



Cowdale Quarry, Buxton, Derbyshire Cultural Heritage



View of Cowdale Quarry lime kilns

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1. Introduction

This chapter has been prepared by Archaeological Research Services Ltd and addresses the archaeological, historic landscape and historic building (collectively considered as the Cultural Heritage) implications of the proposed development of Cowdale quarry (referred to as the application site).

2. Legislative Control and Context, Guidelines and Practices

2.1 Legislation and Guidance

In considering any planning application for the development of Cowdale quarry, situated to the east of Buxton, the planning authority will be guided by the policy framework set by government guidance, in this case PPS5 (Planning Policy Statement 5: Planning for the Historic Environment), by current Development Plan policy and by other material considerations. In this instance it is hoped that it can be recognised that ‘intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term’ (PPS5 Policy HE 7), and that the economic and social benefits planned in the proposed development’s operational phase do indeed make the ‘wholly exceptional’ case required under PPS5 Policy HE9.1.

This assessment has also taken into account relevant national and local legislation and policy, including:

- Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999;
- Ancient Monuments and Archaeological Areas Act 1979;
- Planning, Listed Buildings and Conservation Areas Act 1979;
- The Hedgerow Regulations 1997 (and new guidance 2002);
- East Midlands Regional Spatial Strategy (RSS)
- High Peak Local Plan (adopted March 2005)

2.2 Planning Context

High Peak District Council has statutory duties regarding the control of development and, with regard to archaeological remains, historic buildings and historic landscape resources. The East Midlands and District Council have drawn up policies (published in the Regional Spatial Strategy and Local Development Framework/Local Plan) that seek a balance between necessary development and the protection of cultural heritage resources.

In short, government policy in PPS5 and development plan policies provide a framework that:

- Protects Scheduled Ancient Monuments and World Heritage Sites,
- Protects Listed and other heritage assets,
- Protects the settings of these sites,

- Protects Registered Historic Parks and Gardens,
- Protects Registered Battlefield sites,
- In appropriate circumstances requires additional information (from field evaluation) to enable informed decisions,

2.2.1 *Regional Planning Policy*

Regional Spatial Strategy (RSS) for the East Midlands, the East Midlands Plan, was published by the Secretary of State in March 2009. Section 3 of The East Midlands Plan contains the policy relating to managing the Historic Environment. Policy 26 encourages local authorities and other bodies to adopt policies and applications which support the conservation and, where appropriate, the enhancement of the historic environment.

2.2.2 *Policy 26 - Protecting and Enhancing the Region's Natural and Cultural Heritage*

Sustainable development should ensure the protection, appropriate management and enhancement of the Region's natural and cultural heritage. As a result the following principles should be applied:

- The Region's internationally and nationally designated natural and historic assets should receive the highest level of protection;
- Neither direct or indirect damage to EU designated Natura 2000 sites will be permitted;
- Damage to natural or historic assets or their settings should be avoided wherever and as far as possible, recognising that such assets are usually irreplaceable;
- Unavoidable damage must be minimised and clearly justified by a need for development in that location which outweighs the damage that would result;
- Unavoidable damage which cannot be mitigated should be compensated for, preferably in a relevant local context, and where possible in ways which also contribute to social and economic objectives;
- There should be a net increase in the quality and active management of natural and historic assets across the Region in ways that promote adaptation to climate change, and an increase in the quantity of environmental assets generally; and
- The Region's best and most versatile agricultural land should be protected from permanent loss or damage.

2.2.3 *Local Planning Policy*

Forming part of the Local Development Framework is a number of saved policies from the High Peak Local Plan. Policy 25 related to the historic environment.

2.2.4 *Policy 25 - BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES*

Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value.

Elsewhere, Planning Permission will be granted for development, provided that there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map.

Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement

demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.

Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that archaeological or heritage features are recorded and retained intact in situ; or where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development.

The application site is also situated within a Special Landscape Area and accordingly the siting, design and landscaping of new development in the Special Landscape Area must have special regard to its landscape quality and character. Policy 11 relates to Special Landscape Areas.

2.2.5 Policy 11 - OC3 – SPECIAL LANDSCAPE AREA DEVELOPMENT

Within the Special Landscape Area defined on the proposals map, development in accordance with policies OC1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to siting, design and landscaping.

3. Methods and Scope

Following discussions with the Local Planning Authority (LPA) regarding the proposed development, the LPA indicated that cultural heritage issues should be addressed.

In order to inform the preparation of this chapter of the Environmental Statement and in accordance with planning policy PPS5 (Planning for the Historic Environment), an archaeological desk-based assessment and buildings appraisal has been prepared (Archaeological Research Services 2010). The results of studies undertaken of the application site have been considered as part of this chapter.

The following sources were consulted during the assessment:

- Derbyshire Historic Environment Record (HER)
- National Monuments Record (NMR)
- Derbyshire Record Office
- Derbyshire Local Studies Library (Matlock)

Although no Scheduled Ancient Monuments or Listed Buildings are situated within the application site at present. The former Cowdale quarry and lime works, situated within the application site have been identified as important Heritage Assets by English Heritage who are considering whether to designate them. Discussions have been held with the English Heritage Regional Inspector of Ancient Monuments and with the local authority archaeological advisor and conservation officer.

Similarly, in accordance with the guidance in PPS5, the archaeological desk-based assessment has considered the evolution of the landscape forming the application site and established the presence/absence of historic buildings and historic landscape remains and their significance within or near the application site. In this regard, the following sources were consulted:

- English Heritage Register of Parks and Gardens of Special Historic Interest in England
- English Heritage Register of Battlefields
- Statutory Lists of Buildings of Special Architectural, or Historic Interest
- Derbyshire Historic Landscape Characterisation

3.1 Impact Assessment Method

3.1.1 Receptor Definition, Identification and Sensitivity

Determination of the importance of receptors (sites and features) has been based mainly on existing designations, but allows for professional judgement where features are found that do not have any formal national or local designation. Table 1.1 below contains the criteria used to assess probable importance of the receptor.

for evaluating significance of cultural resource	
National significance	<ul style="list-style-type: none"> Listed Buildings (Grade I, II* and II) Scheduled Ancient Monuments. Archaeological sites and monuments of schedulable quality and importance, but undesignated. Previously unknown sites of schedulable quality and importance, discovered in the course of evaluation or mitigation (i.e. sites of demonstrable national or international importance).
Regional/District significance	<ul style="list-style-type: none"> Local authority designated heritage sites and landscapes: locally listed buildings, conservation areas and archaeological sites of regional importance.
Local Significance	<ul style="list-style-type: none"> Archaeological sites and landscapes whose importance is limited by poor preservation and/or poor survival of contextual associations. Sites and features of limited value in themselves or whose importance is limited. These may include those for which detailed information is available in primary sources and where archaeological investigation would add no significant additional information (e.g. some modern sites)
Not important	<ul style="list-style-type: none"> Archaeological sites or landscapes with no surviving archaeological component.

Table 1.1: Criteria used to determine significance of the receptor

3.1.2 Magnitude

The determination of magnitude of change is based on the level of effect of the proposed development that may impact upon cultural heritage assets e.g. temporary or permanent land take or excavation, ground disturbance and compaction; and the current state of survival/condition of the receptor e.g. the nature of past development or management effects.

Development impacts can be characterised as to whether they would be:

- Direct or Indirect;
- Short, Medium or Long Term;
- Reversible or Irreversible; and/or
- Cumulative

The magnitude of impact is assessed by taking into consideration the extent/proportion of the site/feature affected, its type, its survival/condition, its fragility/vulnerability and its potential and amenity value. In considering the above factors the impact magnitude on cultural heritage resources are measured as set out in Table 1.2 below.

Criteria for appraisal of magnitude of effects on heritage resources	
Adverse (Very High, High, Medium, Low)	<ul style="list-style-type: none"> Demolition of historic (listed) building; Loss of archaeological site in whole or part; Intrusion on setting of heritage assets; and Change in noise or visual ambience.

Criteria for appraisal of magnitude of effects on heritage resources	
Negligible/none	<ul style="list-style-type: none"> No direct effect on resource; and No observable change in setting or ambience of the heritage asset.
Beneficial (Very High, High, Medium, Low)	<ul style="list-style-type: none"> Increase in archaeological knowledge; and In the case of up-standing field monuments and listed buildings, enhancement of existing poor noise or visual ambience by positive work (e.g. screening) or removal of source (e.g. road closure).

Table 1.2: Criteria used to determine magnitude of change

3.1..3 Definition of Significance

The significance of environmental effects is determined by two variables:

- The importance and/or sensitivity of the receptor; and
- The magnitude of change.

Table 1.3 below sets out how the significance of environmental effects has been assessed. The environmental effect outlined below represents the effect without mitigation.

Magnitude of Change - Negative	Importance/sensitivity of receptor				
	Very High (International/National)	High (Regional/County)	Medium (District)	Low (Local)	Negligible
High	Severe adverse	Major adverse	Major adverse	Moderate adverse	Minor adverse
Moderate	Major adverse	Major or Moderate adverse	Moderate adverse	Minor adverse	Minor adverse
Low	Moderate adverse	Moderate or Minor adverse	Minor adverse	Minor adverse or None	None
Negligible	Minor adverse	Minor adverse or None	None	None	None
Uncertain	Unknown	Unknown	Unknown	Unknown	Unknown
- Positive					
Low	Minor beneficial	Minor beneficial	Minor beneficial	None	None
Moderate	Moderate beneficial	Moderate beneficial	Moderate beneficial	Minor beneficial	None
High	High beneficial	High beneficial	High beneficial	Minor beneficial	None

Table 1.3: The significance of environmental effects

4. Baseline Conditions

4.1 Geological and Topographic Factors

The solid geology of the application site is Dinantian Rocks, comprising Carboniferous Limestone with subordinate Sandstone and Argillaceous Rocks (British Geological Survey 1:650000 v5 2008 Bedrock). No substantial drift geology is present across the application site.

The natural topography of the application site has been severely altered or obscured by the post-medieval and modern quarry activity. A rock-cut escarpment forms the southern and north-western extent of the application site and the former quarried area has been extracted to an average level of 295m Above Ordnance Datum (AOD). A large area of spoil deposits (waste product of the lime and quarry works) is situated across the eastern extent of the quarry to a maximum height of 317m AOD. Additional areas of spoil are present across the northern section of the application site. The land then slopes down towards the A6 to the north, intercut by a level terrace associated with the former tramway/railway sidings of the former works. The northern limit of the application site is densely wooded and a large number of mature trees are present across the eastern section of the application site.

The nearest watercourse is the River Wye, approximately 200m north of the application site.

4.2 Archaeological Resources

The Derbyshire Historic Environment Record (HER), National Monuments Record (NMR) and published/unpublished sources have shown that there are no Scheduled Ancient Monuments, Listed Buildings, Registered Historic Parks and Gardens or Registered Battlefield situated within or immediately adjacent to the application site. Only one Listed Building is situated within 500m of the application site, that of Cowdale Hall (Grade II), 230m south of the application site. The setting of this building will not be affected by the proposed development as the development will not be visible from the building and the experience of it by members of the public will be unaffected. The application site is not situated within or adjacent to a Conservation Area but lies adjacent to the Peak District National Park and lies within a Special Landscape Area as identified within the Local Plan.

Situated within the application site are the remains of the former Cow Dale Lime Works (HER record 2895 and 2894). In 1997, English Heritage carried out an assessment of the lime works as part of the Monument Protection Programme (MPP) and concluded that the site contained “very impressive remains of early twentieth century limestone quarry and lime works, with traditional lime kilns” and the proposed action at this time was to ‘schedule the whole site’. A 2001 MMP Step 4 report confirmed the recommendation for scheduling. English Heritage is currently considering whether or not to designate some of the quarry buildings on the site.

Situated within 5km of the application site are 18 Scheduled Ancient Monuments and 2 Registered Historic Parks and Gardens (see Table 1.4). The setting of these heritage

assets will not be affected by the proposed development in that the experience of them and their surroundings will not be affected.

MONUMENT NO	MONUMENT TYPE	GRADE	EASTING	NORTHING	NAME	DISTANCE FROM APPLICATION SITE (m)
DR213	Scheduled Ancient Monument		406910	372117	STADEN EARTHWORK	757
13208	Scheduled Ancient Monument		408706	371575	ROUND CAIRN AT GOSPEL HILLOCKS, COWDALE	763
13209	Scheduled Ancient Monument		408626	371486	OVAL CAIRN AT GOSPEL HILLOCKS, COWDALE	770
13346	Scheduled Ancient Monument		406729	371235	FOX LOW BOWL BARROW	1465
13349	Scheduled Ancient Monument		410274	372976	COW LOW BOWL BARROW (TUNSTEAD QUARRY)	1924
4229	Registered Historic Park and Garden	II	405831	373466	THE SLOPES, BUXTON	1950
1666	Registered Historic Park and Garden	II*	405381	373314	PAVILION GARDENS, BUXTON	2081
13374	Scheduled Ancient Monument		406251	370540	TWO HLAEWS AT HASLIN HOUSE	2294
DR278	Scheduled Ancient Monument		404982	373217	LISMORE FIELDS MESOLITHIC AND NEOTHICI SETTLEMENT	2676
13348	Scheduled Ancient Monument		411414	370623	TWO BOWL BARROWS ON CHELMORTON LOW	3437
13347	Scheduled Ancient Monument		404653	370662	ANTHONY HILL BOWL BARROW	3454
13365	Scheduled Ancient Monument		410630	375554	ONE OF TWO BOWL BARROWS ON BOLE HILL	3814
13366	Scheduled Ancient Monument		410715	375692	ONE OF TWO BOWL BARROWS ON BOLE HILL	3968
23285	Scheduled Ancient Monument		410890	369177	NETHER LOW BOWL BARROW	4006
13351	Scheduled Ancient Monument		411435	375162	WIND LOW BOWL BARROW AND STANDING CROSS	4077
13367	Scheduled Ancient Monument		412377	371038	FIVE WELLS CHAMBERED TOMB	4145
13353	Scheduled Ancient Monument		410165	376498	BOWL BARROW ON WITHERY LOW	4505

13352	Scheduled Ancient Monument		410228	376519	BOWL BARROW ON WITHERY LOW	4553
13243	Scheduled Ancient Monument		407560	367595	DOWEL CAVE	4577
13350	Scheduled Ancient Monument		406040	367909	HOLLINS HILL BOWL BARROW	4687

Table 1.4: Scheduled Ancient Monuments and Registered Historic Parks and Gardens within 5km of the application site

Full details of the archaeological background to the application site are given in the Archaeological Desk-Based Assessment and Buildings Appraisal (Archaeological Research Services 2010). This baseline study is reproduced as Appendix 1 of this ES.

Because full details of baseline conditions are presented in the Technical Appendix, the following section summarises archaeological resources within and close to the application site in order that potential loss of significance to heritage assets or their setting can be identified and appropriate measures chosen to record and advance understanding of them.

4.2.1 *Palaeolithic and Mesolithic Periods (650,000BC-4000BC)*

There is no recorded Palaeolithic or Mesolithic activity within the application site or the surrounding area.

The application site during this period is likely to have been heavily wooded and the extensive quarry activity undertaken during the Post-Medieval and Modern periods is likely to have removed any evidence of early Prehistoric activity within the application site. It is considered that there is a low potential for early Prehistoric activity for the local area and no potential for such activity within the application site itself.

4.2.2 *Neolithic and Bronze Age Periods (4000BC-700BC)*

There are six records from the HER and NMR that are associated with the Neolithic period within 500m of the application site boundary. Neolithic and Bronze Age activity has also been recorded at a 'cave-like' hollow at Lovers' Leap, 440m west of the application site, with the presence of a number of flint scrapers and animal bone. Two Bronze Age funeral monuments are present within 500m of the application site. The local area is likely to have been utilised and populated throughout the Neolithic and Bronze Age period, with the River Wye utilised as a major transport route and food resource.

Although the local landscape was utilised during the Neolithic and Bronze Age period, any activity that may have been present within the application site itself is likely to have been removed or truncated by the Post-Medieval and Modern quarry and industrial activity. A low to nil potential for Neolithic and Bronze Age activity is considered for the application site.

4.2.3 *Iron Age – Romano British (700BC-410AD)*

No Iron Age or Romano-British remains are recorded within the application site. The HER has identified three records attributed to the Romano-British period within 500m

of the application site, these relate to a possible earthwork enclosure, a Romano-British spindle whorl and lead weight findspot and a Romano-British field system complex. Situated between 550m and 750m west of the application site is another Romano-British settlement site and field system and an Iron Age or Romano-British enclosure; the extent of which have been plotted by the Derbyshire NMP project.

Although late Iron Age and Romano-British activity is known within the local landscape, any activity that may have been present within the application site would have been removed by the extensive Post-Medieval and Modern quarry and industrial activity. Therefore a low to nil potential is identified for archaeological remains relating to the Iron Age or Romano-British period.

4.2.4 *Early Medieval (AD410-1066)*

There are no records relating the Early Medieval period within 500m of the application site. The application site itself is situated over 2km southeast of the historic core of Buxton and between two known Medieval settlements of Staden Low and Cowdale.

On current evidence a low to nil potential for Early Medieval activity is considered for the area and, once again, the Post-Medieval and Modern quarrying and industrial activity would have removed any archaeological deposits that may have been present within the application site.

4.2.5 *Medieval (AD1066-1539)*

The application site is situated between the Medieval settlements of Cowdale and Staden Low. Although the former extent of the Medieval settlement of Staden Low extended beyond the modern day settlement, the Medieval settlements of Cowdale and Staden Low do not extend into the application site. The application site is likely to have been situated within the agricultural hinterland of the nearby Medieval settlements.

The application site during this period is likely to have remained an area of woodland, waste or agricultural land associated with the settlements of Staden Low and Cowdale. Any Medieval activity that may have been present within the application site would have been removed by the Post-Medieval and Modern quarrying and lime works. Therefore, a low to nil potential for the Medieval period is considered for the application site.

4.2.6 *Post Medieval and Modern Periods (AD1486–Present)*

Enclosure of the local landscape started to occur from the 17th century and by the early 19th century much of the landscape had been subject to enclosure. The application site is likely to have remained an area of agricultural land up until the formation of the Cowdale quarry and lime works. This is supported by the presence of ridge and furrow surrounding and abutting the application site and from the cartographic sources.

The enclosure of common grazing provided an incentive for ‘improving’ the land and from the 17th century the liming of fields became common practice. During the agricultural revolution many lime kilns were built to supply lime for agricultural purposes. Individual lime kilns and small scale industrial lime works are recorded throughout the limestone region of Derbyshire and in many cases this was carried out by local farmers for their own needs.

The latter half of the 18th century saw a great surge in industrial development. With the availability of coal for fuel and the improvement of transport links through the

construction of canals and toll/turnpike roads the production of lime increased rapidly in the district and became a key industry around Buxton. However, the application site itself remained an area of agricultural land until the late 19th century, although small scale lime burning may have occurred within the site, supplying the local farmers.

The application site contains no existing hedgerows that would meet the criteria for historical importance under the Hedgerows Regulations Act 1997.

4.2.7 19th and 20th century

The Cowdale lime works and quarry was opened by the New Buxton Lime Company in 1898. The works are listed as 'Staden Quarry' in the Derbyshire Industrial Archaeology Gazetteer of Sites and is described as 'a set of very large stone-built lime kilns standing about 50ft high above the track bed of railway sidings on the south side of Ashwood Dale on the hillside above the A6'. The lime kilns themselves, a row of four traditional shaft kilns, are recorded as being built in c1870. However, the first and second edition Ordnance Survey maps do not show the quarry or the lime kilns and it is understood that Cowdale quarry commenced working in 1898 and it is believed that the lime kilns were constructed at this time.

Cowdale quarry became part of the Buxton Lime Firms (BLF) in 1908. Three early concrete buildings situated close the A6, the power house, gatehouse and an additional ancillary building (lower cabin) are believed to have been constructed by the BLF in 1909, extensions to the lime kilns may have also taken place at this time. The concrete buttresses supporting the lime kilns may have been constructed during the 1920s and follow a similar construction pattern seen at the nearby East Buxton Limeworks, c.5km east of the application site, where concrete buttresses were added in the 1920s and Miller's Dale lime kilns c.6.5km east of the application site, where the buttresses were added in 1923.

In 1926-7 the works were merged to form I.C.I ltd (Imperial Chemical Industries). The lime works continued in operation until its closure in the mid 20th century, although the quarry itself ceased active working in 1948 and was subsequently used for the storage of stone until the site's closure in 1955. The Cowdale lime works are believed to have been the last coal-fired traditional shaft kilns in use in Derbyshire in 1954.

From the latter half of the 20th century the tramlines and a number of outbuildings were removed or destroyed and the remains of the lime works were left to decay. The site remains unoccupied to the present day, the large quarry basin is an area of open pasture and large areas of quarry spoil are present across the northern and eastern extent of the application site.

The application site encompasses the former quarry and the lime works complex (HER2895). A high potential for Post-Medieval and Modern deposits and structural remains is considered for the application site with a particular focus for structural remains and activity associated with the former lime works across the northern extent of the application site.

In 1997, English Heritage conducted an assessment of Cowdale quarry and lime works as part of the Monument Protection Programme (MPP). The assessment concluded that the site contained 'very impressive remains of early 20th century limestone quarry and lime works, with traditional kilns' and recommended scheduling the whole site.

Amongst the surviving lime works, the lime kilns, powder house and power house were considered to be of high importance. The exploitation of the limestone resource in the region has helped shape the industrial landscape of Derbyshire. The Buxton lime trade was a significant industry for the region from the 19th century onwards.

The building appraisal concluded that the lime kilns and the power house may have the criteria for national importance and are significant Heritage assets. They also formed part of the lime works complex comprising the power house, gate house, lower cabin, lime kilns, loading hopper, railway sidings, tramway inclines, drum house and powder houses. However, the structural survey of the power house has confirmed that it is currently unsafe and a number of other structural remains situated within the application site (the upper cabin and structural remains situated within the quarry basin) are of a dilapidated state and contribute little to the significance of the site and are individually considered to be of local significance only. Similarly, the quarry itself is not considered to be a significant heritage asset. English Heritage and Derbyshire County Council do not consider the existing structural assessment of Gatehouse 1 and 2, The Powerhouse, the Kilns and the Loading Hoppers by Jubb Consulting Engineers Limited as sufficient to both characterise the state of these buildings and to inform whether the state of the buildings' repair reduces their significance. However, the site was visited by an English Heritage Engineer on the 8th of October 2010 and the report resulting from this visit will no doubt clarify these issues.

The 1997 MPP report recorded that the site contained potentially hazardous structures and stated that repairs and consolidation would be expensive. The recommended management strategy at this time was to record the site, limit vegetation and allow slow decay. The 2001 Step 4 MPP report supported the recommendation for scheduling as a way of highlighting the preferred option for preservation as a monument of the 19th – 20th lime industry and its shaping of the regions landscape and character. The management options highlighted in this report were to create an education/visitor attraction, presenting the history of the lime quarrying and working tradition/technology, or the recording in advance of further deterioration of the site. The report also stated the difficulty in achieving this conservation goal due to the significant resources required.

5. Impact Assessment

5.1 Development Impacts

The application site is being proposed for the development of a water bottling plant and associated storage, together with a new access road off the A6, internal roads, car parking and a visitor's/climbing centre. A comprehensive masterplan for Cowdale quarry has been produced to demonstrate how the employment elements may integrate with and contribute towards the longer term development of the site and the wider urban area. The current planning application does not seek planning permission at this stage for the employment and leisure parcels but shows them as a potential context.

The proposed development will facilitate the opening of the lower lime works structures and features to the public (including disabled access), with the provision of a heritage visitor centre and heritage trail with information panels providing interpretation of the buildings and processes to the public. English Heritage have been offered a long term lease of the land containing the lime kilns and associated buildings to facilitate the long term management of the historic assets. In a recent written consultation, however, English Heritage have expressed the opinion that their corporate policy would not allow such an arrangement (Humble, 27/10/11).

The developer will take responsibility for the restoration, presentation, interpretation, maintenance and upkeep of the buildings. This is in line with management recommendations in the MPP Step 4 which states that 'Essentially the options appear to be an educational visitor attraction presenting the history of the lime quarrying and working tradition/technology, or recording in advance of further deterioration of the site.' This would also be in accordance with the Government objectives for planning for the historic environment outlined in PPS5, one of which is 'to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.'

If planning permission were approved, a condition can make provision for the preparation of a detailed 'heritage plan' for the restoration, integrated presentation, interpretation and future management of the buildings and the quarry as a whole.

5.2 Archaeological Resources

The proposed access road will cause a loss of significance to the remains of the power house and upper cabin, and will require their removal or demolition. It is confirmed that the proposed route of the access road is regarded as the only possible route for access into the quarry following consideration of various alternatives. If planning permission were approved a condition can make provision for detailed recording of the Power House and any associated remains prior to any works undertaken.

A number of derelict ancillary buildings, and associated quarry remains that are not considered to be significant heritage assets individually, may also undergo a loss of significance due to the landscaping and removal of the spoil mounds across the north of the application site.

The proposed development will not cause a loss of significance to the existing lime kilns, entrance gatehouse, the lower cabin, drum house, powder houses, loading hopper/crushing plant or railway sidings as individual heritage assets, all of which are of significance. The development will provide the opportunity to open the former lime works to the public with the facility of a visitors centre and information panels.

5.3 Group Value

5.3.1 *The group value of Cowdale Quarry and the importance of its setting.*

In addition to the national, regional and local importance of individual components, such as buildings, at Cowdale Quarry, the group value and setting of the monument as a whole is also a cultural heritage resource, as are the contribution of individual components (buildings, the quarry itself, landscaping and process flows) to the overall setting. This requires consideration as part of this cultural heritage statement as a number of derelict ancillary buildings and associated quarry remains that are not considered to be significant heritage assets individually are also components of the group value of the Cowdale quarry site.

5.3.2 *The definition of group value.*

‘Group Value’ is a common designation label cited by English Heritage in relation to buildings that are to be designated (Group 2 Buildings) and Scheduled Ancient Monuments. Group Value has not been defined as coherently as Setting (see below) but is an indicator that a component of a site (usually a building) that would not be designated on its own merits would be when combined with other components and considered together (a group).

Group Value is most recently closely treated in *Principles of Selection for the Listing of Buildings*, issued by the DCMS in March 2010. Paragraph 10 states that: ‘When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior (DCMS, 2010).

Whilst existing guidelines suggest that landscape character parcels (such as a quarry face or base) cannot be contributory components of Group Value as they are not buildings, their quality as an aspect of the *exterior* needs to be taken into account if, as is the case at Cowdale Quarry, there is an historical functional relationship between the exterior and the built environment.

There are therefore a number of constituent parts within the overall Cowdale Quarry site which, as exterior, or through their relationship with their exterior, become part of the Group Value. These components are now assessed both in terms of their resource and the potential impact upon them.

5.3.3 *The Northern buildings and the Buxton-Bakewell road*

The group of buildings that front onto the main Buxton-Bakewell road, particularly the gatehouses, the power house, the lower cabin and, to an extent, the kilns themselves, seem to be designed to be seen from the main road. These buildings, as seen most clearly in the Power House and Powder House, which both date to 1909, are cast concrete industrial buildings in an Egyptian Revival style. As a group these buildings would have served as a display of the industrial wealth and aspirations of the Buxton Lime Firms (BFL) Company.

5.3.4 *The Quarry Face and Quarry base*

Cowdale Quarry commenced working in 1898 and was finally closed in 1955, though active working ceased around 1948. It is an extensive excavation covering some 52ha. The quarry face consists of a single, unbenched and continuous face which runs in a shallow arc for over 300m. Considerable variation in face height exists, with the southern end of the quarry having no more than 5m of Woo Dale Limestone visible (Gunn, 2010). This varies over the remainder of the face averaging about 25m to a maximum of around 30m. Extensive scree blast piles remain in-situ, together with a considerable amount of rock fall debris.

South of the process flows and ancillary buildings there are no extant features present on the quarry floor of Cowdale Quarry.

5.3.5 *The Process flows and ancillary buildings*

Immediately south of the northern buildings occupying the northern 'arc' of the quarry base are a series of tips of quarry refuse, unused stone and other process flows. Presently, there are three main spoil heaps abutting the northern extent of the quarry, the most extensive of which is the easternmost tip. There are also a number of minor dumps, routeways and process flows that have not been recorded in detail.

Around this area of quarry workings there are also the associated remains of ancillary buildings e.g. store. These were identified within a previous Historic Building Appraisal (ARS Ltd, 2010) as (from west to east) an Upper Powder House (T), a Cabin (L), an Office (O), a Storage Shed (M), an Incline Bridge (P), a Shed (Q), a Haulage House (R) and a Sub-Station (S). Some of the extant structures are in an extremely poor state of preservation.

5.4 **Setting**

5.4.1 *The definition of setting*

Setting has been more closely defined than group value. Essentially, setting is the surroundings in which an asset is experienced (PPS 5 Practice guide, Para 113). In the 2008 document, *Conservation, Principles, Policy and Guidance* (English Heritage) it is noted that 'places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature (EH 2008, 58, Para.140).

The latest statement on Setting is the Consultation Draft of the Setting of Heritage Assets (English Heritage). This document refers to the practice guide for PPS5. The practice guide (para. 113) states that: 'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a

setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’.

Paragraphs (114-117) of the PPS5 practice guide consider setting extensively. In line with this guidance, criteria by which existing setting *and* change to setting may be judged as making a positive, negative or neutral contribution to the setting of an asset are:

- *View*: the views of or from an asset will play an important part in the way in which we experience an asset (PPS5 Practice Guide, 115).
- *Environmental factors*: setting is influenced by environmental factors such as noise, dust and vibration (PPS5 Practice Guide, 115).
- *Spatial associations and our understanding of the historic relationship between places*: Buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another’s setting (PPS5 Practice Guide, 115).

Importantly, the perceived extent of a setting may change as an asset and its surroundings evolve or as understanding of the asset improves (PPS5 Practice Guide, 116). Also, the setting of a heritage asset can enhance its significance whether or not it was designed to do so (PPS5 Practice Guide, 117)

- *Public appreciation*: Finally, the PPS 5 practice guide (117) states that the contribution that setting makes to the significance of an asset does not depend on there being public rights or an ability to access or experience that setting. Evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

5.4.2 Views

Views of the Cowdale Quarry site are commanded from the main Buxton to Bakewell road, from here the northern buildings and associated access can be seen (Plate 1). Views of the site are also commanded from the western extent of the present-day settlement of Cowdale and other buildings beyond the eastern extent of the site looking west (see Plate 2). From here there are views of the quarry face, base and eastern extent of the spoil heaps. Land to the south and west of the site, from close by, commands a view shed of the overall setting of the quarry face, base and spoil heaps/process flows/ancillary buildings.

The impressive views of the quarry face and base from Cowdale, and the ‘hidden’ quality of a number of the viewpoints around the north side of the site, undoubtedly contribute to the positive aesthetic of the setting of the site. However, the Cowdale site is also presently overgrown and the buildings are in disrepair. This makes a negative contribution to setting.

Views from the Cowdale Quarry site outwards include extensive views of the quarry face and surrounding landscape to the west and east and south from the spoil heaps and quarry base (Plate 3, Plate 4). More restricted views are commanded from the north of

the site to the main Buxton-Bakewell road. In some parts of the quarry base there are no views south due to the vertical quarry face (Plate 5).

The main assets in terms of view from the site are those views of the quarry face, and west/east from the quarry base. These viewsheds are positive aspects of setting.



Plate 1: Setting of Northern Quarry buildings in relation to Buxton-Bakewell road.



Plate 2: Setting of Quarry face, base and spoil tips (extreme right) looking west from western extent of Cowdale.



Plate 3: Quarry face and base looking south.



Plate 4: Looking north from spoil heap across ancillary buildings and process flows.



Plate 5: Viewshed looking S from Quarry Base.

5.4.3 *Environmental factors*

Noise from the road is presently an environmental factor contributing negatively to setting (Plate 1). The overgrown nature and poor state of repair of the site is an environmental factor contributing negatively to setting.

The ‘hidden quality’ of the northern extent of the wooded slopes of the site, and the regenerated industrial landscape of the re-vegetated quarry base and surrounding limestone plateau contribute positively to its setting.

5.4.4 *Spatial associations and historic relationships*

There is no direct visual link between the quarry face/base/associated workings and the main quarry buildings to the north. However, they have a historic and aesthetic connection that amplifies the experience and significance of each other.

5.4.5 *Public appreciation*

Presently the Cowdale site is overgrown and in disrepair. The site is also not open to the public. The only aspects of setting that can be appreciated by the public at present are the northern buildings that are visible from the main Buxton to Bakewell road (which themselves are in a poor condition), and the view of the quarry face, base and eastern extent of the spoil heaps from the western extent of the present-day settlement of Cowdale beyond the eastern extent of the Cowdale Quarry site (see Plate 1). Land to south and west of the site which, from close by, commands a view shed of the overall setting of the site is private agricultural land.

5.5 Assessment of Effects: Construction Phase

5.5.1 *Direct effects*

The Phase 1 construction of the proposed access road, water bottling plant and associated infrastructure will have the following effects:

- i) Demolition of power house (a significant heritage asset)
- ii) Removal of the structural remains of the lower cabin (although these structural remains may be incorporated into the group value of the site, its current state of preservation contributes little to the significance of the site and individually is considered to be of local significance).
- iii) Removal of structural remains and spoil heap within the quarry basin (although these structural remains may be incorporated into the group value of the site, their current state of preservation contribute little to the significance of the site and individually are considered to be of local significance).
- iv) Removal of as yet unknown archaeological remains associated with Cowdale quarry (considered to be of local significance).
- v) Removal of some positive aspects of group value and setting.

5.5.2 *Indirect effects*

During the construction of the proposed access road, water bottling plant and associated infrastructure, indirect effects are considered as follows:

- i) The setting of the lower level lime works by the construction of the access road
- ii) The setting of the quarry basin and upper level lime works by the construction of the access road, visitor centre and bottling plant

5.6 Assessment of Effects: Operational Phase

5.6.1 *Direct Effects:*

When the bottling plant and heritage visitor centre are in operation and open access is provided to the public to the lower lime works remains the effects will be:

- i) The positive long term benefit of the visitor centre and public access to the lower level lime works.
- ii) The positive long term benefit of facilitating the management of the lower level lime works and the improved setting of the heritage assets through site clearance and landscaping.

5.6.2 *Indirect effects:*

During the use of the access road and its associated infrastructure indirect effects are considered as follows:

- i) The setting of the lower level lime works during the operation of the development.

5.7 Significant Environmental Effects

The significance of the demolition of the power house is considered to be Severe Adverse. In order to record and advance the understanding of the significance of this heritage asset, a full and detailed building recording will be carried out prior to demolition (Level 3/4 RCHME). The presentation and interpretation of the power house will be on display at the Heritage/visitor centre (the nature of which will be agreed upon through discussions with the Local Planning Authority and English Heritage). Information panels will be installed that will provide explanation and interpretation of the lime kilns and associated buildings.

The removal of structural remains of the upper cabin and the structural remains of ancillary buildings within the quarry basin is considered to be Moderate Adverse. Although these remains may be incorporated into the significance of the lime works complex, the structures themselves are considered to be of local significance only and contribute little to the overall significance of the site. A programme of archaeological recording prior to construction will provide a full record of the heritage assets and advance understanding of them.

The removal of as yet unknown archaeological remains associated with Cowdale quarry is considered to be uncertain, due to the unknown extent to which additional buried archaeological deposits may survive. However, any archaeological remains are considered to be no more than of local importance. A programme of archaeological monitoring and/or recording prior to construction will provide a full record and advance understanding of them prior to the proposed development. As with other measures this can be applied as a condition of planning consent. The recording of any archaeological deposits within the application site would enhance the archaeological record of the region. As such, these works would result in a minor positive long term benefit.

The bottling plant, visitor centre and associated infrastructure will be constructed on the quarry floor. The quarry floor is not visible from the surrounding landscape from the south or west. The quarry's southern face, where visible, is frequently screened by intervening vegetation, topography or built development. The surrounding rock faces extend between 10-20m in height from the quarry floor, the height of the bottling plant will not extend beyond that of the quarry faces. From the surrounding landscape in the east, south, west and north-west the development will not be visible. The bottling plant will be visible from the north-east at an approximate distance of 1km. The photograph taken within the design and access statement was taken from 1km to the north-east of the development site at Tim Lodge. The only heritage assets from which the development could be visible are the barrows at Bole Hill (Monument nos 13365 and 13366), Wind Low (monument no 13351) and Withery Low (monument no 13353). These monuments are all situated 4kms to the north-east (four times the distance from which the photograph was taken). Therefore, it is not considered that the experience of any heritage assets outside the development area will be affected and the proposed development will not be visible at all when the proposed trees have grown. There may be an impact upon the Special Landscape Area. However, the Historic Landscape Area characterises the application site as Industrial, along with the Ashwood Dale quarry immediately to the north of the A6, on the opposite side of the valley. The proposed development site will form a continuing industrial use of the site and will not adversely impact upon the historic landscape character of the area.

5.8 Group Value Impacts

5.8.1 *Group Value: Northern buildings (the lower lime works).*

The removal of the power house and the introduction of a new access route will cause a loss of significance to the group value of this collection of buildings.

It is argued that, although the removal of the Power House will cause a loss of significance to the present-day 'group', as the northern buildings were not all constructed at the same date, they never were intended to form a coherent group in the past.

5.8.2 *Group Value: Quarry face and base.*

There are no features present on the quarry face and base at Cowdale Quarry that are not present at several other former limestone quarries in the Buxton area (Gunn, 2010). However both the quarry face and base are components within the Cowdale Quarry group and, as a feature of the overall setting of the site, have a value. Accordingly, the alteration and obscuring of the quarry base under current proposals will reduce the significance of the group.

As the true quarry base is presently grassed over and obscured, the true contribution that this component might make to the overall group is unknown, though it can still contribute positively to the current setting of the monument (see below).

5.8.3 *Group Value: Process flows and ancillary buildings*

As individual components the process flows and ancillary buildings have the potential to inform about the history of the Cowdale quarry site, particularly in respects to the techniques and methods of industrial production, and the economic fortunes of the quarry site. It is presently uncertain if the extant process flows and ancillary buildings represent a short phase of contemporary activity (e.g. the final phase of quarry works) or a number of phases of industrial building which might reduce their group value but not their contribution to setting.

As individual components, the ancillary buildings and spoil mounds are heritage assets of local significance and they will suffer a loss of significance as a result of the proposal that is outweighed by the positive social and economic benefits of the proposed development. Accordingly, their investigation and recording during landscaping could be dealt with as a condition of planning permission.

5.8.4 *Group Value: Conclusion*

Whilst individual components such as the quarry face, quarry base, process flows and ancillary buildings are of local or perhaps regional significance when considered alone, they, along with the northern buildings, are considered of equivalent to national significance when treated as component parts of the group value. The magnitude of change to these components includes their partial removal and is considered to be a medium or high adverse impact

The significance of environmental effects upon the group by the proposed development is considered as Severe adverse or Major adverse. However, English Heritage have indicated that it will be possible to treat the Quarry base as an individual component of

lesser significance to the buildings (Gunn, pers comm., 2011). If so, the significance of environmental effects are considered as Moderate Adverse and outweighed by the High Beneficial environmental effects of the proposed development in its operational phase in economic and social terms.

5.9 Setting Impacts

The main assets in terms of view from the site are those views of the quarry face, and west/east from the quarry base. These viewsheds are positive aspects of setting and may be altered negatively by the proposed development although the level of impact is uncertain.

5.9.1 *Setting: Environmental factors*

Noise from the road is presently an environmental factor contributing negatively to setting. This would be retained within the proposed development. The overgrown nature and poor state of repair of the site is an environmental factor contributing negatively to setting. This would be removed within the proposed development, resulting in a highly positive change

The 'hidden quality' of the northern extent of the wooded slopes of the site and the regenerated industrial landscape of the re-vegetated quarry base and surrounding limestone plateau contribute positively to its setting. This would be retained with the proposed development.

5.9.2 *Setting: Spatial associations and historic relationships*

The impact upon these aesthetic aspects of setting by the proposed development (i.e. the removal of the Power House) is considered to be negative change. However, the overall Cowdale site is overgrown and the buildings are in disrepair which is considered a negative impact on setting. Whilst the removal of the Power House is an impact on the spatial associations and historical relationships of the setting, the overall renovation of the site as a whole is a positive change that outweighs this negative impact.

5.9.3 *Setting: Public appreciation*

Presently, the Cowdale site is not open to the public, affecting the appreciation of setting negatively, although this is not a material consideration. If the proposed development took place it would alter the views from the Cowdale site, a negative change, but there would also be public access which would be a highly positive change allowing the monument to be appreciated.

5.10 Overall Setting - Conclusions

The setting (the surroundings in which a heritage asset is experienced) of the lower lime works will be impacted by the construction of the access road due to the removal of the power house. However, the access road itself will be cut into the hillside and will not be visible from the view of the remaining lower lime works. The present setting of the heritage assets in Cowdale Quarry does not contribute positively to their significance due to the overgrown vegetation and the ruinous state of the buildings which are presently subject to vandalism and graffiti. It is considered that the impact of this development will be offset by the landscaping and clearance of vegetation around the

lime works area. This will enhance the setting of the remaining structures, re-establishing the relationships, communication and visual links between the remaining features of the lower lime works (the gate house, lower cabin, lime kilns, railway sidings and loading hopper) and will aid in the interpretation of the site and the experience of it by members of the public. The bottling plant and visitor centre will not be visible from the lower lime works complex and it is considered that this development will not impact upon the setting of these heritage assets.

The current setting of the quarry basin will be adversely affected. The structural remains and quarry spoil heaps present along the northern edge of the quarry basin will be removed and the construction of the bottling plant, visitor centre and associated infrastructure will impact significantly upon the current setting of the predominantly clear quarry basin. However, the quarry itself is one of eleven former black powder quarries in the Buxton area. There are no known features present on the faces or the floor of the quarry that are not also present in several other former limestone quarries in the Buxton area and therefore the quarry basin itself is not considered to have significance as a heritage asset.

The Monuments Protection Programme Step 4 report acknowledged the unlikely viable alternative industrial use of the whole of the Cowdale lime works. The proposed development offers a viable re-use of the quarry basin with a limited visual impact to the remains of the lower lime works and surrounding landscape. The proposed development also forms a continuing industrial use of the quarry basin.

Forming part of the proposed development, the lime works will be opened to the public. Information panels will be produced to illustrate the history of the site and a visitor centre will be provided. These proposals are in line with the management recommendations for Cowdale lime works as stated in the Monument Protection Programme Step 4 report. The developer will contribute to the repair and maintenance of the lime works, the extent of which will be agreed through discussions with the Local Planning Authority and English Heritage. The developer will also provide a long term lease to English Heritage to facilitate the long term management of the lime works, avoiding further decay of the significant heritage assets within the site. These proposals provide a long term benefit for the lower lime works.

5.11 Cumulative Effects

Whilst this assessment concentrates on the environmental effects on the cultural heritage resource of the proposed development of the water bottling plant, visitor centre and access road, consideration has been given to the long term development of the site.

The potential development of the quarry basin area may impact on buried remains of the 19th – 20th century quarry works. However, these receptors are likely to be of local significance only. The proposed development will not impact on the setting of any heritage assets outside the application site and the effect on any heritage assets within the application site will be minimised through sympathetic design and mitigation measures.

The development of the remaining quarry basin and the effect on the cultural heritage resource can be assessed as being Minor Adverse to Negligible where an effective strategy is undertaken to off-set any negative impacts of development.

Issue	Description of impact	Geographical significance					Impact	Nature	Significance	Recording measures	Residual effects
		I	N	R	D	L					
Demolition of the Power House	Construction Phase: Construction of access road		*	*			Very High Adverse	Permanent	Severe Adverse	Full buildings recording prior to demolition. Presentation of Power House in some form (to be negotiated) at the Heritage/visitor centre	Major Adverse
Removal of upper cabin and structural remains in quarry basin	Construction Phase: Construction of access road and bottling plant				*	*	Medium Adverse	Permanent	Moderate Adverse	Archaeological observations and/or recording prior to construction phase	Moderate Beneficial
Removal of as yet unknown archaeological remains associated with Cowdale quarry	Construction Phase: Construction of bottling plant, visitor centre and associated infrastructure.					*	Uncertain	Permanent	Uncertain	Archaeological observations and/or recording prior to construction phase	Moderate Beneficial
Impact on setting on the lower lime works	Construction and operational phase: The access road may impact upon the setting of the lower lime works. The bottling plant and visitor centre will not be visible from the lower lime works and will not impact upon the setting of the gate house, lower cabin, lime kilns, railway sidings and loading hopper.		*				Medium Adverse	Permanent	Moderate Adverse	The impact of the access road will be offset by the improvement of the setting of the lower lime works by the removal of vegetation and landscaping. The developer will also contribute to the repair and conservation of these heritage assets and will negotiate a long term lease to EH facilitate the long term management of the site.	Minor Adverse

		Geographical significance									
Impact on setting of the quarry basin	Construction and operational phase: Removal of spoil heaps and structural remains associated with the former quarry. Construction of the access road, bottling plant, visitor centre and associated infrastructure.				*	*	Medium Adverse	Permanent	Moderate Adverse		Moderate Adverse
The opening of the lower lime works to the public, facilitating the long term management of the heritage assets. Establishing a visitor centre	Operational phase: Running of the visitor centre, management and maintenance of the remaining heritage assets		*				High Beneficial	Permanent	High Beneficial		High Beneficial
Removal of as yet unknown archaeological remains associated with Cowdale Quarry	Cumulative Effects: Development of the remaining quarry basin area					*	Uncertain	Permanent	Uncertain	Archaeological observations or recording prior to construction phase	Moderate Beneficial
Impact on the setting and group value of the compete site layout during development	Constructional Phase: change to group value of northern buildings, quarry face/base, process flows/ancillary buildings. Change to views and spatial association of setting to and from the site.		*				Medium Adverse	Permanent		Archaeological observations or recording prior to construction phase	Moderate Beneficial
Change to setting and group with the opening of the renovated site to the public	Operational Phase: Public access to renovated buildings, public access to views from the site, improved views to the site.		*				High Beneficial	Permanent	High Beneficial		High Beneficial

Geographic significance: I=international, N =national, R=regional, D=district, L= local.

5.12 Recording Requirements

5.12.1 Monitoring Requirements

In advance of the loss of significance to heritage assets that will be caused by the proposed development, a programme of recording will be required. In this regard it is recommended that a programme of archaeological works phased ahead of and during development would form an appropriate strategy. A full and detailed building recording (Level 3/4 RCHME) will be conducted of the power house prior to demolition, the results of which will be presented at the visitor centre. A programme of archaeological recording and/or observation will be maintained over the rest of the scheme. This programme of recording would record and advance understanding of the working of the quarry prior to the removal of known structural remains and the uncertain effects caused by the development and ensure that any previously unidentified archaeological remains be appropriately identified and recorded.

5.12.2 Residual Impact

Whilst development within the application site will have a negative effect on the cultural heritage resource due to the removal/truncation of archaeological remains, this negative effect would be off-set by undertaking an effective recording strategy that would produce a positive beneficial effect from the proposed development, in that further knowledge will be gained on the archaeology and historic landscape of this area. It is hoped that, in this instance, the principal that 'intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term' (PPS5 Para 7) can be applied. The heritage visitor centre and display of the detailed history of the quarry and its workings would create tourism benefits to the Peak District and would establish links with the Buxton to Bakewell Cycle Path and the National Stone Centre in Wirksworth.

By facilitating the long term management of the lime works and carrying out repair and maintenance work, further decay of the remaining significant heritage assets will be avoided. The clearance of the vegetation around the site will improve the setting of these features and facilitate easy access for the public. The proposed access road, although itself adversely impacting upon the cultural heritage resource, will improve public access to the site. A service access will be provided from the access road which will also provide disabled access to the lime kilns and associated buildings. The opening of the lime works to the public, providing a heritage visitor centre and the production of information panels is in line with the management recommendation highlighted in the Monument Protection Programme Step 4 Report and is in line with PPS5 policies HE9.2 and HE10.2. These measures, facilitated by the proposed development will create a long term beneficial effect on the cultural heritage and will secure the long term future of the heritage assets which is in line with PPS5 policy HE11.1.

The removal of known heritage assets within the application site and the impact upon setting of the Cowdale works is considered to be adverse, with particular reference to the removal of the power house. However, the opening of the lime works to the public (with associated information panels and heritage visitor centre) and the repair and provision for future maintenance of the remaining nationally significant heritage assets offsets the adverse impacts of the proposed development. This is in line with PPS5 policy HE9.2 which states that developments impacting on heritage assets should be considered favourably where 'the harm or loss to a heritage asset is outweighed by the benefits of bringing the site back into use', or the development delivers 'substantial public benefit'. The Government's overarching aim, as stated in paragraph 7 of the Introduction to PPS5 is 'that the historic environment and its heritage assets should be conserved and enjoyed for the benefit they bring to this and future generations' and to achieve this the Government's objectives for planning for the historic environment 'recognise that intelligently managed change may sometimes be necessary if

heritage assets are to be maintained for the long term.’ This proposed development represents exceptional circumstances in the opportunity to protect and make accessible heritage assets which are currently decaying to a point where they are unsafe and are not seen or enjoyed by the public. This is directly in line with paragraph 7 of the introduction to PPS5 which states that the objectives of the Government are to ‘contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost’.

It is anticipated that the environmental effect of the proposed development upon any known or hitherto unrecorded archaeology can be reduced or removed to an acceptable level by appropriate recording measures, resulting in an overall neutral residual impact.

Furthermore, whilst ‘places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature (EH 2008, 58, Para.140). It is argued that the current proposal is in keeping with the industrial heritage of the area and is certainly not an intervention of a radically different nature. In addition, although the new industry would shift from quarrying to manufacturing, manufacture associated with water has a lengthy heritage and intimate connection with the Buxton area.

The condition of the site since its closure illustrates the necessity for not merely preservation of the heritage assets, but for funded management of the site, to prevent the continued deterioration of both the structures themselves, and their significance.