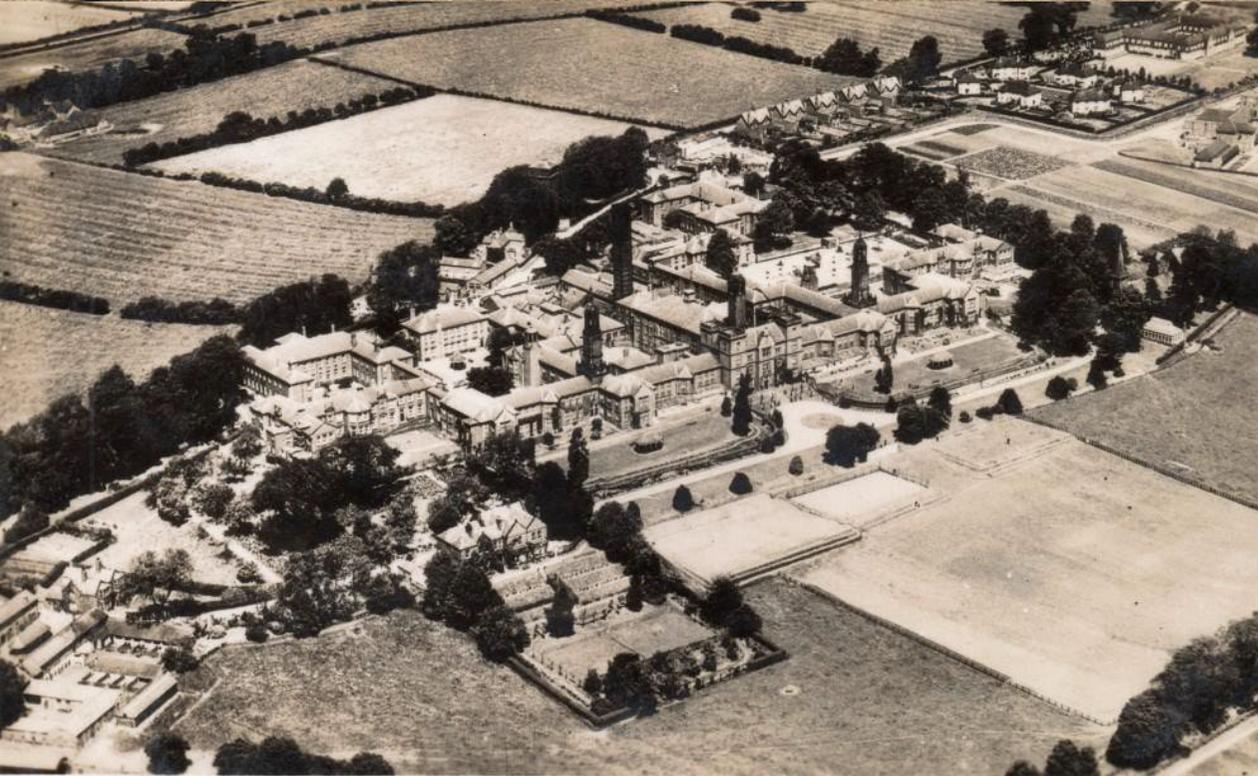




Image from Google Maps



ARROFILMS SERIES DERBY COUNTY MENTAL HOSPITAL. 41429

Heritage Impact Assessment For Land South of Mickleover

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Site Details – Land South of Mickleover

This Heritage Impact Assessment has been prepared by South Derbyshire District Council as part of the Local Plan Part 1 (2022-2024) review, specifically on matters regarding the Land South of Mickleover Mixed Use Allocation. This allocation includes multiple new homes, employment, potential provision of Gypsy and Traveler pitches and potential provision of a retirement village within the scheme.

This report assesses the potential impact that development of the site in question would have on the significance of heritage assets either within the sites or in their vicinity. The findings of the assessment can be found in pages 34 and 35 of this report.

Land South of Mickleover, lies adjacent to the administrative boundary of Derby City. The site is near Mickleover within Derby City and development of the redline boundary of the principal site adjoins the existing housing development within South Derbyshire at the former Pastures Hospital site.

The principal site is boarded by the A516 to the north, A38 to the east and open countryside to the west and south. The site to the east of the A38 is bounded by existing development to the northeast and bounded by Rykneld Road to the east and southeast and A38 to the west. The site can deliver significant green infrastructure including the provision of a Country Park.

Housing and built infrastructure development will be restricted to the northeast, east and south of the principal site and the Country Park will predominantly be located within the north and west of the site to preserve the setting of the pastures hospital site and the associated heritage assets.

South Derbyshire District Council and the developers will work together with Derby City to ensure that development of the site is delivered in a comprehensive manner.

Development requirements

- i) Approximately 2500 new homes;
- ii) The provision of Gypsy and Traveller pitches in line with Policy H21;
- iii) Vehicular access to serve the sites shall be developed appropriately.

The principal accesses to the sites shall be from;

- a) Principal site – access to be off the A38 roundabout;
- b) East of the A38 – access to be off Rykneld Road;

Social infrastructure / services for the development.

- i) Provision of appropriate scale community facilities;
- ii) The provision of a GP surgery on site subject to discussions with Derby and Derbyshire Integrated Care Board;

Contributions towards primary and secondary education, schools and facilities commensurate with the scale of the development, in accordance with INF1 and the Planning Obligations SPD. This will include;

Site Details – Land South of Mickleover

- a) The provision of a three from entry primary school with nursery; and
- b) Financial Contributions towards secondary education; iv) Provision of a local retail centre commensurate with the size of the development to provide for the day to say needs of the development and surrounding area;

Heritage Constraints

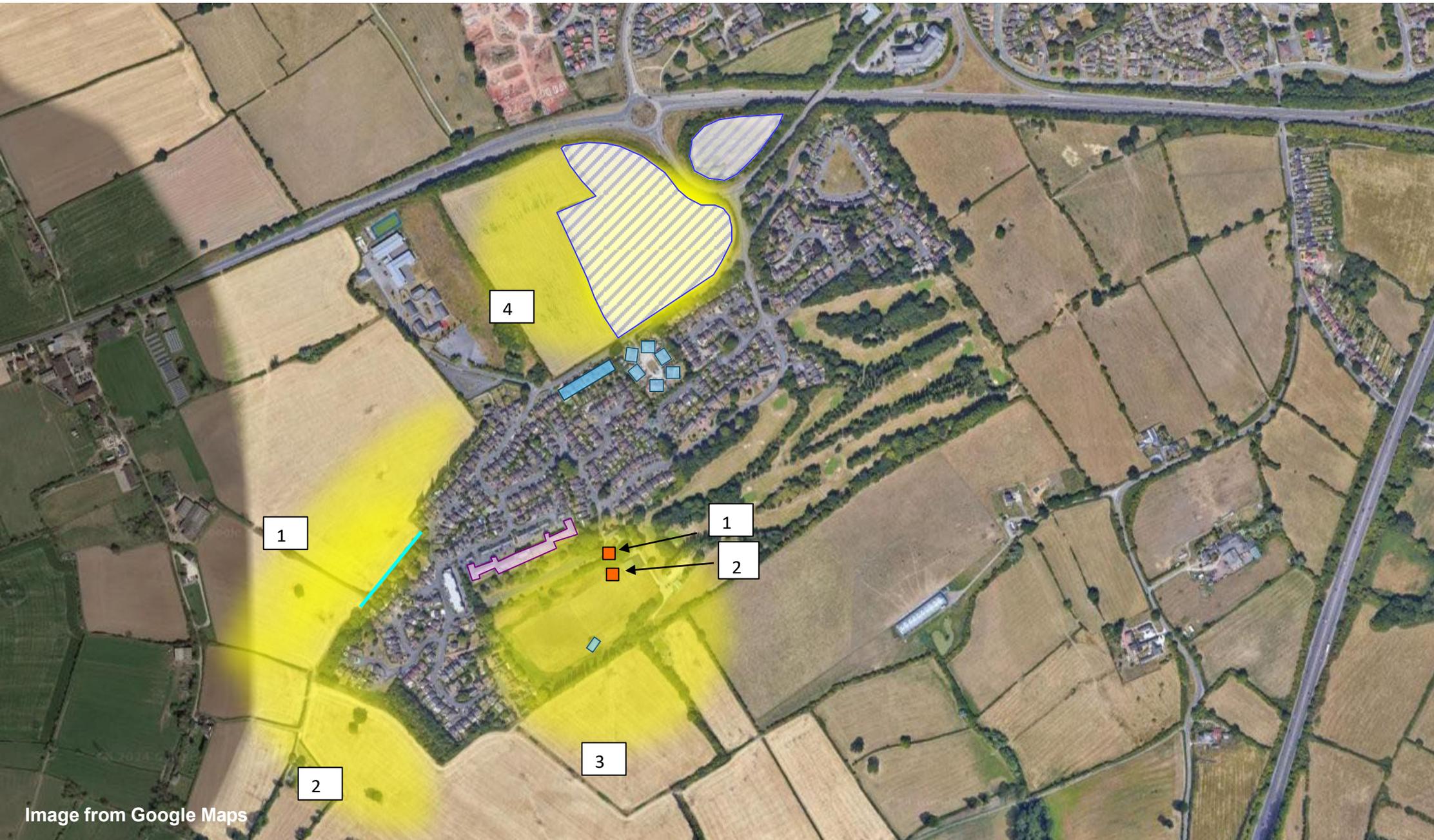
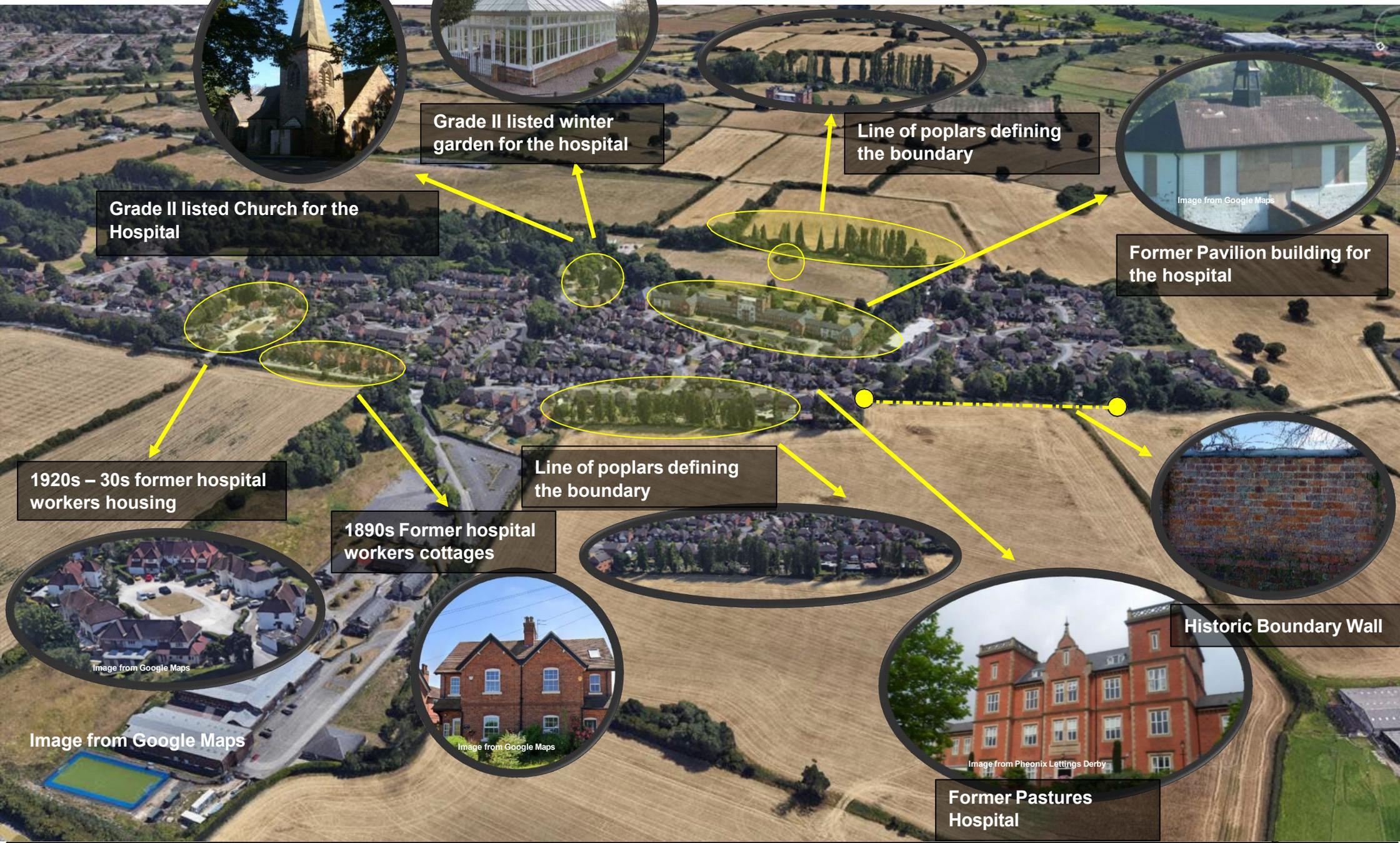


Image from Google Maps

	1: Historic Environmental Record (HER) – Extant medieval ridge and furrow earthworks.		Other buildings/structures of local interest		1: Grade II listed Church at the former Pastures Hospital		Important open vistas 1- 4
	Building of particular local interest				2: Grade II listed winter garden		

Heritage Constraints



Grade II listed Church for the Hospital



Grade II listed winter garden for the hospital



Line of poplars defining the boundary



Former Pavilion building for the hospital
Image from Google Maps



1920s – 30s former hospital workers housing



1890s Former hospital workers cottages



Line of poplars defining the boundary

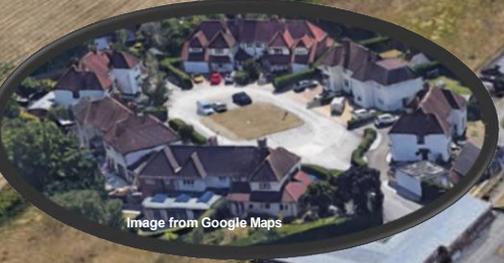


Image from Google Maps



Image from Google Maps



Historic Boundary Wall



Former Pastures Hospital
Image from Pheonix Lettings Derby

Heritage Constraints



Winter Garden At Pastures Hospital



Image from Google Maps

Grade II listed (List Entry Number 1376814) - Burnaston Hospital Lane, Winter Garden at Pastures Hospital, 30m SW of Church

Description: 'Winter Garden. Late C19. Brick, with glazed timber and iron superstructure. Freestanding. 10 x 4 bays. Basement containing boiler room, with truncated square chimney stack at SE corner. Cross-mullion glazing with glazing bars and stained glass toplights. Glazed double doors at north end. Fully glazed hipped roof with hipped clerestory and wooden finials. Interior has scrolled wrought iron roof trusses. Original cast iron staging on all sides'.

Designated Heritage Assets

Church At Pastures Hospital



Image from Google Maps

Grade II listed Pastures private church (List Entry Number 133453) - Parish Of Burnaston, Hospital Lane, Church at Pastures Hospital

Description: ' Private church. c1870, built for the trustees of Pastures Hospital. Rock-faced sandstone with sandstone dressings, plinth and chamfered eaves band. Slate roofs with stone coped gables on moulded kneelers, crested ridge tiles, louvre ridge vents, and iron ridge crosses to all gables. Three bay nave with transepts and lower chancel, plus north-west tower and north vestry. West elevation of nave has large central 4-light geometric tracery, pointed window with hoodmould and rock-faced relieving arch above. To either side low buttresses and beyond double chamfered lancets. Recessed to north is the two stage tower with a 2-light, reticulated tracery window in pointed chamfered surround with relieving arch over. Similar bell opening with louvres above and also to north and east sides. Above again cornice with ball-flower decoration and a broached stone spire. North elevation of tower has moulded pointed doorcase with inner mouldings supported on nook shafts, flanked by diagonal buttresses

. To east, attached to the nave, is a polygonal bay with cusped lancets to sides, that to north blocked and decorated by relief cross. Beyond to east the nave has one 3-light, four centred arched window with cusped lights and pierced spandrels, and the transept has a 3-light tracery window and clasping buttresses to either corner. Attached to east is the north vestry with a Caernarvon arched door to north and a double chamfered lancet to east. Similar lancet beyond to east in chancel. East window, 3-light with cusped geometric tracery. South chancel elevation has single double chamfered lancet, south transept elevation similar to northern one, whilst south nave elevation has three 3-light four centred arched windows with cusped lights and pierced spandrels, each with buttress to west side. Interior has wide hammer beam type to nave and transepts, chancel roof is panelled. North transept has stone octagonal pulpit with cusped panelled sides and access from an ogee headed doorcase behind. East window has contemporary stained glass, other windows have coloured glass. Some pews are original but most of the original furniture is now missing.'

Pastures Hospital

Image from Google Maps



Image from Google Maps

White's Directory of 1857 records the following: 'The Derbyshire County Lunatic Asylum, situated in the parish of Mickleover, three miles west-south-west of Derby, is a handsome Elizabethan brick building with stone quoins, and the windows have stone dressings and mullions, erected in 1850-51. The total cost of the land (79 acres), building, furniture, etc. was £98,396 16s. 3d. It is approached from the Uttoxeter road by a pleasant lane in which at the north-east angle of the estate are the entrance gates with a lodge attached; a carriage drive, with turfed slopes, leads from these gates past the eastern front and along the south terrace, which stretches across the property from east to west, to the chief entrance in the centre of the southern or principal front, the drive being continued forward to the farm, which is also approached by a back road from the entrance lodge which, skirting a plantation (about four acres) to the north, also affords access to the offices and back premises of the establishment; a kitchen-garden (containing about five acres) surrounds the building on the north, east and west sides.' – Continued....

Pastures Hospital



Image from Google Maps

Image from Google Maps

'The site of the building and exercise gardens covers a space of five and a half acres. The internal arrangements of the building are such as cannot be found in any other similar establishment; it is the first in which a recreation-hall has been included, in which there have been provided private corridors of communication to all the wards, in which the cheerfulness, comfort and warmth of the patients' galleries and airing grounds have been made an entirely primary consideration, and in which a complete system of ventilation by means of shafts has been attempted and carried out with success. It is calculated to accommodate 300 patients, and is divided into twelve wards, replete with every convenience, including a reception room, visitors' room, dining rooms, committee room, dispensary, two kitchens, above which are the chapel and recreation-hall, work rooms, laundry, general wash house, foul-linen wash house, bed picking and upholstery room, tailors' shop, and shoemakers' shop, beyond which is the engine house, containing a steam-engine of fifteen horse power, which is used for the pumping of water and the driving of the washing and brewing machinery. Below the engine house is the well, 103ft deep, having, when at rest, 53ft of water. Adjoining the well is a soft water feeder, communicating with two tanks capable of containing 122,000 gallons of water.

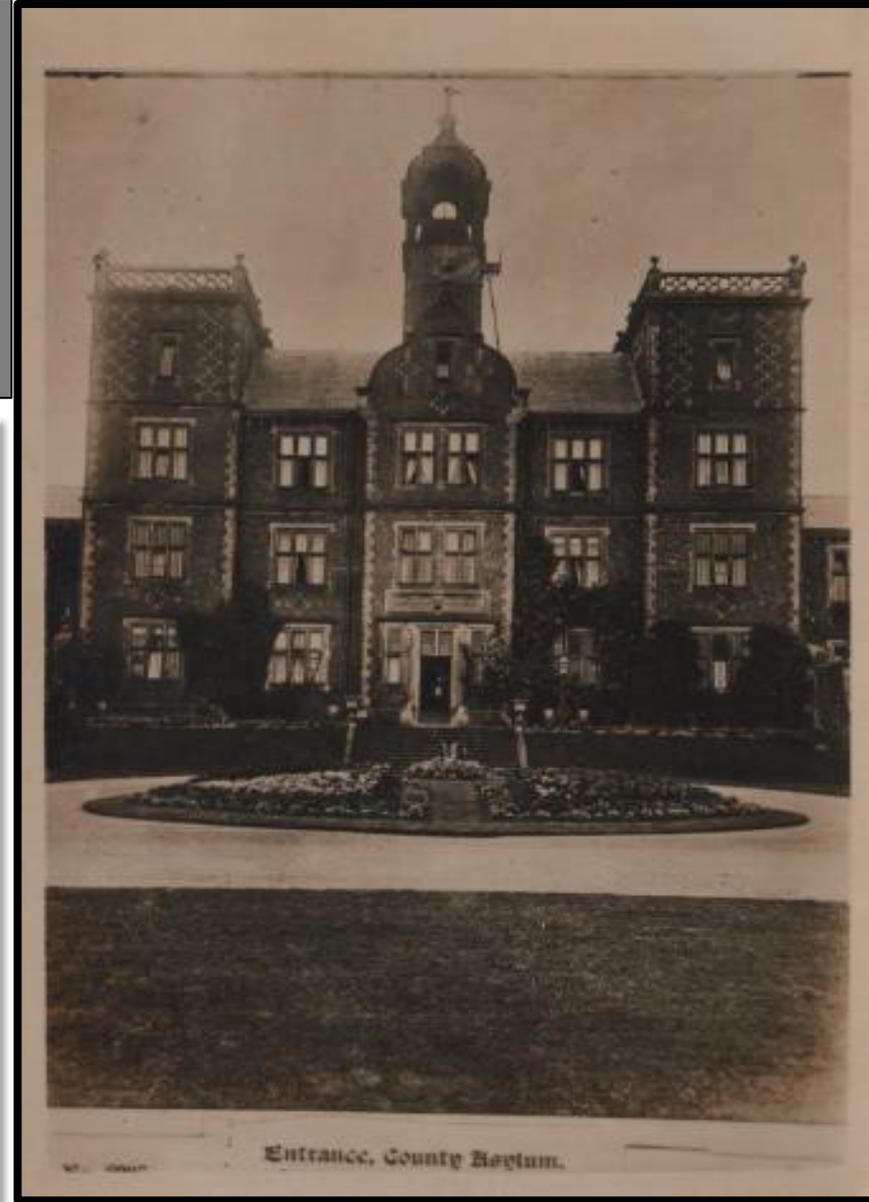
To the east of the engine house is the plumbers' shop, next which is the brewhouse, and beyond the brewhouse is the bakehouse, with large oven and flour store attached. At the top of the four towers at the angles of the principal front are four water tanks, capable of holding 10,000 gallons of water, and the roof of that portion of the building which contains the chapel is surmounted by a clock-turret, having a clock which strikes the hours and quarters, and has four dials. Outside the gates, a little to the north, are the gas-works, consisting of a gas holder 31 ft in diameter, and six retorts, from which the whole of the establishment is lighted. The farm establishment, lying west of the building, consists of the steward's house, with a bailiff's house adjoining, beyond the bailiff's house is the farm yard surrounded by the required buildings; a stack yard is at the back of the farm buildings, beyond which, in the extreme north-west angle, is the burial ground, surrounded by a dwarf wall. In the burial ground is a small chapel; also a mortuary, fitted with a table and other necessary appointments. Since the opening of the Asylum, on the 21st August 1851, 158 patients have been

Non-designated Heritage Assets

Non-designated Heritage Assets

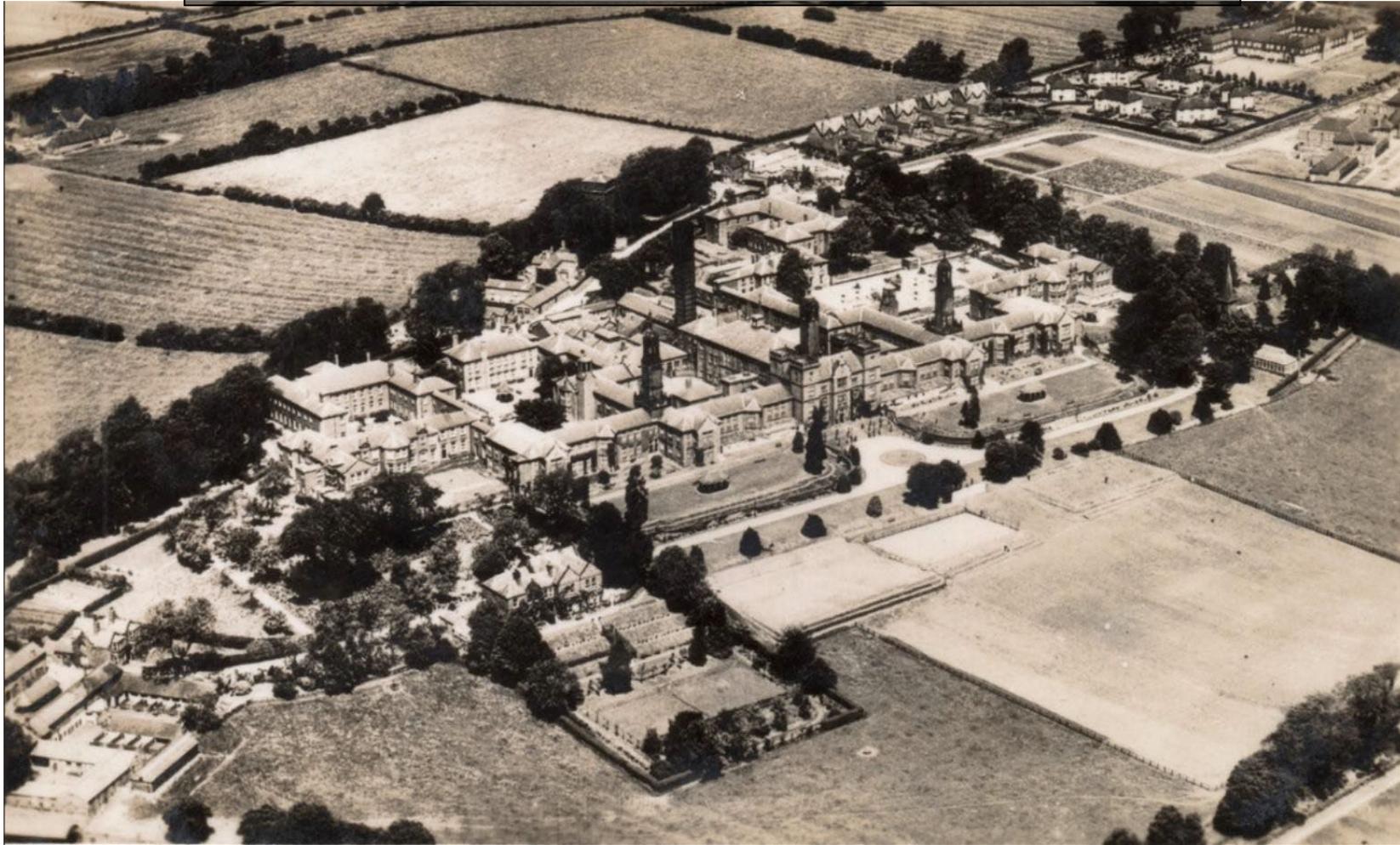
Pastures Hospital

'The asylum is shown on the 1st ed. 25" OS map of c. 1880 standing in landscaped grounds surrounded by trees. The chapel [see SMR 17617] was on the east side of the grounds, the burial ground and 'Dead House' were at the westernmost end of the complex. There was an entrance lodge on the north side. A number of additional buildings had been constructed by the end of the 19th century. The extent to which the Asylum had expanded is indicated by a description in 1895, which noted that 'The internal arrangements have been made with a full consideration for the comfort and health of the inmates in every respect, and this asylum is regarded as a model of what such institutions should be. There is accommodation for 464 patients, and there are 460 at present in the house'.



Non-designated Heritage Assets

Pastures Hospital - Contributing elements of significance



Prior to the 19th century development of west Derby, the asylum hospital and associated buildings sat in open countryside with far reaching views. The site was a contained site, with defined boundaries of built form including a brick wall, and landscaped boundaries, including tree lined enclosures. The site was planned, managed and defined as a separate site. The addition of housing on the site for workers is an evolution of the self-contained development. The clearly defined environment was visible from several vantage points, with a prominent principal façade; a characteristic of public Victorian institutions.

The site was to be self sufficient in nature; evident from the practical - wash house, upholstery room, tailors' shop, shoemakers' shop, engine house, well, plumbers' shop, brewhouse, bakehouse, mortuary and burial ground, to the spiritual and leisure – church, winter garden and pavilion. The Victorian sensibilities of public health and philanthropic ideals evident.

Non-designated Heritage Assets

Pastures Hospital - Contributing elements of significance



Pastures Hospital - Contributing elements of significance

White's Directory of 1857 records it as:

- *A handsome Elizabethan brick building with stone quoins, and the windows have stone dressings and mullions, erected in 1850-51*
- *Approached from the Uttoxeter road by a pleasant lane*
- *The entrance gates with a lodge attached*
- *S carriage drive, with turfed slopes, leads from these gates past the eastern front and along the south terrace, which stretches across the property from east to west*
- *The chief entrance in the centre of the southern or principal front*
- *The drive being continued forward to the farm*
- *A back road from the entrance lodge which, skirting a plantation (about four acres) to the north*
- *A kitchen-garden (containing about five acres) surrounds the building on the north, east and west sides*
- *The site of the building and exercise gardens covers a space of five and a half acres*
- *The internal arrangements of the building are such as cannot be found in any other similar establishment; it is the first in which a recreation-hall has been included*
- *Provided private corridors of communication to all the wards*
- *Airing grounds have been made an entirely primary consideration*
- *A complete system of ventilation by means of shafts has been attempted and carried out with success*
- *Including general wash house, upholstery room, tailors' shop, and shoemakers' shop, engine house, well, plumbers' shop, brewhouse, and bakehouse.*
- *At the **top of the four towers** at the angles of the principal front are four water tanks, capable of holding 10,000 gallons of water*
- *A **clock-turret**, having a clock which strikes the hours and quarters, and has four dials.*
- *Outside the gates, are the gas-works, from which the whole of the establishment is lighted.*
- *The farm consists of the steward's house, with a bailiff's house the farm yard and the **burial ground**, surrounded by a dwarf wall.*
- *In the burial ground is a **small chapel; also a mortuary**, fitted with a table and other necessary appointments.'*

Non-designated Heritage Assets

Pastures Hospital - Contributing elements of significance

Now part of the 'Derby fringe' within the South Derbyshire extension to the urban area of Derby, it is an existing small housing development (developed & converted in the late 1990s) with a former asylum hospital converted into housing and chapel that has retained its own identity inside the suburbs of the city. The chapel, gardens, hospital building, together with the masonry walls form the historic core of this development site.

The cluster of historic buildings is otherwise surrounded by the suburban residential development which dominates the character of this part of Derby and accentuates the sense of historic isolation and seclusion. The brick wall bordering the site is an important feature of the previous development, strengthening the separation between the site and its surrounding rural nature.



Non-designated Heritage Assets

Pastures Hospital - Contributing elements of significance



It is predominantly rural in character, adjacent to open land to the east, south and southwest of the principal historic buildings, whilst containing a sizeable area of green space beyond its boundaries.

Pastures Hospital - Contributing elements of significance



The trees throughout the site are recognized as making a positive contribution to the rural character and appearance of the area.

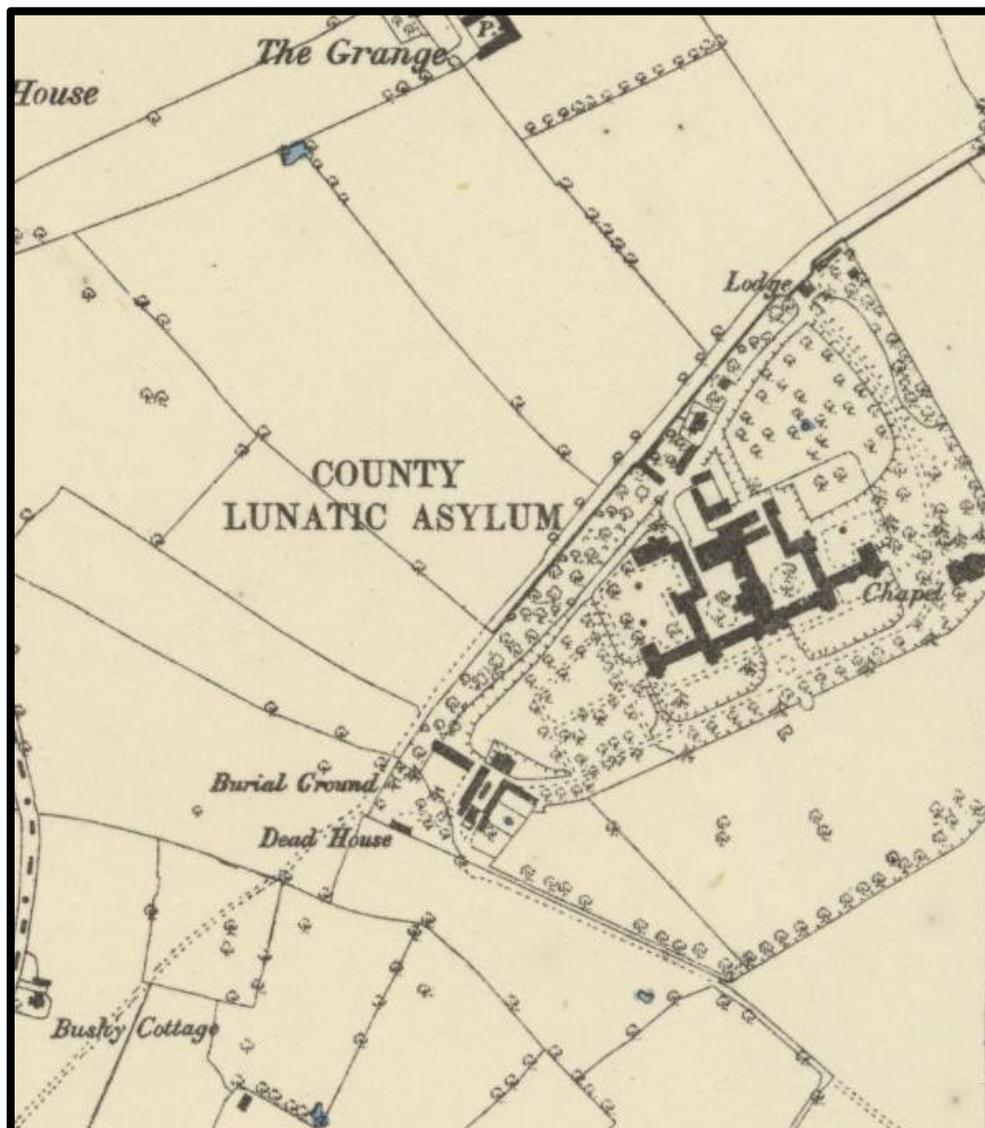
Historic photographs – Pastures Hospital and associated outbuildings



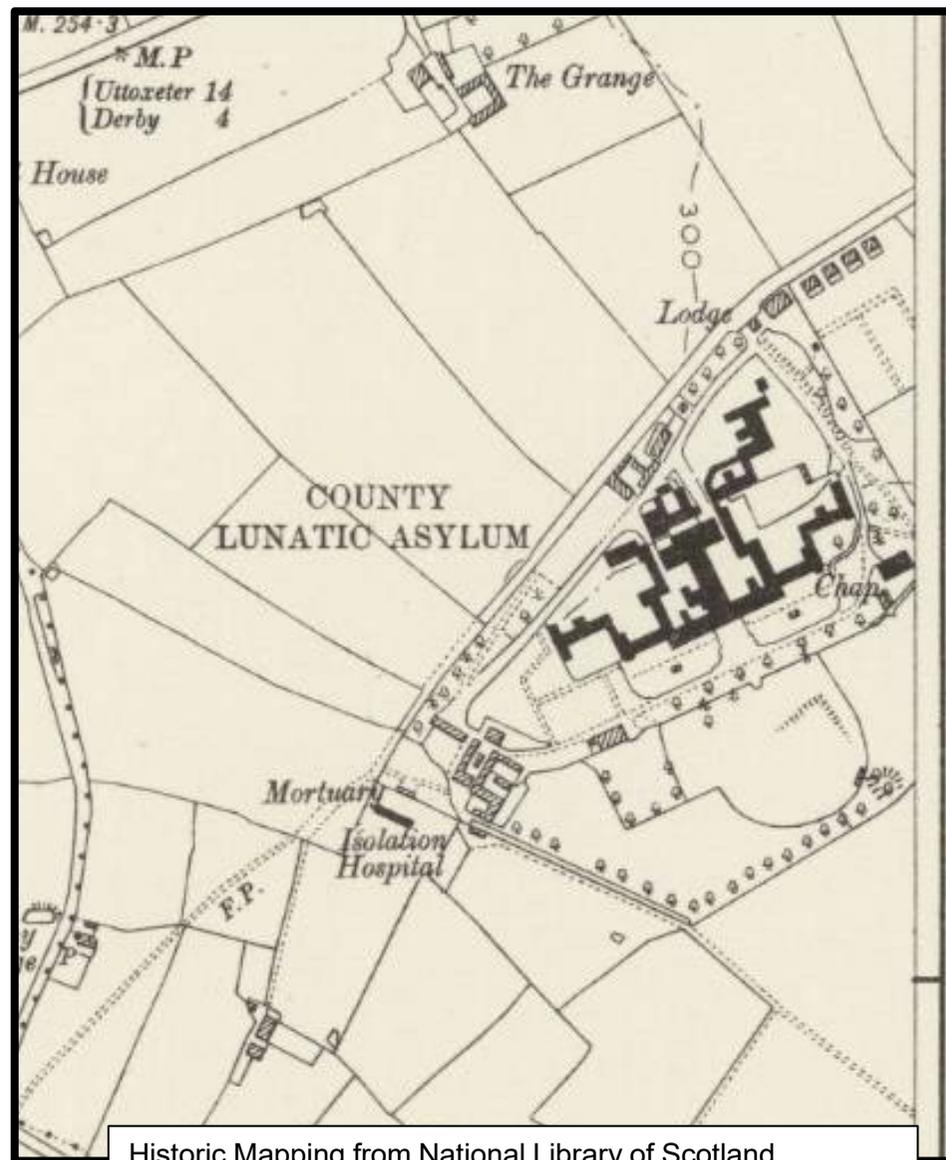
Historic photos of the buildings; a planned Victorian Institution – Principal elevation & The Doctor's House; a clearly significant and valuable building project of its time.

Non-designated Heritage Assets

Historic mapping



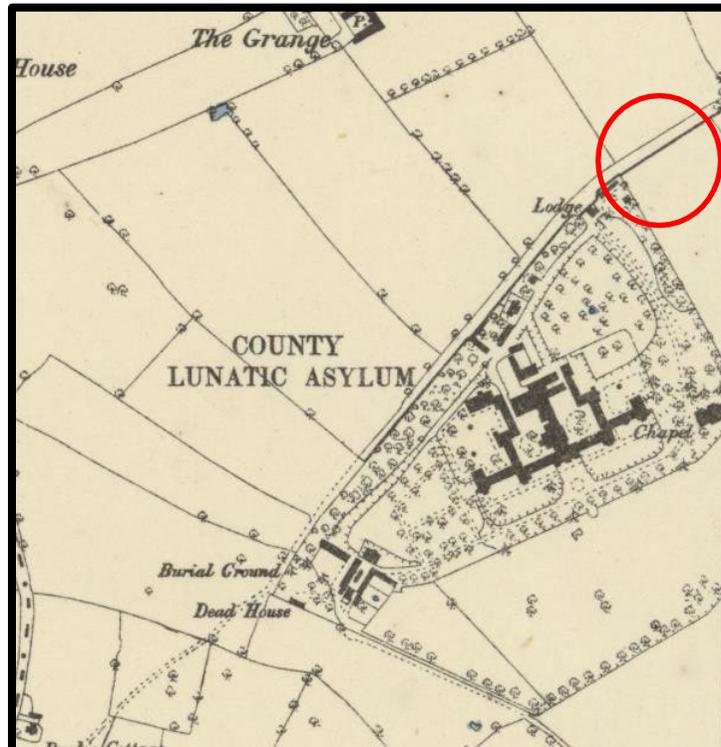
Historic Mapping from National Library of Scotland
Surveyed in 1871 – 91. Revised in 1899 – 1900.



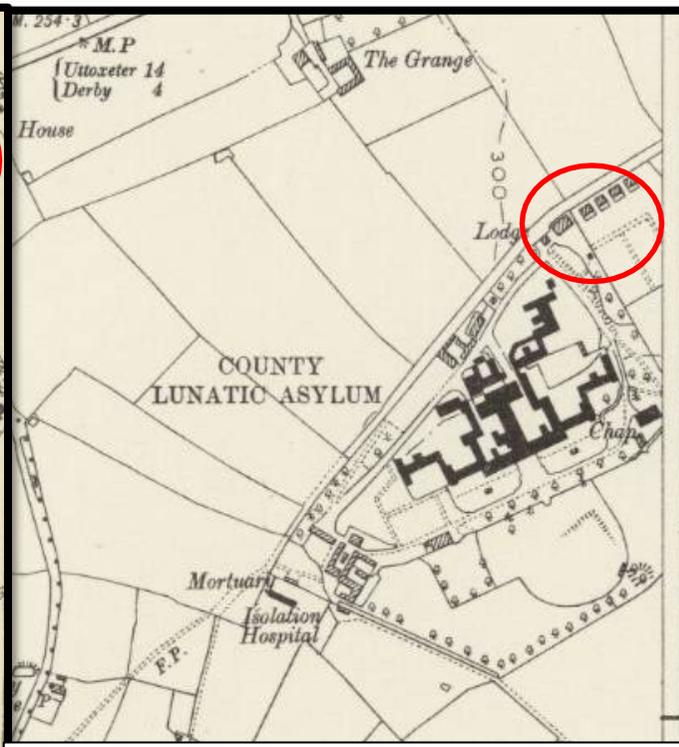
Historic Mapping from National Library of Scotland
Surveyed: 1880 to 1881

Non-designated Heritage Assets

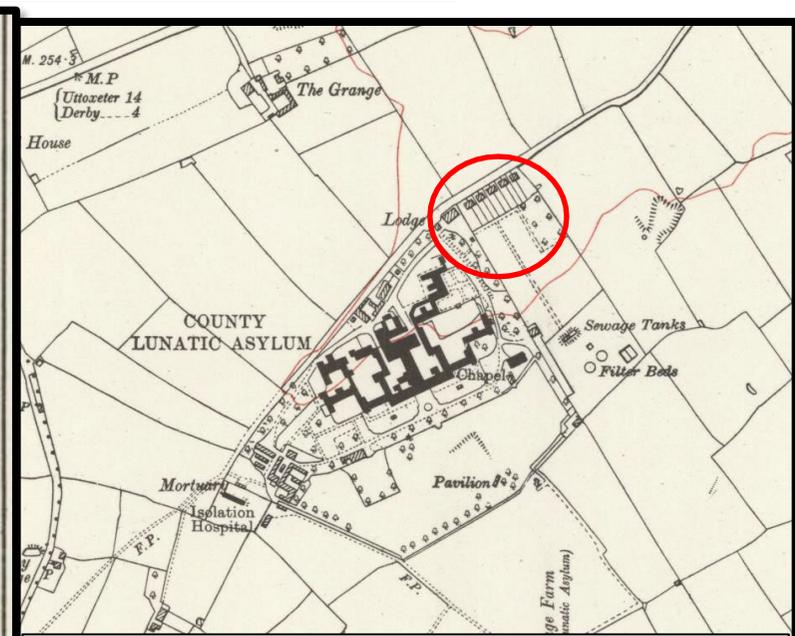
Historic mapping – Former workers cottages



Historic Mapping from National Library of Scotland
Surveyed in 1871 – 91. Revised in 1899 – 1900.

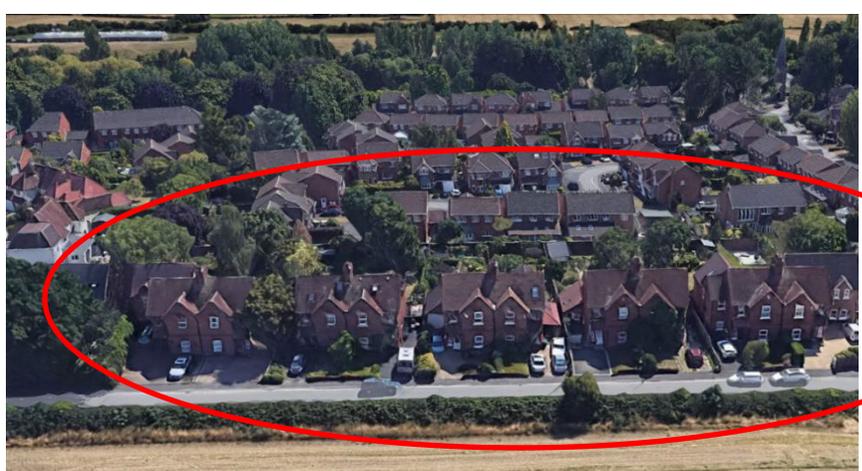


Historic Mapping from National Library of Scotland
Surveyed: 1880 to 1881



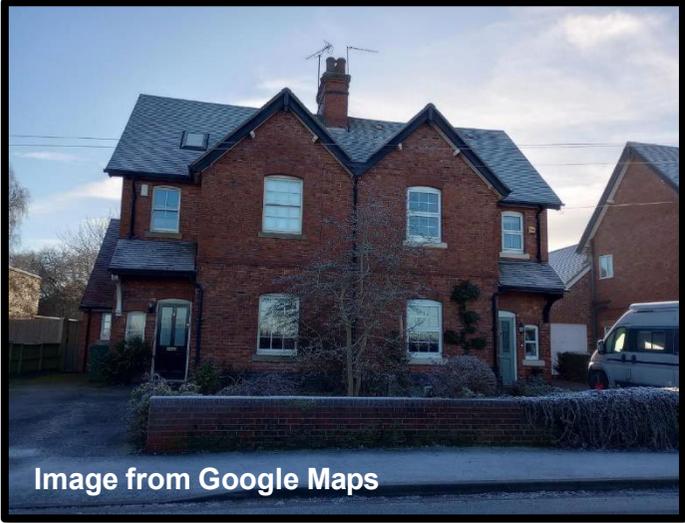
Historic Mapping from National Library of Scotland
Surveyed in 1913 – 1920.

Historic mapping dating between 1871 to 1920 shows the development of a row of potentially workers cottages for the former 'County Lunatic Asylum'. It appears the row of cottages circles date approximately around the 1890s.



Non-designated Heritage Assets

Photographs – Former workers cottages



Non-designated Heritage Assets

Former workers cottages

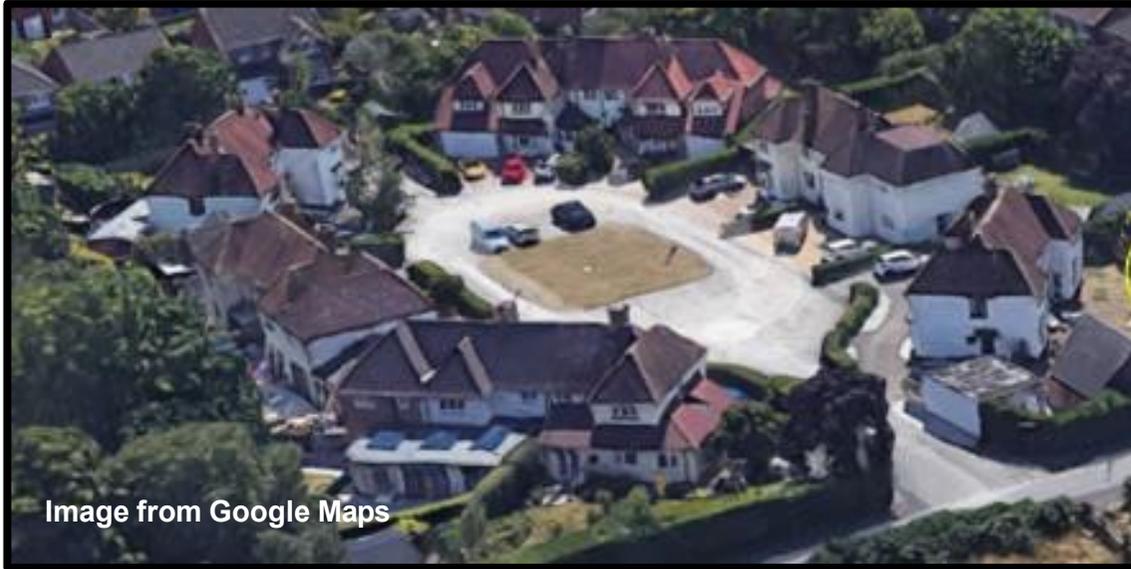


Image from Google Maps

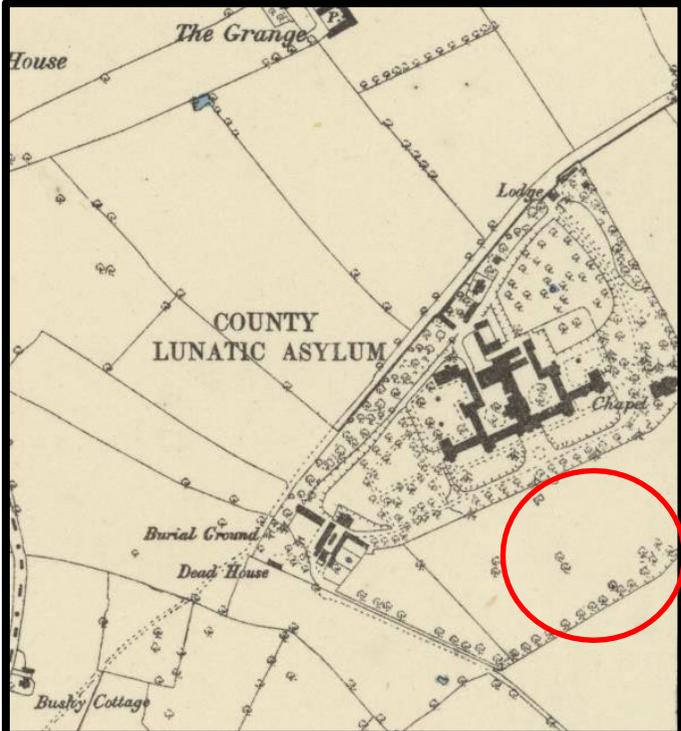
Additional former workers cottages, known as 'Edmunds Square', which appear to date between the 1920s – 20s.



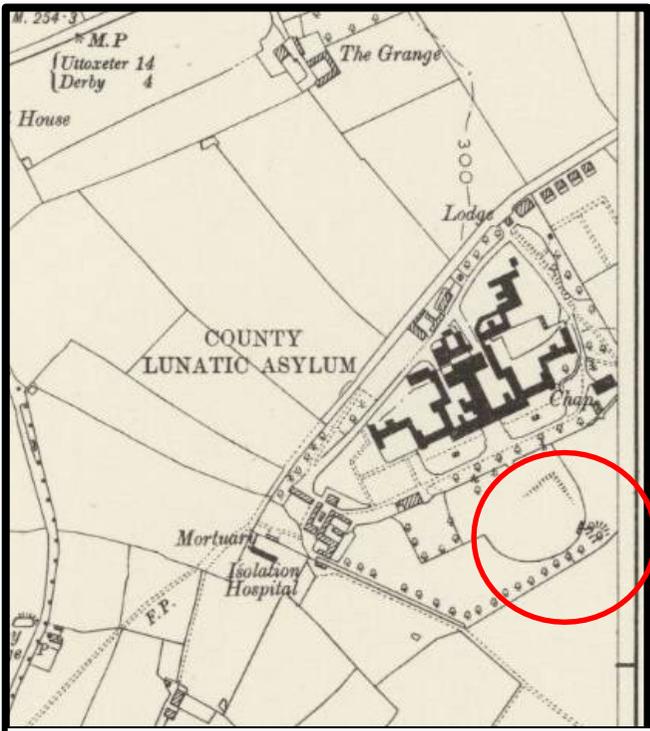
Image from Google Maps

Non-designated Heritage Assets

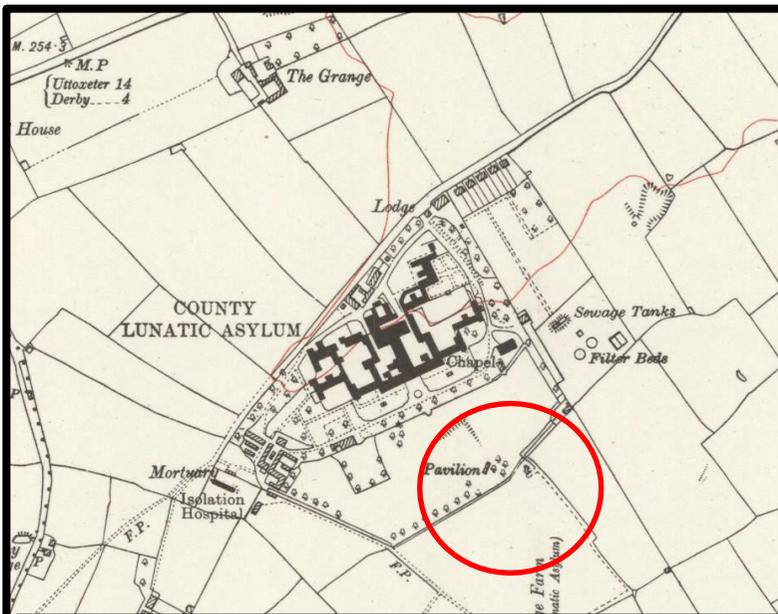
Former pavilion building for the hospital



Historic Mapping from National Library of Scotland
Surveyed in 1871 – 91. Revised in 1899 – 1900.



Historic Mapping from National Library of Scotland
Surveyed: 1880 to 1881



Historic Mapping from National Library of Scotland
Surveyed in 1913 – 1920.



Image from Google Maps

Historic mapping between 1871 to 1920 shows that a former pavilion building for the hospital was built possibly between 1871 – 1880. The building is still standing as shown in the photograph adjacent.

Landscape Analysis

Impact of development on significance of the asset



Comparing historic to present views

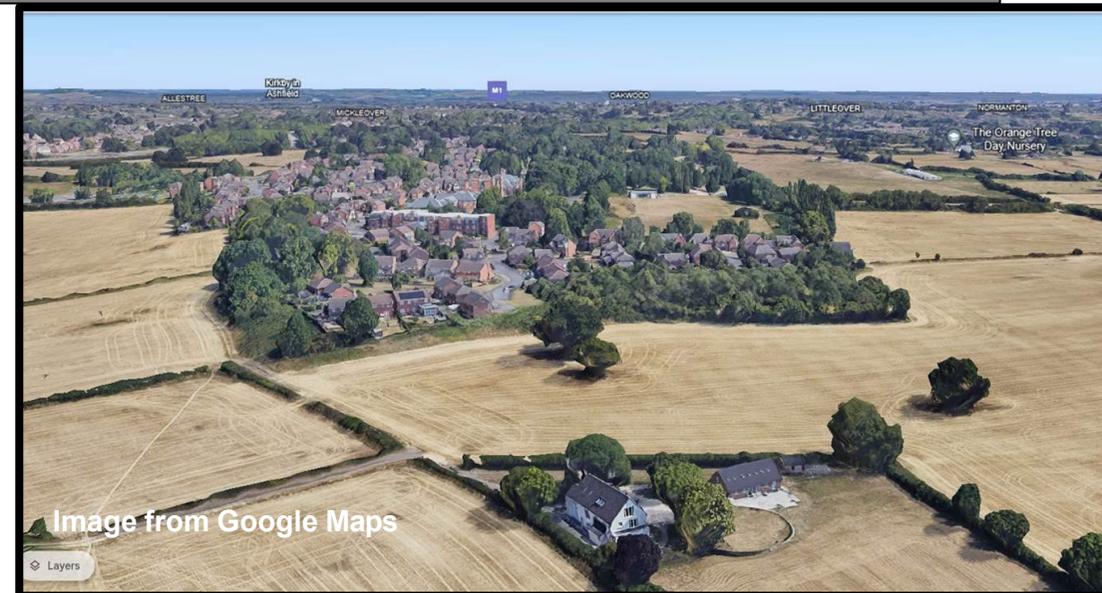


Landscape Analysis

Impact of development on significance of the asset



Comparing historic to present views - Views towards the site from Burnaston; Historic and Current



Landscape Analysis

Distance views from Burnaston to the site



Image from Google Maps

The images do not provide the reality of the topography.

Landscape Analysis

Five landscape views:



Existing site, five views: clear landscape definition and separation of the development maintaining a clear division from the neighbouring settlements. The images clearly illustrate that whilst further development has taken place, it has been limited. The principal elevation has remained with open views to and from it. The shape of the development has remained largely unchanged. It remains a contained site.

Landscape Analysis

Visual Landscape features of the setting of the heritage asset



Image from Google Maps

Line of Poplars defining the site edge in the image below. This is a prominent feature and creates a visual divide, plus provides long distance landscape views, rather than those of housing (especially relevant given the topography). To the top of the image there is a further line of trees, defining the far boundary of the site (and no development in front of the principal elevation). This is a planned landscape of the site, and positive feature to the setting of the heritage assets.

Landscape Analysis

Visual Landscape features of the setting of the heritage asset

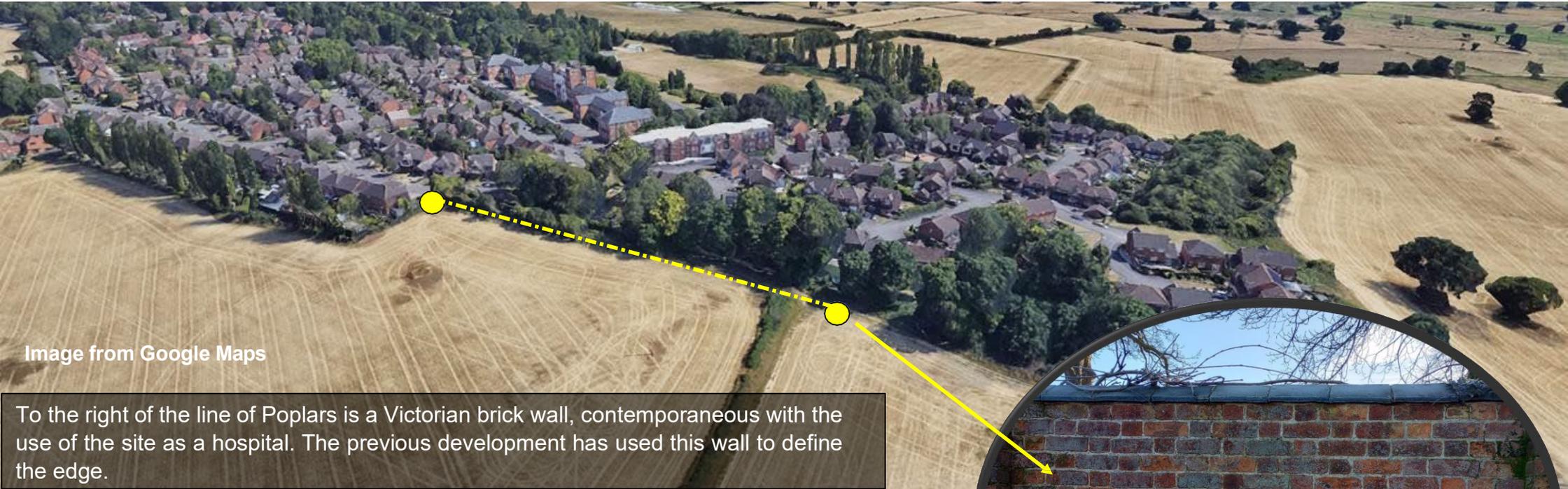
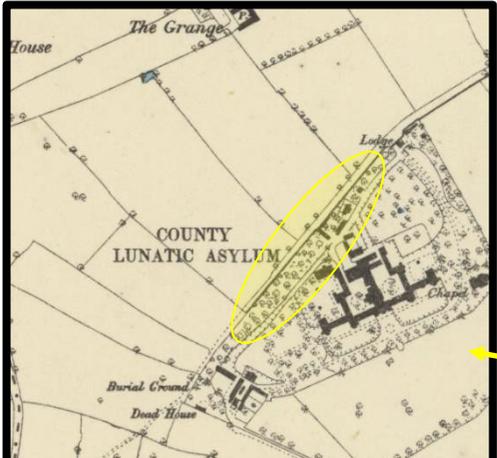


Image from Google Maps

To the right of the line of Poplars is a Victorian brick wall, contemporaneous with the use of the site as a hospital. The previous development has used this wall to define the edge.



Historic Mapping from National Library of Scotland
Surveyed in 1871 – 91. Revised in 1899 – 1900.

Visual Landscape features of the setting of the heritage asset



1920s/30s hospital workers housing

1890s hospital workers housing

Image from Google Maps

The site included staff quarters and housing. In the images below, the row of cottages and 'ribbon' style development is evident in the 1920s-50s housing, with planned communal landscaping and providing a residential setting. This housing was to the outskirts of the hospital site facing out/away from the hospital; a clear definition through planning to define the accommodation and status.

Landscape Analysis

Visual Landscape features of the setting of the heritage asset



Image from Google Maps

Further images showing the layout of the wider site



Image from Google Maps

Visual Landscape features of the setting of the heritage asset

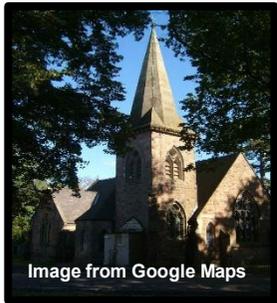
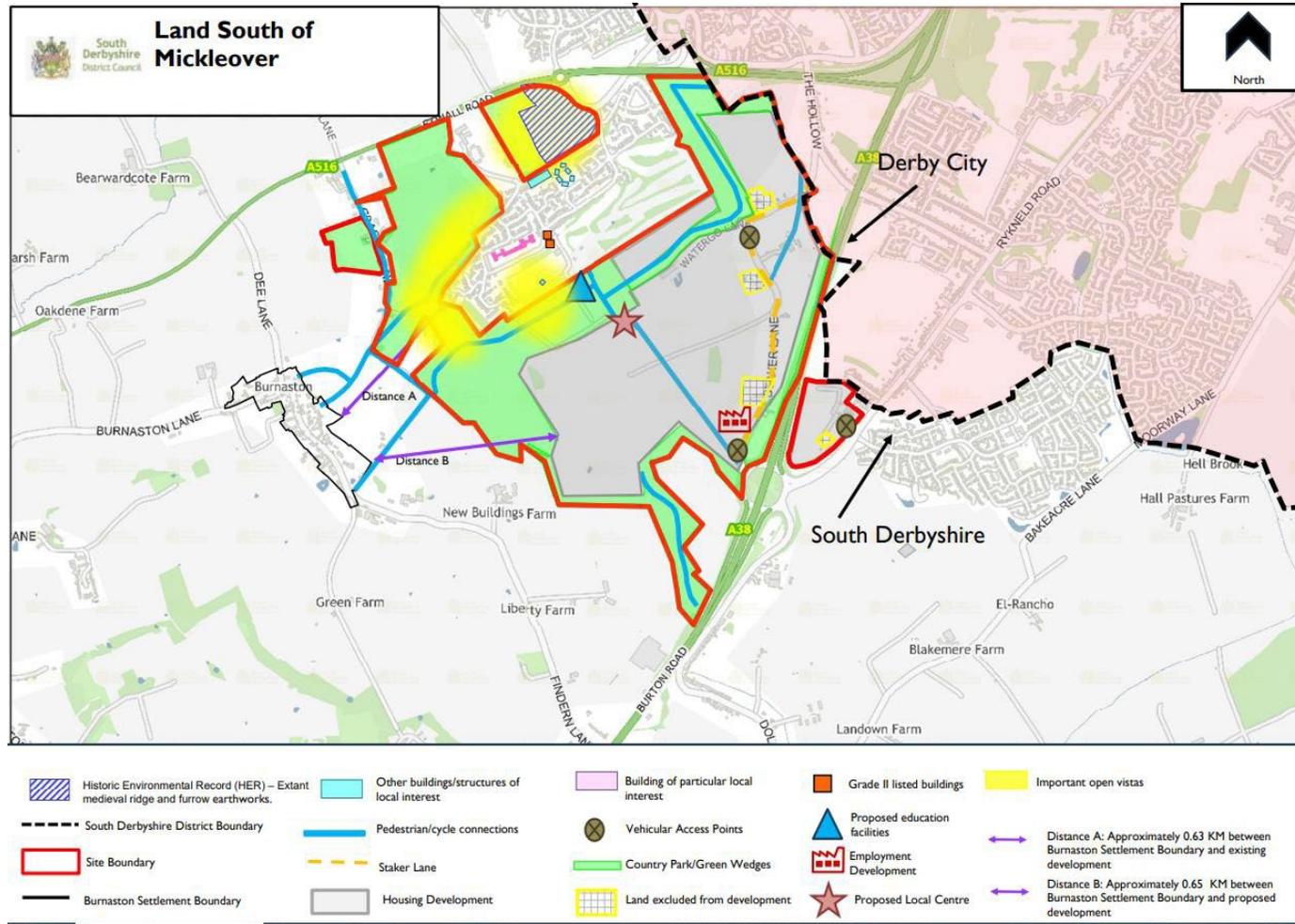


The mature landscaping, linear definition of trees, and maintaining a wide and open view of the principal elevation of the hospital was part of the clearly planned vision for the Victorian institution and was respected during previous developments. This clear division should remain; an important feature to the setting of the heritage assets. The landscape definition is clear in historic images of the site.



Proposed avoidance or mitigation

Overview of impacts



Based on the analysis of the impact to the setting of the heritage assets, it is concluded that development adjacent to the heritage assets would result in less the substantial harm medium to high. Therefore, the areas shaded yellow (important open sites) on the plan below should be kept free from development to protect the setting of the existing site.

This includes leaving the area to the front of the main hospital site clear of built form, plus the edge of the former site, as detailed above, at the Burnaston side of the site, to enable the interpretation of a separate area, as per the previous redevelopment of the hospital site.

Please note that this is a very basic layer added to an existing map, and by no means is a measured assessment; but rather a suggestion of context areas to remain undeveloped.

Proposed avoidance or mitigation



Image from Google Maps

- | | | | |
|--|--|---|--|
|  1: Historic Environmental Record (HER) – Extant medieval ridge and furrow earthworks. |  Other buildings/structures of local interest |  1: Grade II listed Church at the former Pastures Hospital |  Important open vistas 1- 4 |
|  Building of particular local interest | |  2: Grade II listed winter garden | |