

From: [Reuben Thorpe \(Place\)](#)
To: [Rachael Simpkin](#); [Planning \(HPBC\)](#); [Rachael Simpkin](#)
Cc: [Steve Baker \(Place\)](#)
Subject: APPLICATION: HPK/2023/0118: Archaeology

APPLICATION: HPK/2023/0118

LOCATION: Land at Hole House Mill, Marple Road, Chisworth.

PROPOSED DEVELOPMENT: Demolition of existing mill outbuildings and conversion/erection of 25no. dwellings with associated car parking, landscaping and highways works.

Dear Rachel

Thank you for consulting on this application. This office has commented on previous applications for the same site in 2012 and 2020, which I have also studied and in part repeated where relevant below. Please however, and in light of previous applications, consult your own buildings and conservation officer regarding the proposals in relation to the standing fabric and the conservation area.

The site itself lies within the Holehouse Conservation Area and is a heritage asset recorded in the Derbyshire Historic Environment Record (MDR63). Holehouse Mill was opened as a cotton mill by 1811, and the three-storey gritstone building currently used as offices appears to be the historic core of the structure. The mill expanded into rope production and two long buildings, apparently ropewalks, are shown on historic Ordnance Survey maps by 1880, in the western parts of the site. The site value lies in it being an example of an early 19th century cotton and rope mill, and the surviving buildings have the potential to enhance our understanding of the industrial processes on site and their social and historical context at this important stage in the industrial development of the Glossop area. In addition to the significance of the standing buildings, there is potential for below-ground archaeology to survive on site. This may relate to below-ground structures such as wheel pits and water management, and to the footings of early mill buildings shown on historic maps. I do note the inclusion of a heritage statement with the submission and a Desk Based Archaeological Assessment and readings of all of these have guided my opinions below.

In terms of the archaeology the desk based assessment, submitted with the application, identifies potential archaeological impacts to both the upstanding rope walk buildings and the main mill building by the proposal. Should the application be successful a scheme of further archaeological works should be enacted, but this could be post-consent and could comprise

- Pre start standing building recording, to level 3/2 for the historic fabric including rope walk, level 1 for the later 20th century fabric
- Pre start Archaeological evaluation trenching targeting buildings demonstrated on the 1880 Ordnance Survey to the south of the main mill, but also green open areas affected by the proposed development footprint and landscaping.
- Intra demolition building recording watching brief during the demolition of any extant structures.
- Intra conversion/renovation building recording watching brief during internal works to the main mill building
- Excavation and recording in mitigation as necessary and as identified through the evaluation trenching
- Scalable archaeological watching brief following demolition to extant floor level to retrieve stratigraphic and plan details of below ground remains associated with the layout of the mill(s) and its development.

This work is in alignment with para 205 of NPPF and could be secured by attaching a suitable condition to planning consent the wording of which might read.

"a) No development shall take place until a Written Scheme of Investigation for historic building recording and archaeological work has been submitted to and approved by the local planning authority in writing, and until all pre-start elements of the approved scheme have been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization 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."

Any and all archaeological work should be undertaken in line with a WSI drafted by the archaeological contractors chosen to undertake the works. The WSI should be compiled in consultation with this office and have had informal approval by this office prior to formal submission.

I hope that this is helpful and am happy to discuss.

Best regards

Reuben

Reuben Thorpe, MCIfA, FSA | **Development Control Archaeologist** |

Conservation Heritage and Design Service | Place | Derbyshire County Council |

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Please note that I work half time and am in the office on alternating weeks, Monday – Wednesday and Monday/Tuesday.