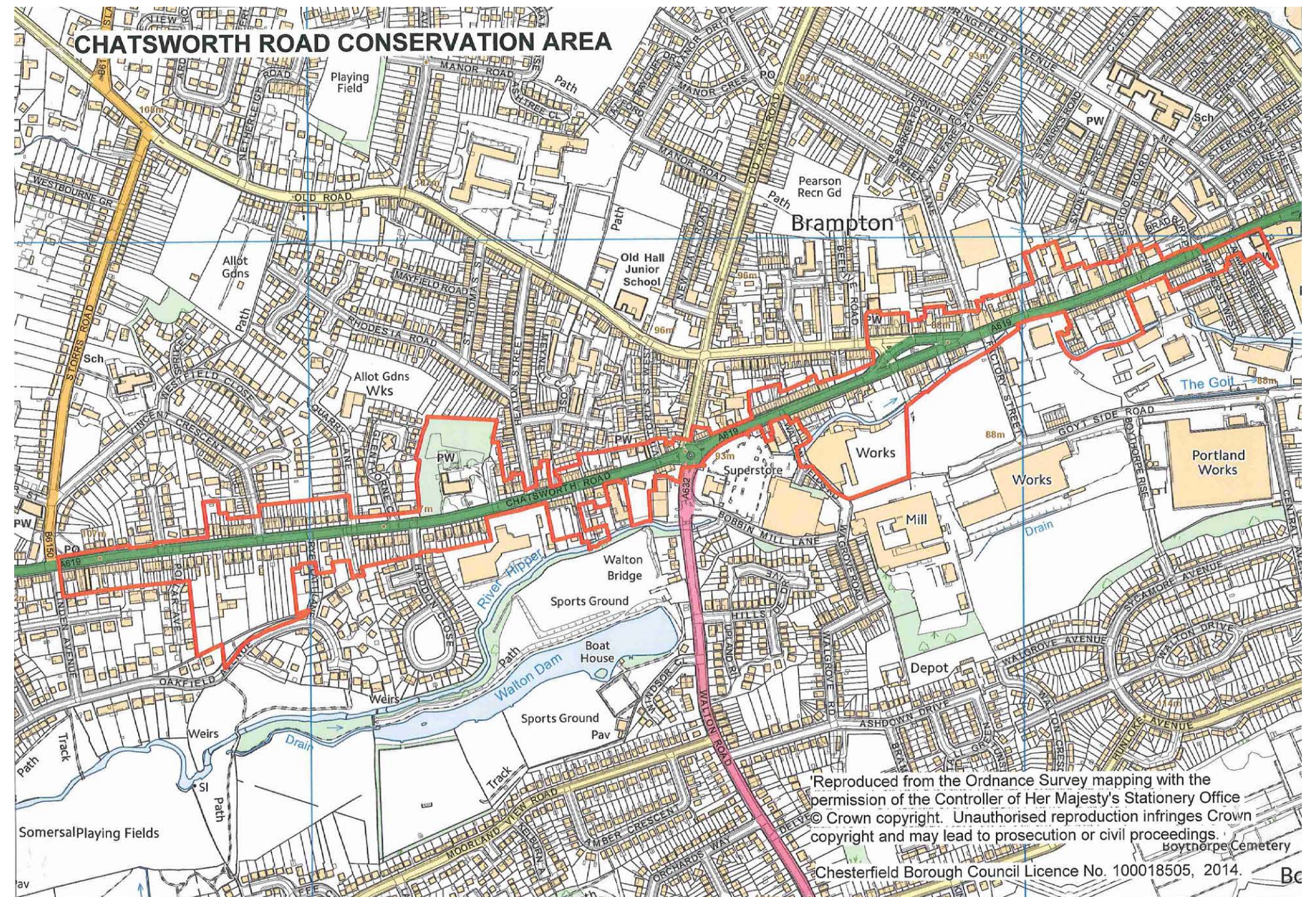


Figure 2 Chatsworth Road Conservation Area map © Chesterfield Borough Council

3.2 Description of the Exterior

Rose Cottage is a two storey detached house that originally had a symmetrical frontage, with a single window either side of the central entrance. The property has been extended to the east using the same stone to create an additional bay. The stone on the principal south elevation has a tooled finish running horizontally.

The house is set back from Chatsworth Road and is bounded by a stone wall.

The roof at the front of the property is hipped and finished in slate. A chimney is located at either end of Rose Cottage and one is positioned at the end of the original property.

The windows at the front of the property are a four pane, timber, single glazed sliding sash with stone dressings.

Rose Cottage was extended to the rear during the Victorian period. The west elevation is finished in rough cast stone and the rear north elevation finished in red brick.

When viewing Rose Cottage from the garden, it is possible to see the Victorian addition to the house. The hipped roof at the front is also just about visible. The conservatory was added in around 2005.

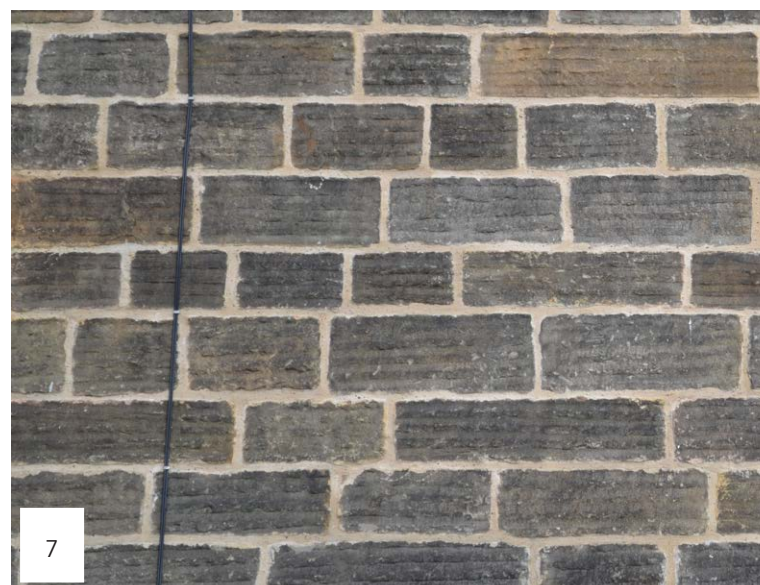


Figure 3 Principal south elevation
Figure 4 South elevation
Figure 5 South elevation and boundary wall
Figure 6 West elevation
Figure 7 Tooled finish stone south elevation
Figure 8 North elevation

3.3 Description of the Interior

The plan arrangement of Rose Cottage comprises three bays from west to east, the original two bays are the west and central bays. The staircase is central within the original two bays. The third bay to the east is a later addition. The house generally has a modern finish, but some historic features are visible such as plaster cornices, ceiling rose and joinery.

The kitchen is located to the rear of the original two bays (west side) and a utility and store are behind the kitchen. A WC is located centrally within the floor plan and the conservatory links the two sections of the L-shape plan.



Figure 9 Central bay of Cottage - original
Figure 10 Central bay looking towards east bay
Figure 11 Kitchen to rear of original bays
Figure 12 Kitchen with original cupboard

3.4 Setting

Rose Cottage is set back from the road and is bounded by a stone wall which greatly contributes to the attractiveness of the property. In the garden to the rear is a modern detached brick building used as a home office.

A terrace of houses are further north on Church View and St Thomas' Church is adjacent to the west. To the east of Rose Cottage is commercial premises in converted houses. A car garage and large forecourt are located to the south. The setting of Rose Cottage is therefore mixed in terms of building use and architectural styles.



Figure 13 Terraces to north of Rose Cottage and brick building in garden

Figure 14 Chatsworth Road looking east

Figure 15 St Thomas' Church

Figure 16 Commercial premises east of Rose Cottage

3.5 Outline History and Development of Brampton and Rose Cottage

The area west of Chesterfield was a rural and agricultural community prior to the mid-18th century. The suburb of Chesterfield, now known as Brampton, was previously part of the ancient parish of Brampton. The parish includes the villages of Old Brampton, Wadshelf and Cutthorpe and centres on the 13th century church of St Peter and St Paul.

The current day suburb of Brampton was known as New Brampton in the 19th and early 20th centuries. The area developed as a result of industries establishing on the banks of the River Hipper just outside Chesterfield's town centre. The area around Chesterfield had an abundance of coal, iron and clay and a good supply of water, therefore conditions were ideal for industry to flourish. The Chesterfield Canal opened in 1777, connecting Chesterfield with a national network, and the roads were steadily improved by turnpike trusts.

The Industrial Revolution caused a shift in the number of people employed in agricultural and rural communities to industry. Towns and cities expanded to accommodate this change. In Chesterfield the built area expanded east initially, but by the end of the 18th century the population had increased four fold. Residential development expanded west and a new parish church was required. St Thomas' was built as a Commissioners Church between 1830 and 1831.



Figure 17 Enclosure map © Chatsworth Road Conservation Area Appraisal

The first available OS map of 1878 shows St Thomas' Church and Rose Cottage. The L-shaped footprint of the cottage is clearly visible. It is possible that the original cottage was just two rooms either side of a central stair and the rear section was added in the mid 19th century. It is unclear whether Rose Cottage had an association with St Thomas' Church, other than its location. St Thomas' Rectory is visible on the south of Chatsworth Road further to the east.

The size of the plot and landscaped garden surrounding Rose Cottage implies the occupant had a status higher than that of surrounding properties.

The map shows a single line of development extending west along Chatsworth Road, occasionally with buildings at the rear of plots.

The OS map of 1898 shows development has become more dense to the east, but has not extended heavily to the west beyond St Thomas' Church. Rose Cottage maintains the same footprint as the 1878 map.



Figure 18 1878 OS map © National Library of Scotland
Figure 19 1898 OS map © National Library of Scotland

The 1918 OS map shows that development has extended west past St Thomas' Church. Properties are generally semi detached or terraced to the west. Adjoining streets of housing interspersed with commercial premises show the changing character of New Brampton. The proximity to the town centre will have stimulated this growth as well as the demand for retail services and pubs generated by a larger nearby population.

Rose Cottage maintains its L-shape footprint and appears not to have changed.

The OS map of 1946 shows little change to the area immediately surrounding St Thomas' and Rose Cottage. Again, the footprint of Rose Cottage remains the same in 1946 and in the later 1955 OS map. There are no records of an application for an extension to Rose Cottage on the Chesterfield Borough Council website, therefore it is assumed that the extension to the east took place in the mid to late 20th century.

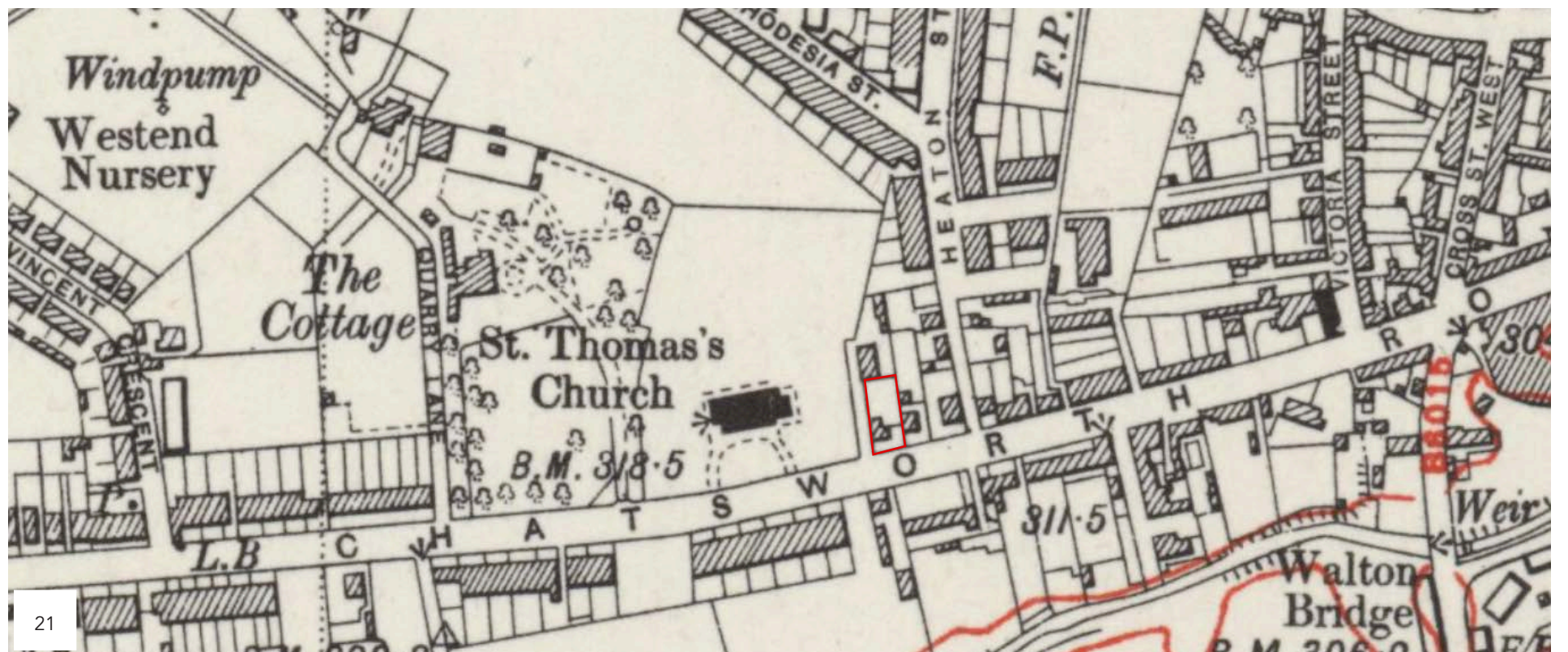


Figure 20 1918 OS map © National Library of Scotland
Figure 21 1946 OS map © National Library of Scotland

4.0

Assessment of Significance

4.0 Assessment of Significance

4.1 Introduction

The following assessment of significance identifies the heritage interests of Rose Cottage, as outlined by Historic England’s guidance ‘Statements of Heritage Significance,’ published in 2019.

These heritage interests (archaeological, architectural/artistic and historical) augment the foundation of “special historic or architectural interest” that underpin designation. Due to the intangible elements that these assessments must incorporate, it is not always possible to directly associate an interest to an element of fabric or space within a heritage asset. Therefore, the significance of fabric cannot be assessed on the same scale as the significance of a place’s heritage interests.

Assessing the significance of elements of historic fabric, or historic spaces, should be directly linked to the authenticity and integrity of that which remains. The significance of fabric must be based on what we may learn or understand from how we currently see it. Building fabric can also enhance or obscure the legibility of the significance of a place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests. A significance plan identifying the significance of elements of historic fabric can be found in [4.6](#) - Significance Plan.

These definitions allow for nuance between assessments of significance in relation to interests and physical fabric, which results in different responses when assessed for harm later. As a result, the following separation in definitions are proposed:

- 4.1.1 In assessing the significance of **heritage interests**:

Exceptional Interest

Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, scheduled monuments and UNESCO World Heritage sites.

High Interest

Heritage interests having national importance, usually found where assets are designated at Grade II* and Grade I.

Medium Interest

Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.

Low Interest

Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.

Neutral Interest

Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

- 4.1.2 In assessing the significance of **elements of historic fabric, or spaces**:

Exceptional Significance

Exceptional historical or architectural interest that is intact and clearly legible. Making a fundamental and important contribution to the wider significance and understanding of the heritage.

High Significance

High historical or architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.

Medium Significance

Less special historical or architectural interest. Altered, with a less important contribution to the wider significance and understanding of the heritage.

Low Significance

Lost or little special historical or architectural interest, significantly altered or largely obscured.

Neutral Significance

Historically unimportant but having negligible impact on the heritage.

Intrusive

Historically unimportant with a harmful impact on the heritage.

4.2 Archaeological

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.

Rose Cottage provides evidence of an early 19th century urban cottage which is assumed to have been built on previously rural or agricultural land. The potential for archaeological evidence is considered low. The historic core of the cottage - the west and central bay with central staircase - could contain earlier historic fabric and represent an early two-up-two-down cottage, however there is no evidence of this apart from the spatial arrangement.

The Derbyshire Historic Environment Record returns a result for the listing of Rose Cottage, but no further information. The Archaeological Data Service returns no results for the site.

The archaeological interest of Rose Cottage is: **Medium.**

4.3 Architectural and Artistic

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 skills, like sculpture.

Rose Cottage contains architectural interest, particularly in the principal elevation. The setting of the cottage, adjacent to St Thomas' and the surrounding churchyard, also contribute to its attractiveness. The architectural interest remains, despite the extension to the east in the mid to late 20th century. Care was taken to use high quality materials that matched the original cottage. The tooled finish of the original and new stone creates interest in the facade and shows an element of workmanship/ craftsmanship.

The stone wall at the front of the property contributes to the architectural interest of the property and the conservation area.

Rose Cottage greatly contributes to the Chatsworth Road Conservation Area.

The architectural interest of Rose Cottage is: **Medium.**

4.4 Historical

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.

The size of the plot and landscaped garden visible in the OS maps are illustrative that Rose Cottage was occupied by someone of a slightly higher status, or someone that took pride in their home. The tooled finish to the stone in the principal elevation also indicates this. The style of Rose Cottage, however, remains vernacular; it is built from locally available materials that reflect custom and tradition more than mainstream architectural fashion.

The development of Rose Cottage is visible from the exterior and it is possible that the earliest form of the property consisted of only the west and central bay, with the staircase in the centre of the floor plan. The building is thought to date from the early 19th century, and as changing ways of living emerged, the kitchen (scullery) was moved to the rear of the property in a mid-19th century Victorian extension. The later extension of the mid to late 20th century, and conservatory in 2005, illustrates changes in living standards and expectations over the last 200 or so years.

The historical interest of Rose Cottage is: **Medium.**

4.5 Summary Statement of Significance

Rose Cottage has special architectural and historic interest congruent with its Grade II listing. The property has been extended over the years to adapt to ways of living but the historic core of the property can still be read in the spatial arrangement. The architectural interest of the principal elevation remains despite the later 20th century addition and the property as a whole contributes to the Chatsworth Road Conservation Area.

4.6 Significance Plan

4.6.1 Ground Floor Plan

- Exceptional fabric
- Exceptional space
- High fabric
- High space
- Medium fabric
- Medium space
- Neutral fabric
- Neutral space
- Low fabric
- Low space
- Intrusive fabric
- Intrusive space



5.0

Heritage Assessment

5.0 Heritage Assessment

5.1 General Principles

The purpose of this assessment is to ascertain the potential impact of the internal alterations at Rose Cottage, a Grade II listed heritage asset located in the Chatsworth Road Conservation Area.

Guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). The NPPF establishes the premise that conserving the significance of a heritage asset should be the guiding principle when designing proposals for any development. Section [4.0](#) of this statement fulfils the requirement to understand the significance of Rose Cottage.

This section will complete an objective review of the scheme, verifying to what extent the conservation of the significance of Rose Cottage has been achieved or whether any harm is likely to be incurred.

5.2 Summary of Proposals

The internal alterations to Rose Cottage are focussed on the ground floor and include:

- The removal of the WC and small corridor in the centre of the floor plan to improve the flow in this part of the house.
- To create a new opening in an existing archway to connect the dining room and conservatory.
- To create a new kitchen in the conservatory, boxing in a previously external Victorian window. The existing kitchen will become a snug/ playroom.
- Expansion of the utility room to include a downstairs WC.

Externally, the glazed roof of the conservatory is proposed to be replaced with a flat roof and roof lantern.

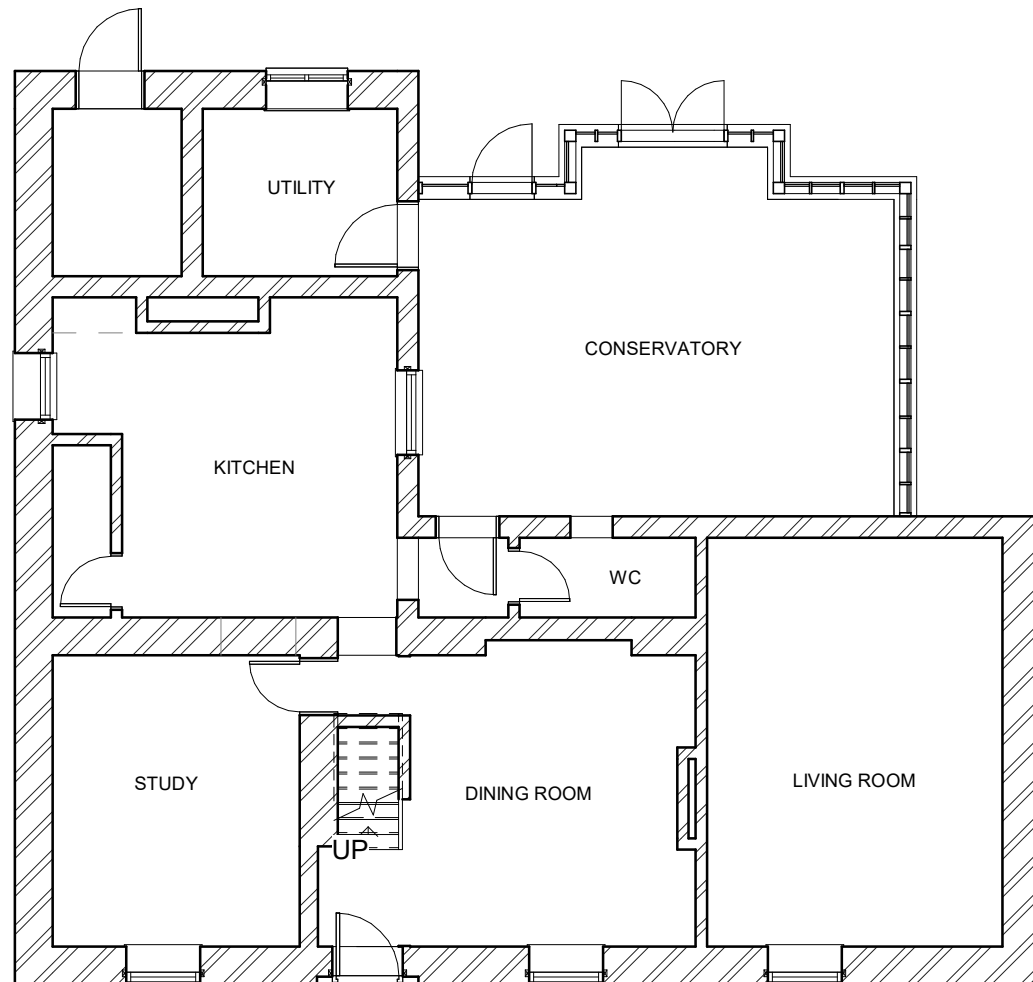


Figure 22 Existing Ground Floor Plan, not to scale © Lang Architecture

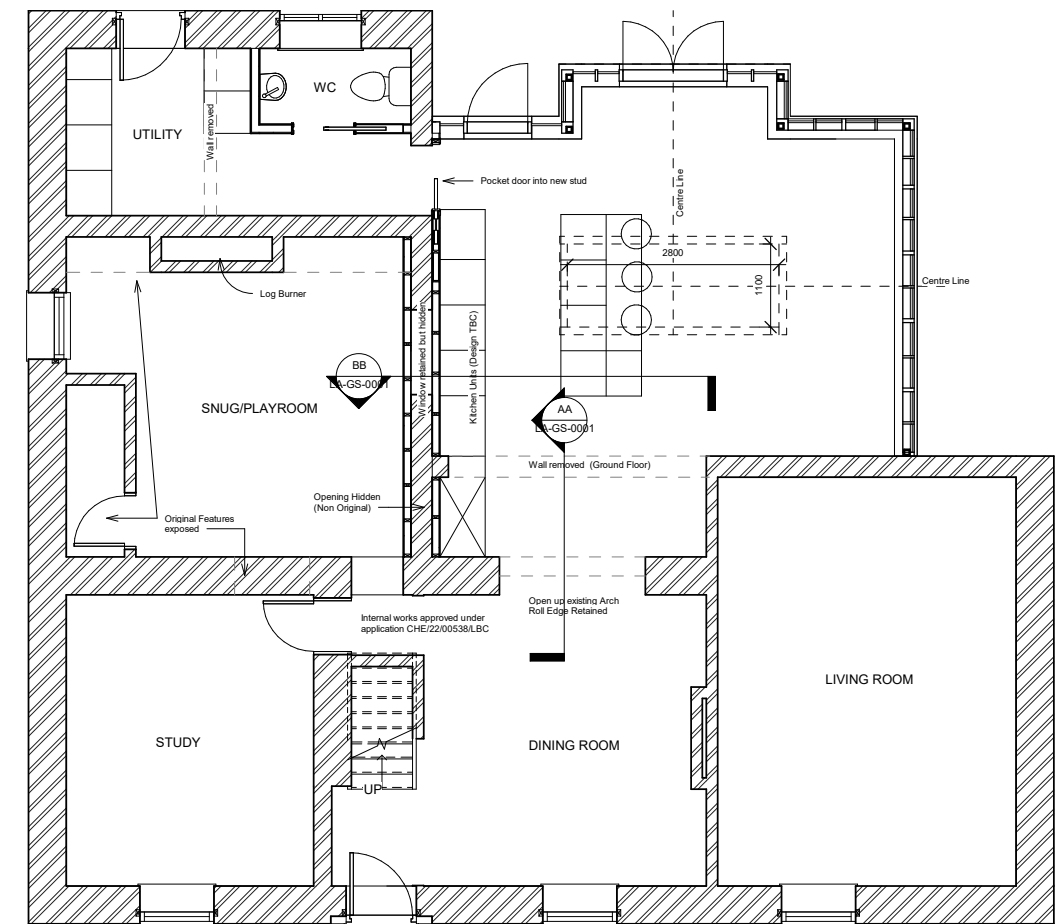


Figure 23 Proposed Ground Floor Plan, not to scale © Lang Architecture

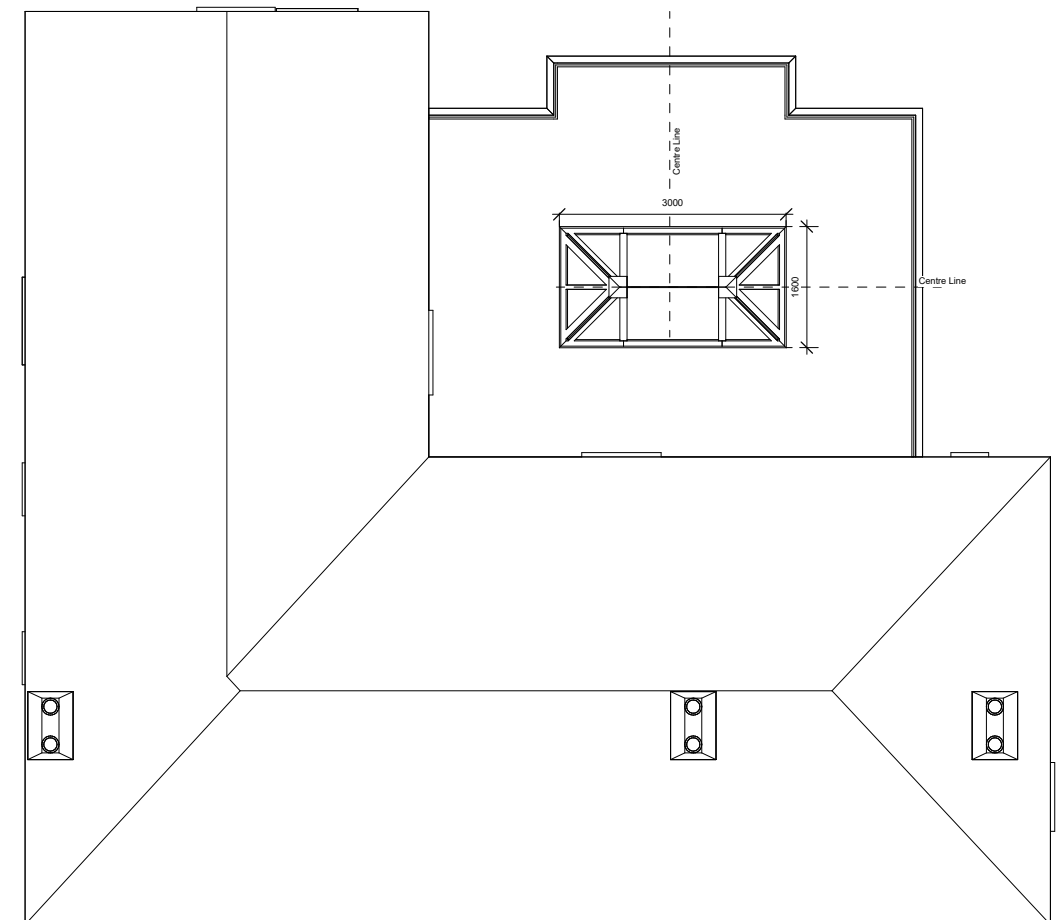


Figure 24 Proposed Roof Plan, not to scale © Lang Architecture

Figure 25 Proposed sections, not to scale © Lang Architecture

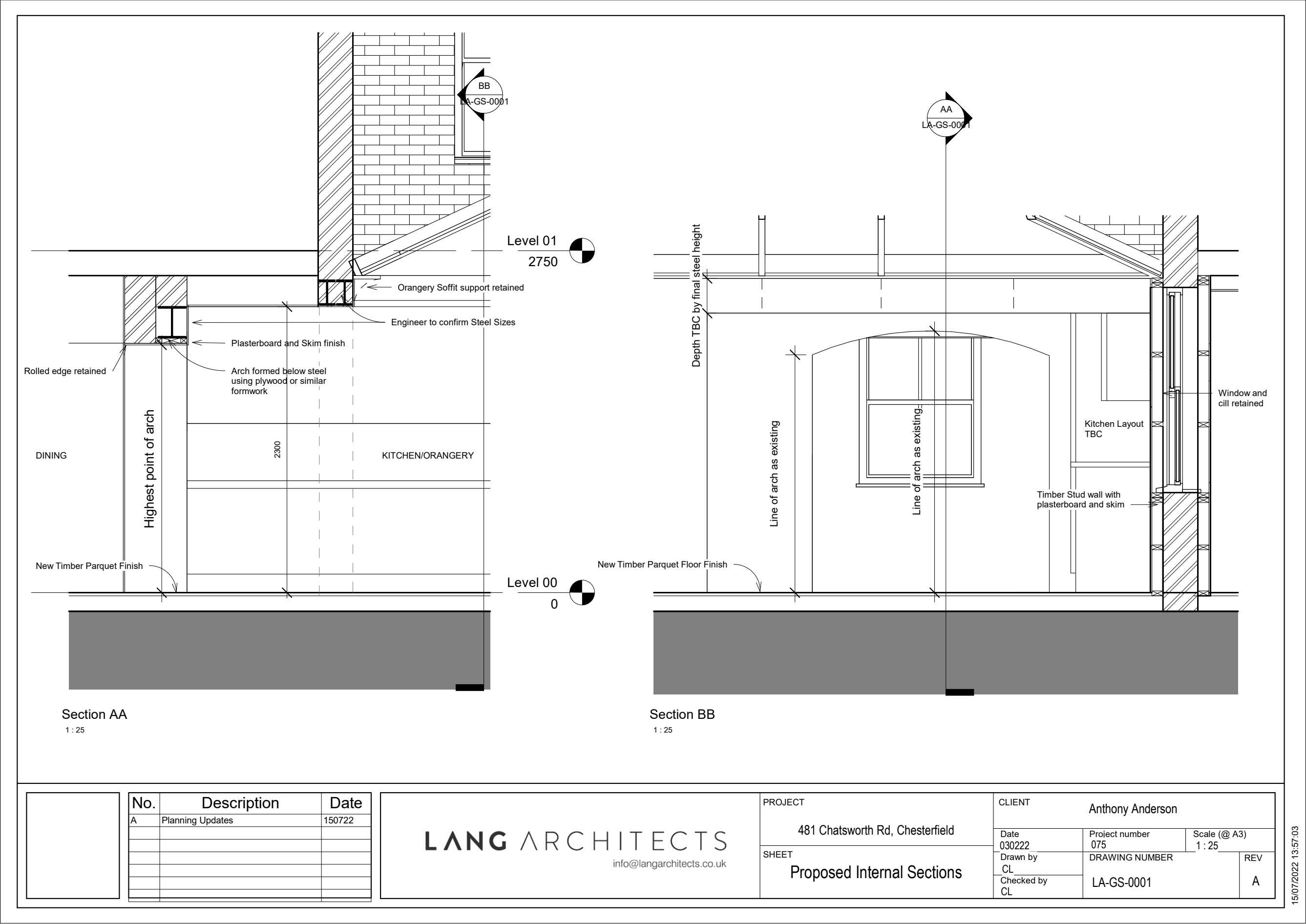


Figure 26 Proposed internal image © Lang Architecture



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No.	Description	Date

LANG ARCHITECTS

PROJECT	481 Chatsworth Rd, Chesterfield
SHEET	Internal Image

CLIENT		Anthony Anderson		
Date	030222	Project number	075	Scale (@ A3)
Drawn by	CL	DRAWING NUMBER		REV
Checked by	CL	LA-IM-0001		

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Figure 27 Proposed Elevations, not to scale © Lang Architecture

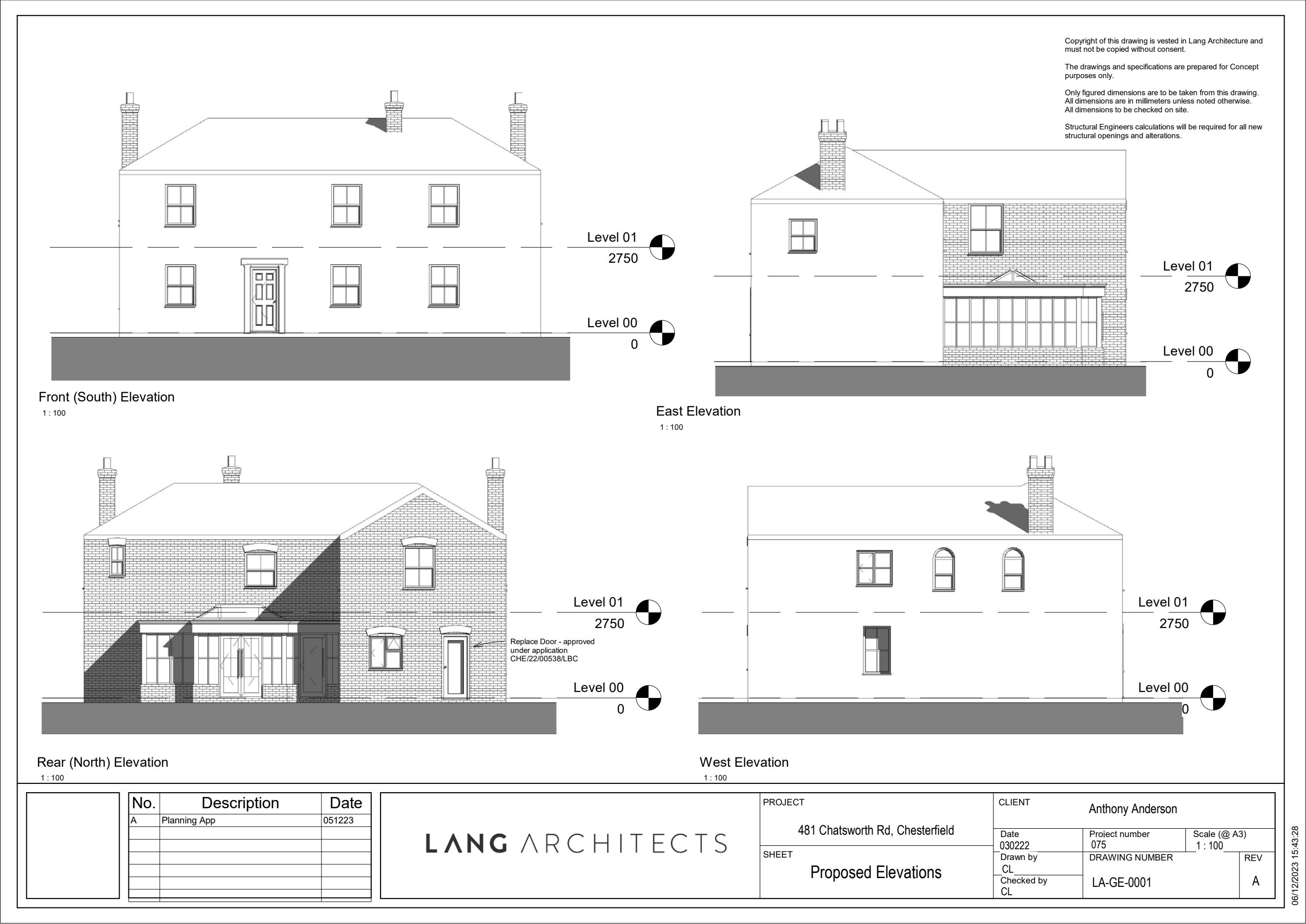


Figure 28 Proposed external image © Lang Architecture



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No.	Description	Date

LANG ARCHITECTS

PROJECT	481 Chatsworth Rd, Chesterfield
SHEET	External Image

CLIENT	Anthony Anderson
Date	03/02/22
Drawn by	CL
Checked by	CL
Project number	075
DRAWING NUMBER	LA-IM-0002
Scale (@ A3)	
REV	

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5.3 Impact on the Significance of the Heritage Asset

The assessment of significance concluded that Rose Cottage has special architectural and historic interest that is congruent with its Grade II listed status. The historic core of the cottage can still be read in the spatial arrangement, which will not be altered as part of the proposed scheme.

The WC and small corridor are modern additions, possibly from the mid to late 20th century, therefore their removal will cause **no harm** to the significance of Rose Cottage.

The archway in the existing Dining Room is also not considered to be original, but is an architectural feature of the room. Making a new opening in the arch, following its shape and retaining the rolled edge detail, is considered to cause **less than substantial harm** due to the removal of some historic fabric, however the impact on the significance of the heritage asset within this category, is **negligible**.

Moving the kitchen to the conservatory has negligible impact on the historic fabric. The proposal will involve the boxing in of a formerly external Victorian sash window, however this will be reversible and cause **no harm**.

The conservatory is a 2005 addition which has a reasonably steep pitched roof that partially blocks one of the first floor windows. The replacement of the roof with an insulated flat roof will be beneficial from an energy point of view, but it will also appear more subservient to the main house and enable more of the north elevation to be visible. The design of the new roof and resulting conservatory achieves a higher quality appearance and is an **enhancement** to Rose Cottage.

The enlargement of the utility room to create a WC causes **no harm** to the significance of Rose Cottage.



Figure 29 North elevation



Figure 30 Proposed external image © Lang Architecture

5.4 Impact on the Significance of the Chatsworth Road Conservation Area

The internal changes to the exterior of Rose Cottage will have **no impact** on the character and appearance of the Chatsworth Road Conservation Area.

The new flat roof to the conservatory with roof lantern will have a reduced visual impact on the north elevation of Rose Cottage, and because it is set back behind the north west corner of the building, will have **no impact** on the character and appearance of the Chatsworth Road Conservation Area.

5.5 Conclusions – Summary of the Impacts on Significance

The minor internal alterations to Rose Cottage will cause **less than substantial** harm to its significance and will be **negligible within this category**, as the historic spatial arrangement of the property will not be altered. This will be balanced with the replacement of the conservatory roof with a flat roof and roof lantern, which will be an **enhancement** to the north elevation and the significance of Rose Cottage as a whole. The limited archaeological interest and architectural interest will not be impacted by this proposal.

6.0

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6.0 Bibliography & Sources

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7.0

Appendices

7.0 Appendices

7.1 Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1088298

Date first listed: 26-Sep-1977

Statutory Address: ROSE COTTAGE, 481,
CHATSWORTH ROAD

1. CHATSWORTH ROAD 5169 (North Side)
Brampton No 481 (Rose Cottage) SK 37 SE
13/240

II GV

2. Early C19. Ashlar with eaves cornice and
hipped slate roof. 2 storeys. 3 windows (eastern
bay added later), sashes with late C19 glazing
and plain stone lintels. Centre door to original
building with cornice, panelled pilasters, plain
rectangular fanlight and 6 panelled door.

Listing NGR: SK3626570648



Advice on listed buildings and properties in an historic context

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