



Unit 1, Hunters Way, Harpur Hill Business Park

HPK/2023/0110 – Change of use of field to allow for additional concrete block storage and associated new unit

Heritage Statement

The application site contains no designated or non-designated heritage assets. It does, however, have the potential to impact the setting of other assets, including the Grade II listed Solomon's Temple at Grin Low 1km from the site in an elevated position, and several other designated assets and archaeological sites.

Paragraph 200 of the National Planning Policy Framework (NPPF) requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Description of the assets and assessment of significance

Solomon's Temple

Grade:

II

List Entry Number:

1259254

Date first listed:

07-Jan-1987

Date of most recent amendment:

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RTPI

Chartered Town Planner

31-Jan-1997

List Entry Name:

GRINLOW TOWER

Statutory Address 1:

GRINLOW TOWER, GRIN LOW ROAD

Also known as: Soloman's Temple GRIN LOW ROAD. Folly. 1840 for Samuel Mycock. Rebuilt 1894 and restored in 1987. Rubble limestone, with tooled gritstone dressings. Circular plan. EXTERIOR: 2 storeys. Round headed doorway reached up 4 steps. Impost and sill bands link with 7 round headed openings with keystones. Above blind circular opening over door, 7 further blind openings all round headed and linked by chamfered sill band. Above ashlar courses to eaves, moulded eaves band and battlements. INTERIOR: stone spiral stairs with iron handrail. HISTORY: originally built to provide work for the town's unemployed.

As a listed building, the asset has high significance. The immediate setting of the site around Grin Low also has high significance. As an elevated viewpoint, many square kilometres of land form the wider setting of the asset, with significance gradually reducing with distance from the listed structure.

Harpur Hill War Memorial

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1390591

Date first listed:

02-Sep-2003

List Entry Name:

WAR MEMORIAL

Statutory Address 1:

WAR MEMORIAL, HARPUR HILL

616-1/0/10004 HARPUR HILL 02-SEP-03 War Memorial

II War Memorial. 1928. Cairn-like structure, formed from a base of small limestone boulders, fitted together in a random pattern reminiscent of local dry stone walling and supporting a massive boulder into the road-facing facet of which is set a bronze plaque in the form of a laurel wreath. The plaque bears the names of the Fallen in relief lettering, and the inscription 'TO THE MEMORY OF THE MEN OF HARPUR HILL WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919'. The stone from which the memorial was built came from the Hoffman Quarry, where many of the men were employed.

As a listed structure, the war memorial has high significance as does its immediate setting. However, its location in a relatively urbanised area means that setting is much more constrained than Solomon's Temple, for example.

Fox Low bowl barrow

Heritage Category: Scheduled Monument

List Entry Number: 1008921

Date first listed: 08-Jun-1970

Date of most recent amendment: 17-Dec-1992

Fox Low bowl barrow is a sub-circular cairn situated in the western upland ridges of the limestone plateau of Derbyshire. The monument includes a mound measuring 16m by 14.5m and standing c.1.5m high, though some of this height is natural and due to the hilltop location of the barrow. The stone from the north-western edge of the mound has been removed, probably for drystone walling at the time of the Enclosures. In addition, the monument is slightly disturbed on the south-western and south-eastern edges where a wall which formerly crossed the barrow has been removed. The barrow may be that partially excavated by Thomas Bateman in 1850 and found to contain human remains but this is at present uncertain. The overall appearance and location of the barrow indicate it to be of Bronze Age date.

As a Scheduled Ancient Monument, Fox Low bowl barrow and its immediate setting has high significance.

Haslin House hlaews

Heritage Category: Scheduled Monument

List Entry Number:1009098

Date first listed: 15-Jan-1993

Haslin House is situated in the western upland ridges of the limestone plateau of Derbyshire. The monument includes two hlaews, or Anglian barrows, located c.10m apart above a steep north-facing slope. The northernmost of these is a roughly circular bowl-shaped mound measuring 14m by 13m and standing 0.7m high. This was partially excavated in 1850, by Thomas Bateman and found to be of earthen construction and to contain a small central cairn over a rock-cut grave in which was placed an extended inhumation which had been buried either in a wooden coffin or surrounded by wooden planks. The southernmost hlaew has not been excavated and is similar in appearance to the hlaew at Benty Grange. It consists of a low central mound measuring 5m by 6m and standing c.0.3m high, surrounded by a shallow ditch measuring 2m wide by c.0.2m deep. Around the ditch is a low bank measuring between 1m and 1.5m wide by 0.2m high. The overall diameter is c.12m. Both barrows date to the seventh century AD.

The two hlaews are situated on rising land to the south east of the application site and, as Scheduled Ancient Monuments both the monuments and their setting are of high significance.

Non-Designated Heritage Assets

MDR9224/MDR9226/MDR9228 – Cromford & High Peak Railway

MDR279 – Group of Neolithic artefacts found at Harpur Hill

MDR21487 – Brook Bottom, partially extant nineteenth century farmstead.

MDR371 – Grin Low kilns complex

MDR9032 – Conjectural line of Roman road into Buxton

These non-designated heritage assets all lie within approximately 500m of the development site. Their significance is medium to low. With the possible exception of MDR279 which lies in close proximity to the site, there will be no direct impact on any of these assets.

Impact on assets

Solomon's Temple



The development will have low to moderate impact upon the setting of Solomon's Temple by introducing a northwards extension to the existing business park, visible from the area immediately adjacent to the listed structure. As a proportion of the total setting, the impact is low, but in the identified viewpoint, there will be moderate impact due to the development appearing the centre of the view.

Harpur Hill War Memorial

Given the context of this designated heritage asset and the nature of its setting, there will be no direct impact on the significance of this asset. The impact of the proposal on the significance of its setting will be negligible.

Fox Low Bowl Barrow

There will be no direct impact on this asset some 700m from the development site. Given the intervening business park development and quarry workings, the impact on its setting will be negligible.

Haslin House hlaews

The proposals will have moderate impact on the wider setting of the hlaews and their relationship to the historic landscape. Despite the development around the existing business

park, there is a relatively undeveloped line of sight between the SAM and the development site, albeit there are no public viewpoints from the tumulus itself.

Non-designated Heritage Assets

MDR9224/MDR9226/MDR9228 – Cromford & High Peak Railway

The railway passes close to the southern boundary of the site and there will, therefore, be some low impact on the setting of the asset considering that the setting already consists of an established business park.

MDR279 – Group of Neolithic artefacts found at Harpur Hill

Given the archaeological assessment¹ of a site 50m from this application site within the same set of field parcels, there is potential for moderate to high impact on an area known to contain archaeological remains.

MDR21487 – Brook Bottom, partially extant nineteenth century farmstead.

There will be low to moderate impact upon the setting of this non-designated asset of low significance.

MDR371 – Grin Low kilns complex

There will be low to moderate impact upon the setting of this non-designated asset of medium significance.

MDR9032 – Conjectural line of Roman road into Buxton

There will be no impact on the significance of this asset or its setting given intervening topography and development.

¹ 'Land at Ferney Bottom Farm, Grinlow Road, Harpur Hill Buxton - Desk-based assessment' Matt Hurford Archaeology (2020)

Proposed Mitigation

NPPF paragraph 206 requires any harm to a designated heritage asset or its setting to require clear and convincing justification. Paragraph 208 goes on to say that where a development proposal will lead to less than substantial harm to significance, this harm should be weighed against the public benefit of the proposal.

In this case, the public benefits of the proposal are clearly set out within the submitted planning statement. The proposed development offers significant economic benefits that are supported in principle by Local Plan policy. It will allow the expansion of a long-standing local company who benefit from their Harpur Hill location as part of their core business operations and who have made significant investment in plant and machinery at this site over the last ten years. They also employ 45 people drawn from the local area.

The development proposals include the establishment of a planted bund that will serve to ameliorate some of the visual harm identified to the setting of Solomon's Temple and the identified SAMs.

Direct impact on archaeological remains can be dealt with via an archaeological condition as follows:

- a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and
 - I. The programme and methodology of site investigation and recording
 - II. The programme for post investigation assessment
 - III. Provision to be made for analysis of the site investigation and recording
 - IV. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - V. Provision to be made for archive deposition of the analysis and records of the site investigation
 - VI. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation"

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).

c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Conclusion

The proposals will have some impact on the wider setting of both designated and non-designated heritage assets. However, the harm will be less than substantial and is outweighed by the economic benefits of allowing a local business, employing 45 people, to develop and expand. Mitigation will include the establishment of a bund and planting around the north, east and western boundaries, and a programme of archaeological investigations prior to development commencing.