



Heritage Impact Assessment

For

Former Drakelow Power Station Employment Allocation



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Site Details – Former Drakelow Power Station Employment Allocation

Drakelow Power Station was commissioned in 1955 and at full capacity generated electricity from three coal-fired power stations supported by 10 cooling towers. The A station was closed in 1984, and the B station in 1993.

The cooling towers were demolished in 1998. The C Station was decommissioned in 2003, and the final structures demolished in 2006. The Former Drakelow Power Station site is bounded by the River Trent and Drakelow Nature Reserve to the north, Walton Road and the Drakelow Park development.

The Drakelow Power Station site includes a Renewable Energy Centre and Solar Park. These parts of the site are outside the site allocation boundary shown on the indicative layout map.

Within the site allocation boundary, the opportunity exists for the development of high quality employment opportunities within Use Class E (g), B2, B8, and outside of the allocation boundary for energy purposes to assist in the regeneration of the previously developed land.

The existing Drakelow Nature Reserve will be retained to its current extent along with the creation of a buffer zone.

Development within the strategic allocation boundary will be expected to deliver up to 68ha of employment use within Use Classes E(g), B2 and B8, subject to the following:

A Development Requirements

- i) A range of unit sizes shall be provided including accommodation for small to medium sized enterprises;
- ii) Use of the existing main site entrance at Drakelow Road as the primary vehicular access;

B Green Infrastructure. A network of interconnected Green Infrastructure which as a minimum shall include the following.

- i) A green infrastructure network, habitat creation and management should complement the preservation and enhancement of the ecological features identified in point (II);
- ii) Key biodiversity and ecological assets, including the Drakelow Nature Reserve, Drakelow Wildfowl Reserve Local Wildlife Site and Tree Preservation Order 122 shall be safeguarded and protected. Development should not negatively impact nearby assets such as the Branston Water Park Local Nature Site, the Grove Wood Local Wildlife Site and the River Trent. Mitigation measures should be employed where impacts are considered unavoidable. In addition to National Forest planting requirements, existing trees and hedgerows should be retained wherever possible;
- iii) The provision of a multiuser greenway, representing part of the Derbyshire Key Cycle Network, across the former Drakelow power station site linking the south western boundary of that site to the north eastern boundary, connecting to the greenway to be provided within the adjoining Drakelow Park mixed use development;

Site Details – Former Drakelow Power Station Employment Allocation – Continued...

Mitigation

- i) Appropriate flood risk management shall be provided in accordance with policy SD2 and shall ensure that all more vulnerable development is located wholly within flood zone 1. A detailed Flood Risk Assessment must be provided with any application;
- ii) The layout, form and height of development shall respect the character of the landscape, minimising visual intrusion. Appropriate and mitigation shall be provided through the provision of additional and/or retention of existing landscape screening.
- iii) The layout and form of development shall respect the character, significance and setting of heritage assets including the adjacent Grade II Listed gate piers, adjoining walls and attached piers at Drakelow Lodge.
- iv) Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of more sustainable transport modes; in accordance with policy INF2.
- v) The provision of high quality, frequent and conveniently accessible, public transport services, including connections to Burton-on-Trent and Swadlincote.
- vi) The provision of coherent, direct, continuous, safe, secure and attractive pedestrian and cycle links connecting to all units within the site to the main vehicular entrance, to the Key Cycle Network multiuser greenway identified in point (xi) and to the adjoining Drakelow Park mixed use development.
- vii) Residential amenity and safety on the adjoining Drakelow Park development shall be protected, including in relation to noise, vibration, odours, dust, light pollution and traffic generation in accordance with Policy SD1. Measures to achieve this shall include the provision of a landscape buffer between the employment site and the Drakelow Park development.

D No phase of development shall be occupied until:

- i) The necessary Green Infrastructure including open space, active travel provision, connectivity, public transport provision, hard infrastructure including access points and highway improvements where required is provided to service that phase. This is to enable businesses and employees to access the full suite of services and facilities to support the delivery of the site in a safe and convenient manner utilising active travel wherever possible.

The former Drakelow Powerstation was within the grounds of the former Drakelow Park, Drakelow Hall and its associated outbuildings (Stable block, sunken gardens and garden walls).

The deer park was well wooded and contained some fine old trees, a notable feature being the 'one mile avenue', a double row of trees leading to the Hall from a thatched entrance lodge on the Walton Road. There was a large pond in the park and a curious castellated cottage occupied by a gamekeeper.

The date of foundation of the Drakelow Hall within the Park is unknown. The greater part of the mansion was rebuilt by Sir William Gresley in 1723 with this date on several lead hoppers. Sir Roger Gresley altered the west front considerably and built a billiard room and the bedrooms above it in circa 1830. Sir Robert Gresley also delivered some alterations and improvements both in the mansion and the gardens, most notable the construction of terraces leading down to the river front, which were completed in 1902.

By the late 19th century, a number of structures and landscape elements are evident in mapping. These include Drakelow Hall, the stables block, and a walled garden (including the garden wall and a number of conservatory and greenhouse structures).

By 1931, the Gresley family occupation of Drakelow Hall ceased. The contents of Drakelow Hall were sold in July 1931.

In January 1934, Drakelow Park and Warren Farm were purchased. The hall was carefully examined to see if any part of it could be modernised and made habitable, but acting on advice, the hall was demolished.

Drakelow Park and Warren Farm were acquired by the British Electricity Authority in 1950 to become the site of Drakelow Power Station. Work started in May 1950 to build Drakelow A Power Station, which opened 1955. Drakelow B was commissioned in late 1960. The 1969 OS Map shows the railway line associated with the power station to the south of the remnant listed garden wall. In 1964, Drakelow C opened. Drakelow A was closed in 1984. The other two plants soon followed, with B closing in 1993 and C in 2002.

Heritage Constraints

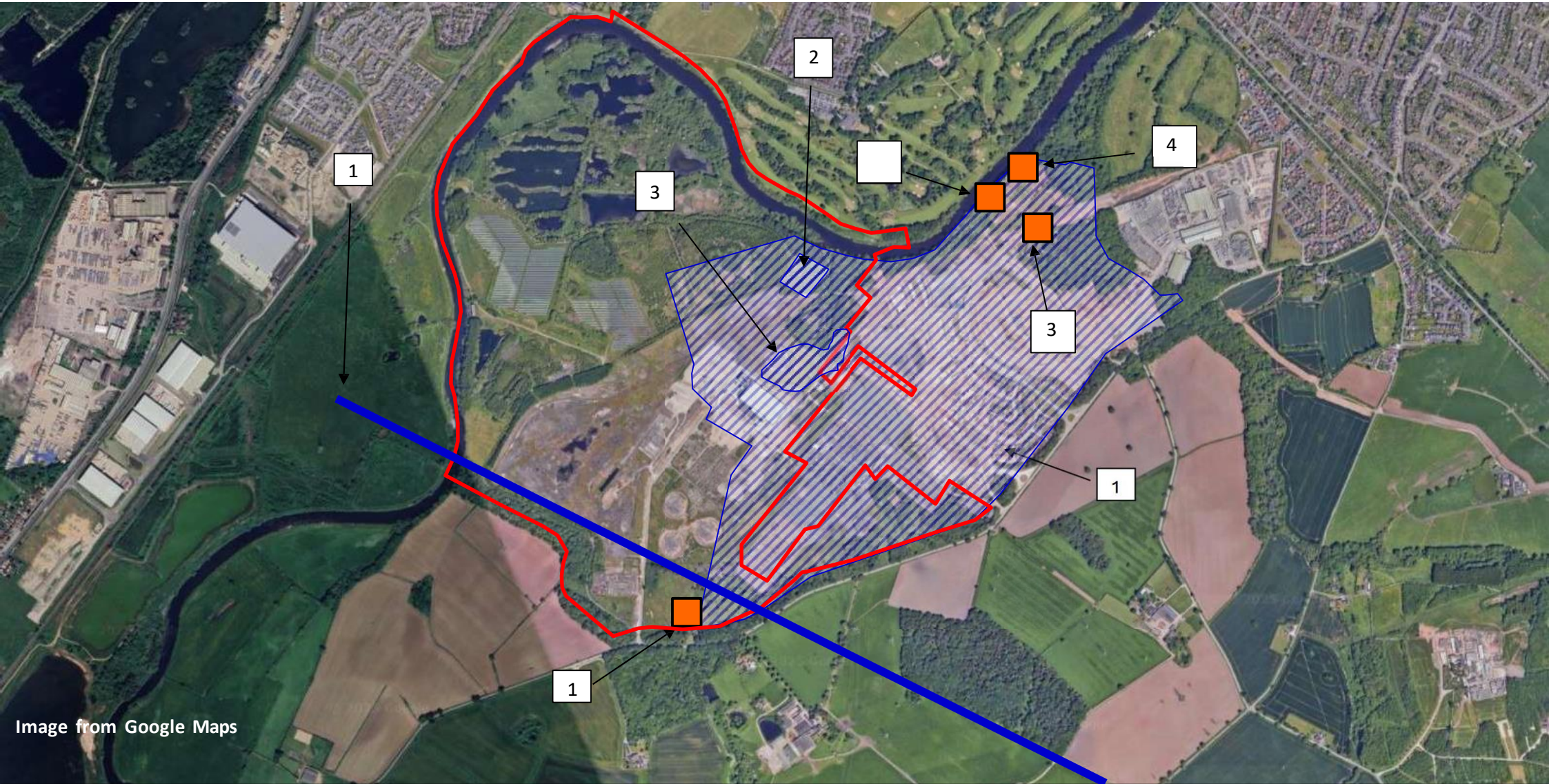









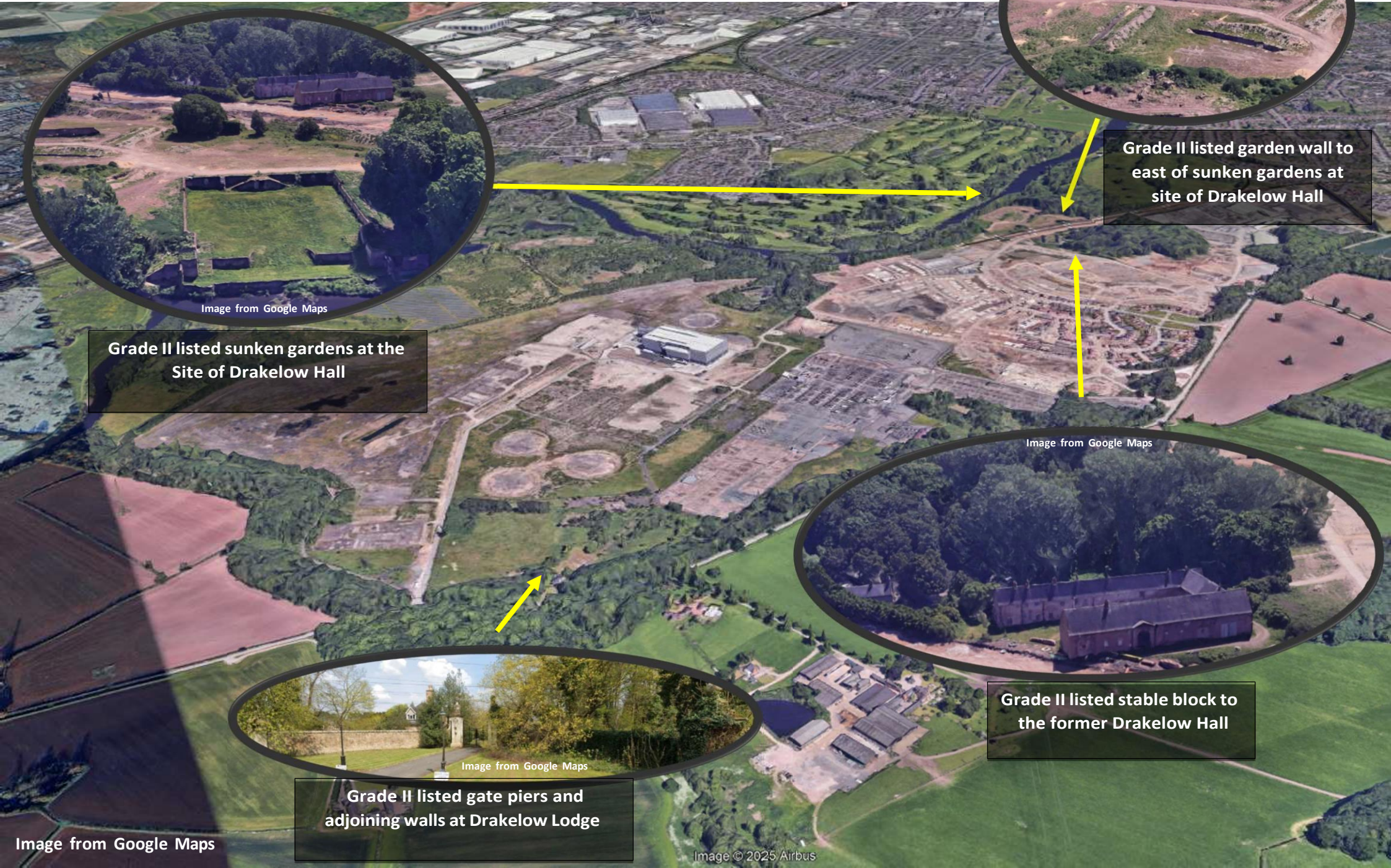


Image from Google Maps

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| <p> 1: Grade II listed Gate Piers and adjoining walls at Drakelow Lodge</p> | <p> 4: Garden Wall to East of Sunken Gardens at site of Drakelow Hall</p> | <p> 2: Historic Environmental Record (HER) – Possible Moated Site, now destroyed</p> | <p> Site boundary</p> |
| <p> 2: Grade II listed Sunken Gardens at Site of Drakelow Hall</p> | <p> 1: Historic Environmental Record (HER) – Deer Park shown on Saxton's Map of the late 16th Century to the 19th century. Destroyed by Drakelow Power Station in the 1960s.</p> | <p> 3: Historic Environmental Record (HER) – The Site of fishponds, possibly associated with local medieval settlement, but now destroyed by the construction of Drakelow Power Station</p> | <p> 1: Historic Environmental Record (HER) lines: Possible Roman Road, Ibstock (Leics) to Rykneild Street (Staffs)</p> |
| <p> 3: Grade II listed stable block to former Drakelow Hall</p> | | | |

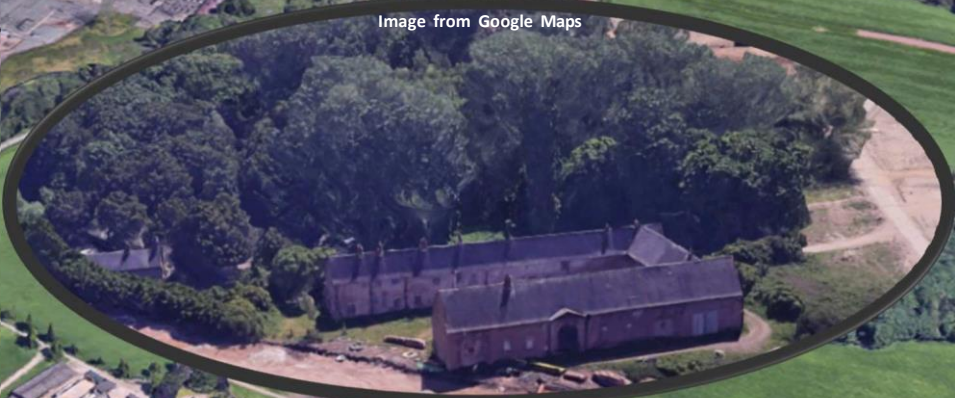
Heritage Constraints



Grade II listed sunken gardens at the Site of Drakelow Hall



Grade II listed garden wall to east of sunken gardens at site of Drakelow Hall

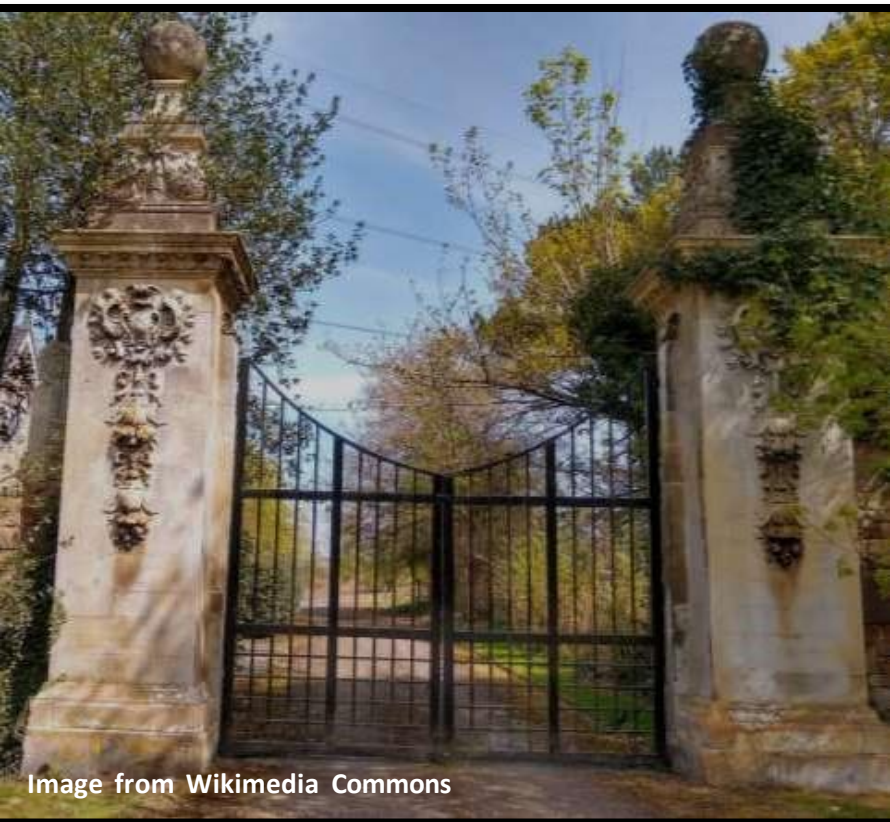


Grade II listed stable block to the former Drakelow Hall



Grade II listed gate piers and adjoining walls at Drakelow Lodge

Designated Heritage Assets



Gate Piers and adjoining walls at Drakelow Lodge

Grade II listed (List entry number 1158871)

Description:

'Pair of gate piers, adjoining walls and attached piers. c1900 by Reginald Blomfield for Robert Gresley of Drakelow Hall. Ashlar and coursed rubble. Pair of 15 feet high ashlar piers, each with moulded bases and acanthus leaf cornices, surmounted by large ball finials set on deep bases decorated with sculptured garlands and flowers.

The front face of each pier has a carved coat of arms set in a Baroque cartouche, from which hang swags of fruit and bows. Both piers have a pilaster strip with scrolled top to inside face from which hang C20 iron gates. Attached to either side there are curving stone walls with rubble copings which ramp up to the piers and finish in scrolled brackets.

They are terminated at the other end by similar smaller piers with moulded bases and cornices topped by ball finials. Drakelow Hall was demolished in 1934, and Drakelow Power Station now occupies most of the site'.

Image from Wikimedia Commons



Image from Google Maps

Stableblock And Cottages To Former Drakelow Hall – 1 of 2 (Image below showing the stables)



Grade II listed (list entry number 1096454)

Description: 'Stableblock and cottages. Early C18 and late C18 with C19 and early C20 alterations. Red brick with gauged brick and stone dressings, south and east ranges with first floor brick bands and west range with plinth and plain brick eaves band. Steeply pitched plain tile roofs with brick ridge stacks, and wide eaves. U-plan with eight bay west range, eight bay south range and eleven bay east range, all two storeys. Late C18 west range has advanced pedimented brick bay with semi-circular headed arch to west elevation, flanked by pairs of blind semi-circular headed recesses. Beyond to either side there are slightly advanced bays with blocked semi-circular headed arches. Southern end has a later part added, joining it to the south range, into which C20 double doors have been inserted. Rear or inner elevation of this range has a semi-circular headed archway in opposite position to the pedimented bay on the west elevation and between there is a barrel vaulted passage with plaster cornice and panelled C18 doors. To either side there are pairs of semi-circular headed windows with stone keyblocks and beyond to north there is a semi-circular headed arch with double plank doors. South end of this range has a semi-circular headed door and a similar window beyond.'

Stableblock And Cottages To Former Drakelow Hall – 2 of 2
(image below showing the cottages)



Grade II listed (list entry number 1096454)

Description continued: *'Above there are four blind recesses, two to each side of the central arch, and four circular openings in rendered square surrounds to south of the arch. The windows have either metal casements or sashes. South range has gabled bays to either end of south elevation and various inserted openings of no special interest. Inner elevation has three stiled semi-circular headed doors to west and a similar pair to east, all with metal fanlights and a variety of plank and panelled doors.*

East range has early C18 part to south and late C18 part to north, both much altered in early C20. Cottage to south end has a central segment headed half glazed door flanked by segment headed 2-light casements, with two similar windows above. Adjoining cottage has similar door with larger 2-light window to ground floor and similar windows above. Beyond to north the range has all C20 segment headed windows and doors.

Inner elevation has numerous C20 windows and doors but also a semi-circular headed doorcase with panelled door below metal fanlight flanked by semi-circular headed windows with stone keystones to south end and the blocked remains of three semi-circular headed arches with semi-circular blocked windows plus keystones to either side of the central arch. Interior of south range has one queen post truss and one collared truss with close studding below the collar. Drakelow Hall was demolished in 1934 and Drakelow Power Station now occupies most of the site'.

Sunken Gardens of Drakelow Hall – 1 of 2

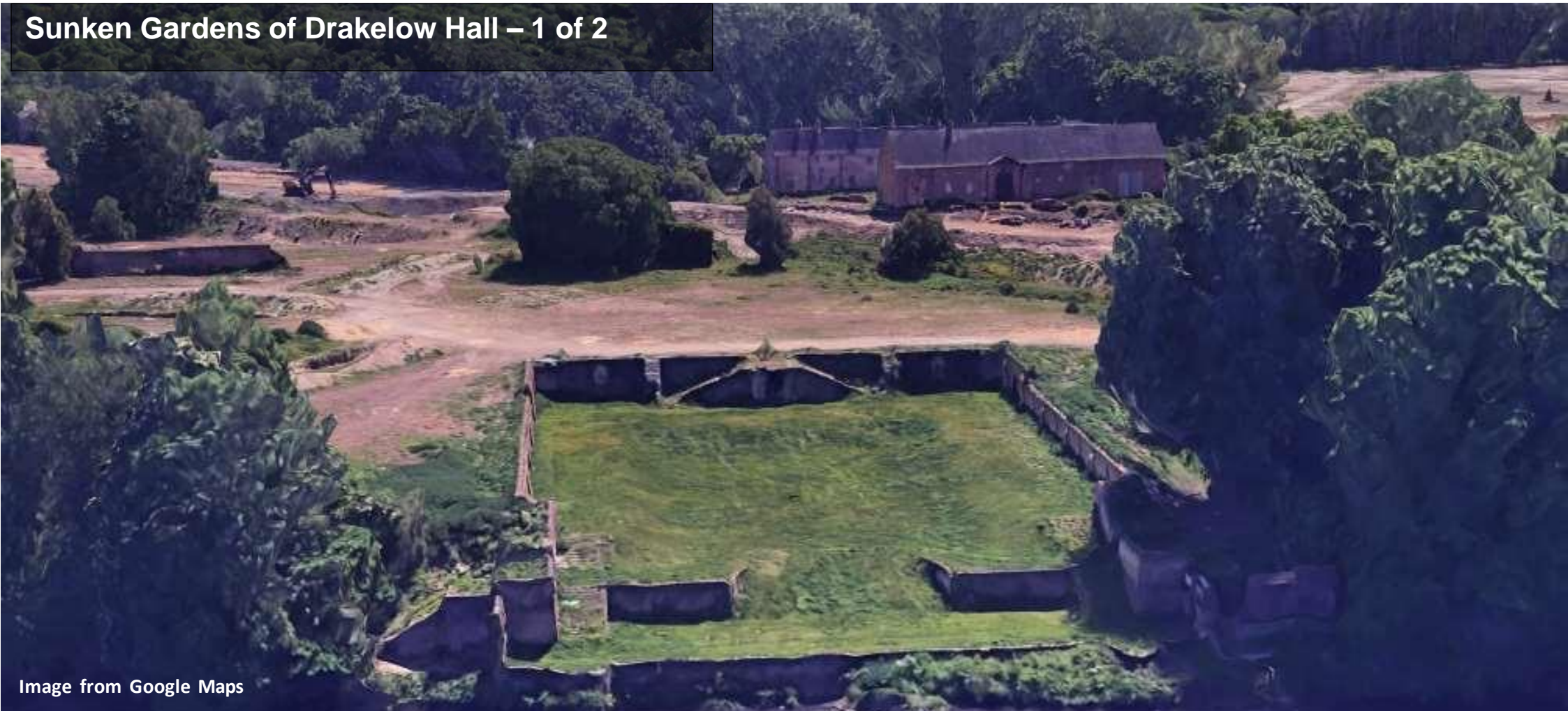


Image from Google Maps

Grade II listed (list entry number 1334614)

Description: 'Sunken Garden walls and terraces. 1902 by Reginald Blomfield for Robert Gresley of Drakelow Hall. Brick and ashlar. Rectangular plan with River Trent to north side and raised terraces to other three sides. Central ashlar pavilion to south side with moulded semi-circular arch plus large double keystone flanked by attached Tuscan columns. Pavilion has balcony to top with flight of steps to either side. Vase balustrade now mostly missing. Inside the pavilion is a plaque inscribed 'Robert Gresley 11th Baronet built these terrace AD 1902 as a monument to the memory of his beloved mother, Laura, Lady Gresley. Attached to either side of the pavilion there are high rubble retaining walls with moulded circular niches on moulded stone brackets, and rusticated buttresses. East and west retaining walls are of brick and have large segment headed recesses to south end and a series of oval brick niches on brick corbels to north'.

Sunken Gardens of Drakelow Hall – 2 of 2



Grade II listed (list entry number 1334614)

Description continued: 'Beyond to north at a lower level, there are rusticated semi-circular headed brick archways with large double keystones, which lead out of the garden. The short walls to either side, have bands of tile hanging. The northern ends of the terraces each have a brick retaining wall with a semi-circular headed arch of alternating coloured bricks enclosing a small semi-circular headed niche. Drakelow Hall was demolished in 1934 and Drakelow Power Station now occupies most of the site'.

Designated Heritage Assets

Sunken Gardens of Drakelow Hall –
Photographs 1 of 3



Designated Heritage Assets

Sunken Gardens of Drakelow Hall – Photographs
2 of 3





Designated Heritage Assets

Sunken Gardens of Drakelow Hall – Photographs
3 of 3

Garden Wall to East of Sunken Gardens at Site of Drakelow Hall



Grade II listed (list entry number 1334614)

Description continued: 'Garden wall with gateway. Late C18 with c1902 alterations by Reginald Blomfield. Red brick with chamfered brick copings and stone dressings. 10 feet high curving wall, enclosing former orchard, with blocked pointed door to west end, and central c1902 C18 style gateway. This has a moulded rusticated semi-circular arch with good quality C18 style ironwork gate. Rising above the jambs of the arch there are plain pilasters topped by large ball finials and between the two there is a recessed stone cornice. The eastern end of the wall is now in poor condition. Drakelow Hall was demolished in 1934 and Drakelow Power Station now occupies most of the site.'

Drakelow Park, Drakelow



Boundary of the Old
Drakelow Park

Derbyshire Historic Environmental Record:

Description: 'Old Drakelow Park (NAT). (2) Drakelow Park, covering 175 acres and bounded by a fence, part wall and part oak paling, was the ancient seat of the Gresleys and appears among Lysons' list of parks existing in 1817. It is shown on Saxton's map of the late 16th century. (3, 4) A comparison of later maps indicates that the park was enlarged several times. It is shown on Burdett's map of 1767 surrounded by a fence or pale. (5) It had been extended to the south-west by the time of Greenwood's map of 1824/5 (6) and again to the west by the end of the 19th century (7). The park was destroyed by the construction of the Power Station in the 1960s'.

Non-Designated Heritage Assets

Possible Roman Road, Ibstock to Rykniel Street



Where the possible roman road is:

Derbyshire Historic Environmental Record:

'The course of a possible Roman road has been identified running from Ibstock in Leicestershire to Rykniel Street in Staffordshire. The road presumably continues south-east to Leicester. A section of the road was first noted in the Moira area of Ashby Woulds parish, Leics, where a linear cropmark was visible on aerial photographs taken in 1969.

The alignment was plotted onto the Leicestershire Sites and Monuments Record landscape maps and then extended in each direction. To the west-north-west a series of tracks, footpaths and parish boundaries were noted that followed the alignment of the cropmark for over 10km across Derbyshire and into Staffordshire, to meet Rykniel Street more or less at right-angles.

At the point where the line crosses the Trent there is a rectangular cropmark with rounded corners that may be a Roman fort [SMR 27501]. Three specific observations were made in Derbyshire where features appear to follow the alignment: 1) the parish boundary between Drakelow and Walton-on-Trent (1200m); 2) the southern edge of Grove Wood and track, Drakelow (800m); 3) the track passing Ashleigh House and Hill Crest Farm, Cauldwell (1600m).'

Image from Google Maps

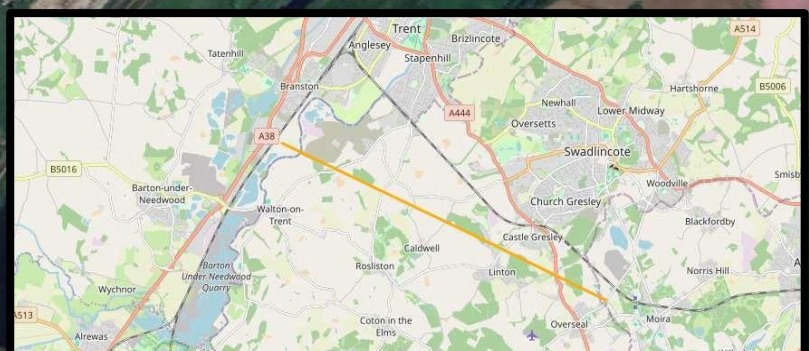


Image from Derbyshire Historic Environmental Record

Fishponds (site of), Drakelow

Where the fishponds
were:

Image from Google Maps

Derbyshire Historic Environmental Record:

'Fishponds, possibly associated with the local medieval settlement. Now destroyed by the construction of Drakelow Power Station'.

Non-Designated Heritage Assets

Site of possible moat (now destroyed)

Where the moat was:



Image from Google Maps

Derbyshire Historic Environmental Record:

'Feature named as 'MOAT' [G.T.] on the OS map of 1955. The moat has been destroyed by the construction of a new power station [1966].'

Non-Designated Heritage Assets

Former Drakelow Power station & Drakelow Park - Contributing elements of significance

The deer park was well wooded and contained some fine old trees, a notable feature being the 'one mile avenue', a double row of trees leading to the Hall from a thatched entrance lodge on the Walton Road. There was a large pond in the park and a curious castellated cottage occupied by a gamekeeper.

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By 1931, the Gresley family occupation of Drakelow Hall ceased. The contents of Drakelow Hall were sold in July 1931.

In January 1934, Drakelow Park and Warren Farm were purchased. The hall was carefully examined to see if any part of it could be modernised and made habitable, but acting on advice, the hall was demolished.

Drakelow Park and Warren Farm were acquired by the British Electricity Authority in 1950 to become the site of Drakelow Power Station. Work started in May 1950 to build Drakelow A Power Station, which opened 1955. Drakelow B was commissioned in late 1960. The 1969 OS Map shows the railway line associated with the power station to the south of the remnant listed garden wall. In 1964, Drakelow C opened. Drakelow A was closed in 1984. The other two plants soon followed, with B closing in 1993 and C in 2002.

Impact of the development on the assets



Previous development on the site has eroded the landscape quality and setting of the surviving heritage assets. New development could further impact on the landscape.

Proposed avoidance or mitigation

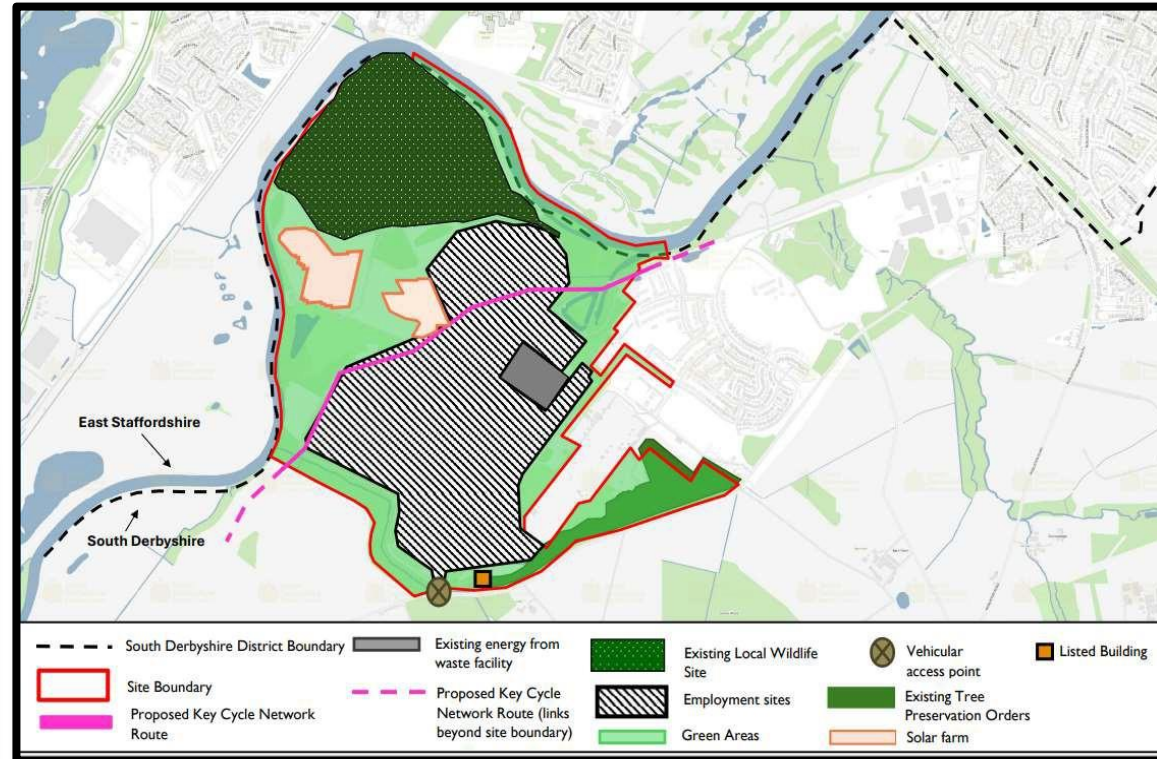
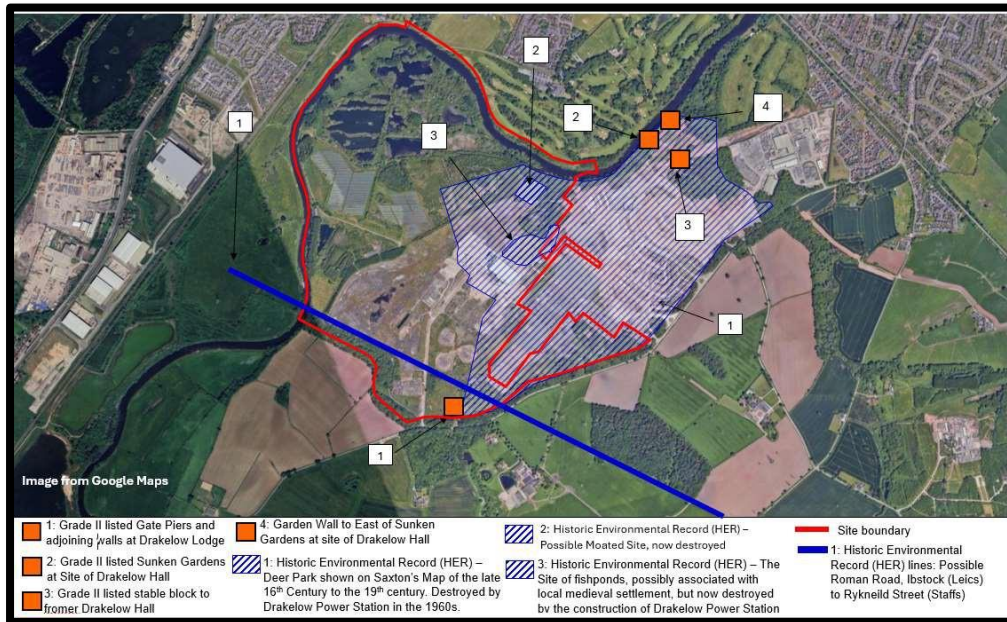


The former Drakelow Hall, prior to demolition, with the sunken gardens meeting the River Trent in the foreground

The recurring theme of information regarding Drakelow is one of lost heritage. A prominent home, substantial estate and imposing entrance – significantly lost and changed beyond recognition, as so many Country Houses were in the early 20th century. It is important to halt further decline, loss and removal of surviving evidence of what was once there. Incorporating surviving elements, and reinstatement of historic details to interpret the former estate, are methods to keep the history part of any future development site.

Based on the analysis of the impact to the setting of the heritage assets, it is concluded that development within the Brownfield site will have minimal further impact on the setting of the heritage assets, and would result in less than substantial harm low.

Proposed avoidance or mitigation



There is an opportunity to preserve and enhance the setting. The gateway to the allocated site remains the Listed gateway entrance, so it would be important that Highways issues do not impact on the heritage assets. For example, width of visibility, free flowing access, and the avoidance of restricted access requiring a barrier or modern gatehouse.

There is potential for an enhancement option on this site. The access would have been a narrow driveway, opening out into a parkland, and therefore it is suggested that development is restricted around the Listed assets and enhance the interpretation of the setting of the Heritage Assets and former parkland.

It is also suggested that historic mapping of the original driveway is examined and becomes the main access route into the site and to also avoid any development on it, forming an 'avenue' as per the original driveway to give a sense of arrival and interpret the former site. Reinstatement of the original line of the avenue to the development site, with landscaping features, including an avenue of trees following the former avenue is recommended.