

ELVASTON CASTLE AND ESTATE

VISION AND PLAN 2014-2024



FUTURE FOR ELVASTON

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1. INTRODUCTION

Elvaston Castle and Estate is a much loved public greenspace close to the City of Derby, as well as the communities of South Derbyshire, Nottingham and further afield, with hundreds of thousands of visitors coming every year (refer to Figure 1). Extending across 130 hectares, it has been owned and managed by Derbyshire County Council since 1969, with much of it opening to the public as a Country Park in 1970.

At its core is Elvaston Castle, for 400 years the home of the Stanhope family, who later became the Earls of Harrington. The Castle is a predominantly nineteenth century creation built around an earlier seventeenth century house, with a range of nearby courtyards and stable buildings. Surrounding the Castle is a series of 'garden rooms', a nearby lake and wider parkland. Many of the buildings and much of the gardens and parkland are designated for their heritage importance, with the Castle and the Registered Park and Garden both Grade II* listed, and many other buildings and structures listed as Grade II i.e. all nationally important (refer to Figure 2).

The varied landscape provides a wonderful and very attractive setting for all of the community, and one that is enjoyed for a wide range of recreation and access. The Estate is also important for wildlife, particularly bats, with part a designated Local Nature Reserve.

Many people have a strong sense of ownership of the area. Groups representing access, wildlife, community and other interests are active within the Estate and contribute to its care through volunteering, fund-raising, and running events. The contribution of the Elvaston Parish Plan Steering Group and the Elvaston Reserve Action Group, to name just two groups, is already considerable.

However, all is not well. Many of the buildings are in decline, the majority of the Castle is not open to the public and most buildings do not have a current use, whilst the historic significance of the gardens and wider grounds is steadily being eroded. The visitor infrastructure is tired and worn, and the stories and rich heritage of the Estate are not widely known and little celebrated. Moreover, the current financial and operating model is not sustainable in an era of diminishing local authority resources.

To help secure a more sustainable future, Derbyshire County Council has engaged with a wide range of people and organisations that cherish and value Elvaston Castle and Estate. Their thoughts and ideas have helped shape this 'Vision and Plan'.

The purposes of the Vision and Plan include:

- Providing a holistic, joined-up approach and guide for the future of the Elvaston Estate that has been informed and shaped by the community and other stakeholders;
- Presenting a template to secure the heritage, public access and the other interests and benefits the estate does and could provide;

- Fostering development of a partnership approach to the future management of the Elvaston Estate, including greater community involvement;
- Placing the Estate on a more sustainable financial footing over time;
- Prioritising and complementing future funding bids that help deliver the Vision.

This document gives you a chance to share our Vision for Elvaston Castle and Estate over the next 10 years – up to 2024. We look forward to working together with you to make it a reality.



2. VISION

Our vision for Elvaston Castle and Estate by 2024 is:

The long-term future of Elvaston Castle and Estate is secure and cared for by a competent and independent partnership that places conservation, heritage and access at its core, underpinned by a financially sustainable business model that delivers on-going reinvestment in its long-term stewardship.

A cherished green space between Derby and Nottingham, the Estate provides for a wide range of recreation, outdoors and other activities that are compatible with its natural and historic importance, whilst visitors understand, share, and enjoy its rich stories and heritage.

The Castle and other key buildings are in good condition, flourishing with activities and uses that respect their historic significance, complement public access to the Estate, and contribute to its financial stability.

The landscape of nineteenth century gardens, lake and parkland is well-cared for and demonstrates the best of the innovation, romance and imagination of William Barron and the Earls of Harrington.

Real and lasting partnerships with visitors, the local community, organisations and business creates a strong sense of ownership and shared values, with a common direction.

3. OUTCOMES

The Vision will be characterised by the following outcomes:

1. An Estate that is managed as a single, cohesive and holistic landscape and is cared for by a competent and independent partnership with conservation, heritage and access at its core, and with the involvement and support of the many communities of interest.
2. Financial sustainability is fundamental, supported by a sympathetic visitor operation, commercial acumen and a diversity of income generation that is reinvested in the long-term care and management of the Estate.
3. The key buildings, in particular Elvaston Castle, are in good repair and provide a variety of functions including public and community benefit, living space and business use that secures their future, respects their historic significance, makes sense collectively and works cohesively as a whole.
4. The gardens and formal parkland are in 'good heart', maintained and managed in ways that strengthen and where prudent restore their historic significance and enhance the visitor experience.
5. Drainage and water management, including the lake, is well understood, properly maintained and functioning, providing a sustainable system upon which the landscape can thrive.
6. A valued area that everyone can enjoy and is recognised as one of the premier greenspaces close to those living in Derby, Nottingham and surrounding areas.
7. A quality visitor experience that is facilitated by a site infrastructure and visitor entry, flow and orientation that compliments the heritage significance whilst encouraging compatible access, recreation and play.
8. A landscape of buildings, parkland and gardens that provide an informal experience for visitors to enjoy, explore and learn about the stories, heritage and the wider cultural and natural history of the Estate.
9. Any necessary enabling development is sensitively and sympathetically placed and designed, complements its surroundings, is not harmful to the designated heritage assets, and where the capital accrued from associated leaseholds contributes directly to the repair and conservation of the core heritage assets.

4. GUIDING PRINCIPLES

In autumn 2013, Derbyshire County Council engaged with a wide range of visitors and other stakeholders to find out why Elvaston Castle and Estate is important to them, and their hopes and ideas for the future. These have helped develop our six guiding principles. These principles will direct ALL future management decisions, whoever is responsible for Elvaston Castle and Estate:

- 1. Freehold of the Estate will be retained by Derbyshire County Council**
- 2. A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core**
- 3. Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance**
- 4. The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced**
- 5. Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated**
- 6. People, community involvement and partnership working will be at the heart of all activities**

Each of the guiding principles is expanded upon below:

- 1. Freehold of the Estate will be retained by Derbyshire County Council**

Derbyshire County Council will retain the freehold of Elvaston Castle and Estate, but will delegate authority and control of the Estate to the single management body through an associated legal agreement.

The legal agreement will provide the management body with the appropriate level of independence to operate, whilst enshrining various safeguards that secure the significances of the Estate for conservation, heritage and access. Associated documentation will describe the approach to accountability between the Council and the management body.

2. A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core

The management and strategic direction of Elvaston Castle and Estate will be led, controlled and championed by a competent single management body with conservation, heritage and access central to its core purpose and constitution.

The body will have control of all financial matters relating to the Estate, together with authority over all decision making and policy, procurement, partnership development, brand, marketing and associated legal matters.

The body will control the core visitor operation and overall management of the Estate, whilst providing oversight to any partnership arrangements for the development and delivery of other goods, uses and services within the Estate.

Day to day management will be delegated to a single, dedicated site team directed by and responsible to the management body.

Training, development and other investment will enable and empower all those who deliver the day to day operational care and management to have the right skills, knowledge and experience to make the Vision a reality. This will also contribute to the retention and recruitment of highly competent and capable team members, working at their best for the future of Elvaston Castle and Estate.

3. Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance

Financial sustainability will be built on a model that provides the single management body with overall control and management of all income generation, expenditure, and associated revenue and capital streams at Elvaston Castle and Estate that it directly oversees. At the same time, the single management body will enable the involvement of third parties that can help deliver the Vision, for example, visitor facing businesses based on the Estate, and will secure an appropriate financial benefit from these arrangements that is re-invested in the Estate.

The single management body will have the powers to set the charging and associated pricing structure for visitors to the Estate, and the letting and financial terms of all related leases, tenancies, franchises and other concessions. The body will also have the ability to create financial reserves, and to secure and maximise opportunities to attract and draw down external funding, investment and other resources.

A diverse range of sustainable income generation streams will be encouraged. These will be developed and implemented in ways that minimise any negative impacts on the Estate's access, conservation and historic significance. All surplus income received by the single management body will be reinvested in the stewardship of the Estate i.e. a 'not for profit' model is envisaged.

A priority will be bringing the many unused and dormant buildings into active uses that contribute to delivery of the Vision, and are in keeping with the guiding principles. Where appropriate, leases to third parties will be employed to assist in attracting the investment and other resources needed to bring a building back into an appropriate use.

Opportunities to secure investment, external funding and other resources to help deliver the Vision and meet the 'conservation deficit' will be fully utilised. However, if further monies continue to be needed, 'enabling development' will be considered. Any proposals for enabling development will be informed in consultation with the local planning authority and English Heritage, and be in accordance with the statutory planning framework.

Whatever the final mix of uses agreed for the various buildings and spaces, the single management body will ensure the uses provide a balanced and complementary portfolio of visitor facing activities, business, and other uses that make sense collectively and work cohesively as a whole, whilst being in keeping with the Guiding Principles.

4. The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced

Maintenance and management of the buildings, gardens and wider landscape, together with any future restoration programmes, building conversion or new development will be informed by a thorough understanding of the historic significance and its inherent special qualities, and where required, further associated research.

Conservation and repair work to the landscape and the buildings will be targeted at the most vulnerable and 'at risk' areas of the historic asset wherever possible.

Restoration of heritage assets will be based on historical evidence or precedent. Reinstatement of lost historic features will only be implemented where a clearly defined rationale can be provided against set criteria, including conservation benefit, consideration of the long-term maintenance costs, ability to enhance the visitor experience and ability to contribute to the financial sustainability of the Estate.

Management of the landscape will recognise the successive development of its character over many centuries, in particular the work of William Barron that lies at the core of the registered park and

garden. Management will protect and where appropriate enhance the historic character of the landscape.

The fundamental importance of appropriate management of the water and drainage systems to the long-term sustainability of the landscape will inform management and investment decisions.

Management will protect and where appropriate enhance the biodiversity and wildlife of the Estate, with a focus on UK Biodiversity Action Plan priority habitats and species. Geo-diversity interests will be understood, protected and appropriately managed.

Where appropriate, opportunities to integrate biodiversity management of the Estate into surrounding areas will also be taken. Invasive species will be controlled.

An up to date Conservation Management Plan will be maintained to guide stewardship of the Estate.

5. Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated

Overall, the welcome and presentation standards of the Estate will be raised, and the visitor orientation and flow improved to enhance the visitor experience, and to better protect the asset's historic significance.

Public access to the Country Park will be maintained, and will be free at the point of entry on foot to the parkland. The latter will apply to visitors arriving on bicycle, horse, or mobility vehicles such as wheelchairs.

Physical access will be provided and managed in an integrated and sustainable manner for a wide range of recreational, play and outdoor activities that are compatible with the various significances of the Estate. Zoning of recreational activities already takes place to some extent, for example horse-riding is restricted to the Estate perimeter. Zoning will be an influencing factor as the Estate's regeneration is planned in detail.

The connection between the Castle and the surrounding park and gardens is fundamental to the story and meaning of Elvaston and opportunities for this relationship to be strengthened and shared by visitors will be provided.

Links to wider access networks such as the Sustrans Cycle Network and the adjoining areas of Derby and towards Nottingham will be maintained, and where appropriate strengthened as opportunities arise.

Visitors will be encouraged to understand and value what makes the Elvaston Estate special and their role in its conservation and future.

The stories and rich heritage will be interpreted and celebrated in creative and inspiring ways, guided by a holistic and innovative approach to interpretation for the Estate as a whole that also minimises the use and visual intrusion of physical signage. On-line and other resources will also be developed to help improve intellectual access to the heritage of Elvaston.

6. People, community involvement and partnership working will be at the heart of all activities

People and communities will be encouraged to be actively involved in the care of Elvaston Castle and Estate.

Opportunities for education, volunteering and that enable training in heritage and others skills that reflect the Estate's inherent qualities will be actively developed, fostered by appropriate support.

Community representation to the single management body will provide regular and on-going opportunities for people to help inform the present and future Estate.

Partnership working with tenants, the voluntary and public sectors, and private and social enterprise will be core to the stewardship of the Elvaston Estate.

5. WHY ARE WE DOING THIS?

Why Elvaston Castle and Estate is special

Much of the Estate and many of the buildings are protected by a range of statutory and other designations as well as local and national policy, that influence how it is managed, used and enjoyed. These have informed the aspirations of this Vision and Plan:

- Many buildings within the Estate are 'listed buildings' due to their historic and architectural significance. These are included on the Secretary of State for Culture, Media and Sport's statutory list as advised by English Heritage, the government's advisor on the historic environment (refer to Figure 2).

The Castle is listed as Grade II*, which applies to buildings of particular importance, of more than special interest, whilst 17 others are Grade II and are therefore of national importance. These are:

- St Bartholomew churchyard walls
- Moorish Temple and terrace
- Golden Gates and attached walls
- Stables to the west of Elvaston Castle Coach House
- Nursery Garden walls and attached outbuildings
- Carriage wash
- Gate piers and walls to the west of Elvaston Castle
- Coach House and attached buildings
- Pump House
- Stable block east of the Kennels (Gas House)
- The Kennels
- London Road Lodge Entrance Gates
- Farm buildings west of St Bartholomew Church
- Information Centre and Shop
- Springthorpe Cottage
- The Boathouse
- Grotto on the northern side of the lake

The Church of St. Bartholomew is Grade I, the highest listing possible and of exceptional interest. Although not owned or managed by Derbyshire County Council, the church is an important part of the visitor experience and setting of the Estate, historically serving as the Stanhope family church. Therefore, the church and its' grounds have been considered in the visioning process.

- The gardens, lake and much of the parkland are included in the English Heritage Register of Historic Parks and Gardens, and are Grade II* and are therefore of particular importance, of more than special interest. Of most importance within the formal gardens, and probably the most vulnerable and under threat are the areas of rockwork, the topiary, the succession and care of the evergreen tree population, and the drainage system linked to the lake.

The gardens consist of formal gardens to the south and south-east of Elvaston Castle, and less formal grounds with woodland and a lake to the north and north-east.

Immediately south of the Castle lies the Parterre Garden created in 1970 on the site of the earlier Mon Plaisir garden. This had a covered walk in the form of an exaggerated quatrefoil formed from clipped hedges with loopholes to give light and entrances cut through the hedges. A central mound was laid out with a star-shaped flower bed and had a single central Monkey Puzzle tree.

Steps lead up at the south end of the current Parterre Garden to an opening formed between yews clipped into the shape of a crown. From this a path leads westwards to the Alhambra Garden, a grassed rectangle bordered by golden yews and birches overlooked from the south end by the Moorish Temple. Much of the original garden here has been removed.

Immediately east of the Parterre Garden and divided from it by clipped hedges is the Italianate Garden. This occupies a rectangular grassed area bordered by tall yew hedges with clipped hedges and simple topiary shapes cut into Irish yew bushes. The southern part of the garden, south of the formal gardens, is laid out with three parallel avenues cut through evergreen and coniferous trees (the Vault Avenue, Church Avenue and School Avenue).

On the east side of the Castle stone steps lead down from a terrace in front of the Castle. Topiary yews are positioned at the base of the steps and lead on to the Elvaston (or East) Avenue.

On the north side of the Castle grassed lawns are terraced down to the edge of a lake. There are extensive areas of rockwork all along the northern side of the lake, and a large rockwork structure built to represent a ruined castle is flanked by rustic arcading. This cuts into a mound originally surmounted by a spiral path and dense planting, from which views southwards over the lake to the Castle can be obtained. The northern shore of the lake was also set out with earthworks in the form of fortifications for the ruined castle, and a serpentine path, which continues around the lake and returns along its southern shore.

It should be noted that the 'Old English Garden' in the western walled garden is a 1970's creation, and was originally a productive food space. Valued today for its contemporary form, its heritage significance is low compared to the core gardens described above.

- The Elvaston Estate provides a fantastic greenspace for the nearby City of Derby, as well as the communities of South Derbyshire, Nottingham and further afield, with hundreds of thousands of visitors coming every year. Overall, the Estate provides a wonderful setting for access, recreation, play, events and education.

- The Local Nature Reserve in the north western corner of the Estate supports a range of species and habitats that are national priorities within the UK Biodiversity Action Plan, including Grass Snake. Nine of the eleven bat species known in Derbyshire have been recorded across the Estate as a whole, making it one of the most important sites for bats in the County.
- Oak Flatts and associated small areas on the Estate's western edge are part of a larger Local Geological Site called Stocker Flat.

The Current Challenges and Opportunities

Elvaston Castle and Estate are already managed and cared for by Derbyshire County Council, so why is a 'Vision' needed?

Most critically, because the future of the Estate is at a 'tipping point' - the designated heritage assets are under serious risk because of a lack of previous maintenance and investment, and important elements could soon be lost unless a co-ordinated and sustainable approach to securing the Estate's future is found. After more than a decade of debate, a clearly defined and achievable way forward for the Estate needs to be developed and agreed.

Safeguarding the heritage assets and developing financial sustainability

The cost of the 'essential repairs' required to the buildings, gardens and wider landscape is over £6 million, something that Derbyshire County Council on its own cannot afford. These costs will only rise unless new resources and uses for the many empty buildings are identified and secured, and fundamental issues such as management of the drainage system that underpins the wider landscape are addressed. At the same time, the Estate's net running costs of over £800,000 per annum are not sustainable for the County Council, with many other competing pressures for diminishing local authority budgets.

To move forward, it is hoped to gradually generate a variety of sustainable income streams that can help secure the future of the Estate through initiatives including:

- Finding appropriate new uses for the historic buildings;
- Bringing the gardens into 'good heart';
- Enhancing the visitor facilities such as the catering and retail offer; and,
- In turn, improving the financial contribution from those visiting, and from third parties working from the Estate.

Partnership working for shared benefit

With falling budgets and growing service pressures, the core skills required to sustainably manage the resource are increasingly difficult for Derbyshire County Council to secure. There is a need to work in partnership with others to help enable a sustainable future for Elvaston.

There is also recognition that a simplistic disposal route is not the right way forward for the Estate, and that such a complex problem will require a multi-faceted solution probably involving a mix of public, private and voluntary sector input.

Partnership working can take many forms and vary in depth: from volunteering; to developing joint funding bids; to taking on the task of regenerating and re-invigorating areas of the Estate in ways that help meet the Vision. We are keen to explore these and other options further and work together with others.

The regeneration of the Elvaston Estate also offers the potential to enhance a number of benefits to local people, the wider community and businesses such as employment, training and volunteering; a setting for appropriate commercial activity and residential opportunities.

An opportunity to think differently

The fact that Elvaston Castle lies empty and with little of its original furnishings presents an opportunity to think differently about the future use of the space, whilst respecting its historic significance.

We want to open up more of this space to visitors to enjoy the remaining key areas of heritage value like the Gothic Hall and to better appreciate the critical link between the story of the Earls of Harrington, the house and the creation by William Barron of the gardens that surround it. Converting much of the upper floors that have lost the majority of their internal heritage value to uses such as staycation, residential lettings or a financially viable visitor facing use will provide a way of bringing these areas into good repair and conservation, whilst helping to generate an income stream from what is currently seen as a liability. We also plan to work creatively to provide managed public access to the special spaces within the upper floors, such as the orchid room that sits on the very top of the Castle.

At the same time, this is a chance to think about how the wider Estate buildings are given a new lease of life that, considered as a whole, helps deliver the Vision.

Improving the visitor experience

The visitor infrastructure is tired and worn, and has suffered from a long period of under investment. There is also a need to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning.

In some cases, further research and understanding of the development of the Estate and its creators is needed, together with more knowledge and insight on the visitors that do and could come. This will inform future management, whilst influencing how best to share and celebrate the rich history of Elvaston in creative and exciting ways.

Considering how visitors arrive, and are orientated and flow through the site presents an opportunity to reduce pressure on vulnerable heritage interests, and provide a much better 'arrival and introduction' to the core gardens and buildings. By gradually bringing the historic gardens into 'good heart' and by targeted restoration works like re-creating key views across the lake to the Castle, combined with an incremental uplift in the visitor welcome and presentation standards of the Estate, the visitor experience can be enhanced. This in turn will help increase support for the resource and improve its financial sustainability.

Bearing in mind the bigger picture

The planned growth of South Derby towards the south-western margins of Elvaston Castle and Estate over the next 10 years or so could bring opportunities and challenges.

It may lead to more visitors coming to the Estate, and perhaps an increase in traffic on local roads. At the same time, there could be opportunities to improve the connections between the Estate and adjoining rights of way. There may be also opportunities to secure planning gain monies towards the regeneration of the Estate.

It's important that going forward, these and other developments around Elvaston are taken into consideration, and opportunities for partnership working taken.

Enabling infrastructure

To help deliver the aspirations in the Vision, there are number of pieces of 'enabling infrastructure' that need further consideration to help unlock a sustainable future for the Elvaston Estate, including:

Improving vehicular access and capacity to the core buildings

Whether these buildings are brought back to life as visitor facing attractions, offices, residences or a mixture of all of these options, the current vehicular access to them is not fit for purpose. The existing narrow Stables Drive vehicular access route is sub-standard in highways terms, has very limited scope for improvement and its current use is already resulting in a level of conflict between visitors and vehicles.

Encouraging more visitors towards the core buildings

Assuming a more attractive visitor offer is developed over time in the core buildings such as the Castle and environs, a fundamental part of maximising the financial sustainability of these facilities will be encouraging people to use and enjoy them, and in doing so, contribute to the income of the Estate.

Further evaluation is required to determine whether this is best achieved by considering the development of additional car parking facilities elsewhere on the Estate, enhancing the current car park or by using a variety of approaches to draw visitors to the core areas from the present main car park.

It is also acknowledged that should the aspirations in the Vision be met, it could potentially lead to an increase in visitor numbers to the Estate as it becomes a more attractive and thriving visitor destination. This in turn may place additional pressure on the current car parking facilities and lead to further traffic through nearby villages such as Elvaston, Thulston and Borrowash.

The services are in need of major refurbishment

Should regeneration of the Estate take place – whatever the uses – major investment in the services (the power, water, sewerage, and internet connections) that provide for the buildings is required. In some, replacement and upgrade will be necessary.

A number of proposals to resolving these issues have been raised through the development of the 'Vision and Plan'.

Finding sensitive and sustainable solutions to these infrastructure challenges is likely to involve some compromise between the sometimes competing interests of the Estate, but it remains a priority for the future regeneration of the Estate that a resolution to these issues is secured.

6. STRATEGIC ACTIONS DURING THE NEXT 10 YEARS

To enact the Vision, the following key strategic actions are proposed:

First three years (2014-2017)

In the first three years, the emphasis will be on creating the infrastructure – physically, financially and in terms of governance – that will provide a solid foundation on which to deliver the long-term aspirations of the Vision:

Creating a single management body

1. Develop and initiate a legal framework and governance model that will frame the proposed single management body and associated operating model, including its role and responsibilities, composition and structure. Define how community representation to the management body will be provided.
2. Create a single, dedicated site team that delivers grounds maintenance and visitor services for the Estate on a day to day basis.
3. Explore the staffing requirement, including volunteering, of the future operating model and associated office, storage and operational space. Consolidate the operational requirements within defined areas of the Estate.

Securing a financially sustainable business model

4. Commission a market research exercise led by the County Council to assess the level of interest from the public, private, community and voluntary sectors in those buildings and other areas which are not part of the 'core visitor operation' and in bringing these back into uses that are in keeping with the Vision and Guiding Principles.

In due course, follow this with a procurement exercise to secure partners to deliver the investment required through leasehold or other agreements that are controlled by the proposed single management body. In relevant cases, gain a clear understanding of what level of subsidy from public or other funding would still be required to meet their repair, conservation and conversion to the agreed uses. Use this information to gain a clear understanding of the remaining 'conservation deficit'.

5. Develop a prioritised and costed capital implementation plan for restoration and development of the site fabric and visitor infrastructure.

As part of this, undertake detailed planning to re-configure and improve the catering, retail and other core visitor facilities within the Estate,

including visitor arrival and welcome, parking and orientation, to maximise their commercial viability.

Determine the most appropriate ways of delivering any required improvements to vehicular access and car parking capacity that is needed to facilitate regeneration of the core buildings and financial sustainability of the wider Estate.

6. Develop a comprehensive revenue and capital funding strategy for the Estate. In association with this, prepare and submit a major grant application to the Heritage Lottery Fund (HLF) to secure substantial funding towards meeting the priorities within the Vision that best help to begin securing the key heritage assets, public benefits and financial sustainability of the Estate. It is envisaged that a series of phased bids to the HLF and other funding bodies will be required due to the scale of repair, restoration and regeneration needed on the Estate.
7. Develop a new operating model and 10 year business plan for the Estate that will shape and drive an incremental move towards much greater financial sustainability.
8. Review all existing tenancy agreements, leasehold, concessions and other lettings. Consider what approach and arrangements would best help deliver the Vision, and implement.
9. As necessary, explore options for potential enabling development to raise further finance to help meet any outstanding conservation deficit and provide match funding for HLF and other investment opportunities.
10. Gather further visitor insight, consider potential as well as existing audiences, and use this to inform management decisions.
11. Develop a 'Spirit of Place' statement to ensure that those placed with the custodianship of the Elvaston Estate understand why it is special (the unique, distinctive and cherished aspects of the place), and to work from this Spirit of Place statement to inform its care and management
12. Develop and implement a clear brand strategy for the Elvaston Estate.
13. Develop and implement a clear marketing strategy.
14. Review and refresh the Conservation Management Plan for the Estate. Based on this, commission further targeted academic research into understanding of the historic assets, and use this to inform management decisions.

Site infrastructure

15. Assess and modernise the services and utilities that provide for the Estate and its current and planned uses, particularly the core buildings that include the Castle and surrounding structures.

16. Following resolution of the proposed procurement exercise, begin phased commencement of partner investment to deliver gradual regeneration of the various buildings and other associated spaces.
17. Properly understand the drainage and water management requirements of the Estate, and develop and begin to implement a phased programme of improvements targeted at areas of heritage most at risk or vulnerable.
18. Upgrade access and service infrastructure within the Showground to facilitate its more regular use for large scale events and unlock its commercial potential.

Following seven years (2018-2024)

After the first three years, the emphasis will shift towards incrementally improving the visitor welcome, facilities, and 'offer', whilst strengthening the historic significance of the landscape through appropriate maintenance and management. It is also highly probable that the phased regeneration of the many buildings across the site will continue throughout this period:

Protecting and conserving the historic significance

19. Develop and implement a co-ordinated operational maintenance and management plan for the buildings and landscape, properly informed by the Conservation Management Plan, that will gradually bring the core gardens back into 'good heart' and strengthen their heritage significance.
20. Determine the extent and scale of any potential restoration within the Castle and gardens, and undertake associated business planning to determine its feasibility. Begin phased restoration of defined features as resources are secured.

Enhancing the visitor experience

21. Implement the proposed Heritage Lottery Fund bid, if successful
22. Gradually lift the presentation standards of the Estate, including improvements to the access and visitor infrastructure such as visitor welcome, parking, orientation, site signage, and the path network
23. Develop and implement a creative interpretation strategy to best tell the Estate's stories and share its heritage.
24. Define a visual identity for all signage, orientation information, interpretative, educational and marketing materials that is unique to Elvaston Castle and Estate

25. Depending on the preceding steps, open the ground floor of Elvaston Castle to the public on a regular basis, using the insight garnered from visitors to inform how these rooms are developed and used in the future. Linked to the above, consider introduction of a 'pay for entry' model for areas of the Castle.
26. Develop the 'outdoors' offer by providing natural play and in time, the creation of adventurous play facilities.
27. Develop the secondary catering offer in tandem with the planned wider visitor experience and associated infrastructure improvements.
28. Test and trial the use of areas such as the ground floor of Elvaston Castle and the walled gardens for ceremonies and celebrations, and then develop this offer as appropriate.
29. Depending on the scale of any future garden restoration, consider introduction of a 'pay for entry' model for discrete areas of the formal gardens

Delivery through a skilled, experienced and dedicated team

30. Place an emphasis on developing the volunteer offer, and build the volunteer base to help support the core visitor operation and care of the Estate.
31. Create and support a culture that develops the skills, experience and knowledge of the site team and volunteers to facilitate delivery of the vision.

7. ESTATE MASTERPLAN

Background

The day to day running of Elvaston Castle and Estate requires a variety of operational, storage and office space for those delivering the maintenance of the gardens and parkland as well as other visitor facing activities, such as events and community engagement. The great majority of the buildings across the Estate are not needed for these purposes however. Therefore, finding new and appropriate uses for these other buildings and spaces is one of the keys to unlocking a sustainable future for the Estate. These uses could include new visitor attractions, but a variety of other options are also being considered depending on the space in question.

This Section of the 'Vision and Plan' sets out OPTIONS for uses of the various buildings and spaces but ultimately which ones go forward will depend in no small way on the ability of the private, public, community and voluntary sectors to deliver them, whether they be residential, visitor facing or something different. At the same time, the 'Vision and Plan' and particularly the Guiding Principles, provides a FRAMEWORK to guide the process.

During 2014, Derbyshire County Council began a process of market research to start to find out whom in the wider community and business sectors could work with the Council (and in time the proposed single management body) to help deliver the Vision, and in particular, to bring the many unused buildings back to life.

At the moment, this is simply a 'conversation' with interested people and organisations, and helps the Council better understand what may be possible. At this stage, the Council is interested in all ideas and options, including not only those from businesses, but also very much those who wish to develop the Estate's potential for training, volunteering and community engagement, and providing new and suitable visitor attractions.

Whatever the final mix of uses agreed for the various buildings and spaces, the controlling body for the Elvaston Estate will need to ensure the uses provide a balanced and complementary portfolio of visitor facing activities, business, and other uses that make sense collectively and work cohesively as a whole, whilst being in keeping with the Guiding Principles, and helping to deliver the Vision.

It is envisaged that the final mix of uses will be developed in conjunction with the proposed single management body.

The potential role of enabling development

An English Heritage and Derbyshire County Council commission report in 2010, commonly referred to as the 'Essential Repairs' report, indicated that the associated costs required to the buildings, gardens, lake and wider landscape across the Elvaston Estate was £6.5 million. To bring the many currently empty and unused buildings back into active use will also require

considerable additional monies to cover the costs of conversion (whatever the use), and to install modern services - the financial challenge in regenerating Elvaston is considerable.

The Council is working hard to explore opportunities to regenerate the buildings and the gardens, and its priorities are to:

- Work with others who share its long-term Vision for the Estate, and who could potentially invest in the regeneration of the buildings, and bring them back to life in ways that help deliver the Vision, and;
- Secure public and other funding, for example, from the Heritage Lottery Fund, to help meet the scale of the repair costs.

However, there is a chance that once all these and any other options have been exhausted, there will still remain a significant short-fall in monies to regenerate the buildings and bring the nationally important gardens back into 'good heart'

It is in these circumstances that the County Council will consider the option of what is called 'enabling development' as a last resort.

As defined by English Heritage (2012), 'Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. While normally a last resort, it is an established and useful planning tool by which a community may be able to secure the long-term future of a place of heritage significance, and sometimes other public benefits, provided it is satisfied that the balance of public advantage lies in doing so. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development'. In addition, the heritage benefits of the proposed development should outweigh the dis-benefits of departing from the development plan or from national planning policies. Enabling development can sometimes take the form of residential development.

Following detailed discussions with English Heritage, South Derbyshire District Council (the local planning authority for Elvaston), and Derbyshire County Council in 2012, a number of potential enabling development sites were identified including – the Frame yard, Home Farm, the site of the former Thatched Cottage, the site of the former Real Tennis Court, and the site of the former Kennels Cottage. Many of these are not existing buildings but they do have differing levels of historic significance and are all within the Grade II* Registered Park and Garden, with the exception of Home Farm. The sites may also be valued for other reasons such as biodiversity and wildlife. None of the potential enabling development sites listed above is public open space and all are fenced or gated.

Enabling development is not an easy option, and is strictly controlled by planning regulations - enabling development at any of these sites will need to be robustly justified to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets. Impact on setting and contribution of existing sites, to the special

interest of the registered historic garden, Elvaston Castle and other listed buildings, will always be a valid issue and one which will require proper assessment should any of these sites be put forward for development in the future.

Should any enabling development take place, it would be on the basis of long leases, rather than sale of the freehold. In addition, opportunities should be taken where possible to ensure that any enabling development helps contribute to overall delivery of the Vision for the Estate.

Any detailed proposals for enabling development would be subject to the scrutiny and ultimately the approval of South Derbyshire District Council, and the input of English Heritage. Detailed guidance on enabling development can be found at:

www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/ed/

Preferred and other acceptable uses

The following text outlines the ‘preferred’ uses and other ‘acceptable’ uses for the various buildings and spaces across the Estate, and should be read in conjunction with Figure 3, and with reference to Section 5, ‘Enabling Infrastructure’.

This approach to scoping out the potential future uses of the buildings and spaces has been called ‘master-planning’ and has been informed by:

- The stakeholder engagement workshops held in autumn 2013 and consultation on the draft of the Vision and Plan in early 2014;
- The Derbyshire County Council and English Heritage commissioned reports from 2010 and 2012 concerning the ‘essential repairs’ and ‘strategic options appraisal’ that can be viewed at www.futureelvaston.co.uk/background-reading/
- Discussion with South Derbyshire District Council (the local planning authority) and English Heritage;
- The significance of the Estate for access, conservation and heritage
- The Vision and Guiding Principles.

Future uses of the various buildings and spaces will also need to fully consider the heritage and other significances should associated planning applications be prepared in due course.

For each space, the preferred uses are shown in bold, followed by other acceptable uses. In some cases, no preferred use has been proposed and in these cases acceptable options are outlined. Potential enabling development sites are also included.

Elvaston Castle and Castle Courtyard

Ground floor of Elvaston Castle and the Castle Courtyard – to be the **public facing and commercial hub of the visitor operation with a mixture of uses such as catering; retail; public toilets; public access to the Gothic Hall and Gothic Kitchen; light touch interpretation; and multi-use space for meetings, training, exhibitions and education, ceremonies and celebrations.**

Whatever happens to the northern range of the Castle Courtyard, it must work in concert with the Castle (particularly the ground floor) and enhance the public space in and around the Castle, especially the courtyard

The southern range of the Castle Courtyard is not considered a priority due to the very small size of the buildings and spaces present. However, the aspiration would be that these buildings are brought into good repair.

1st and 2nd floors of Elvaston Castle - **staycation with small-scale conferencing and meeting space; managed public access to the views over the grounds and to the orchid house.**

Other acceptable uses for the 1st and 2nd floors: residential long-term lets, hotel, art gallery or office space.

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

St Bartholomew's Church

The Church is owned and managed by the Diocese of Derby in conjunction with Elvaston Parochial Church Council.

In terms of the 'Estate Masterplan' the aspirations are for greater partnership working between the managing body for the Elvaston Estate and the Church. For example in sharing access, understanding and enjoyment of a linked heritage, and in developing the potential of the Estate to work in conjunction with the Church to support ceremonies and celebrations.

Upper Stableyard



No preferred use for spaces A, B, C, D and the upper floors of E, G and H has been determined. However, the following acceptable uses have been determined: office, retail, residential or community use.

The preferred use of the ground floor of spaces E, G, and H is for them to be **retained as they are because of their existing heritage and interpretation value.**

For Building J – the preferred use is **office space.**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Bottom Stableyard, Gardeners Cottage and former Museum Buildings





This range of buildings presents a number of challenges as some of the buildings and fixtures make certain uses of these spaces less flexible than others. It is also clear that whatever uses these buildings are put to, they need to work as a coherent whole.

For the former Museum buildings D to L, the preferred option is converting these various buildings to **workshops/start-up business units/retail /offices/community use.**

For the former Museum buildings A to C the preferred use is simply to have these spaces **in good working order, with light touch interpretation.**

Other acceptable uses for all/parts of this complex of buildings:

- Residential/holiday lets;
- Stabling;
- Office space for visitor operation staff (in particular the northern range, A-C)

It is very much recognised that the conversion of many of these buildings to office or residential use may be difficult to achieve without negatively impacting on the buildings' special architectural and historic interest. Many of these buildings are listed in their own right, and any work that impacts on their special interest will be subject to a listed building application.

However, at this stage, it is considered prudent to keep these options in the 'mix', and then as the County Council's market research unfolds it will become clearer which options are possible and more probable, and which are less promising.

The County Council remain open to other ideas and combination of approaches that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.

Site of former real tennis court

A potential enabling development site.

Former Museum Shop and Tractor Shed

The preferred use of this modern building is replacement with **residential**.

Other acceptable uses: office space.

Gas House



The preferred use is conversion to **residential**.

Other acceptable uses: office space or workshops. Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Kennels



The preferred use is conversion to **residential**.

Other acceptable uses: Office space, holiday let and/or stabling.

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Site of the former Kennel's Cottage and adjacent former tip site

A potential enabling development site, probably for residential use.

Moorish Temple

An attractive building situated within the gardens. This building has recently been repaired and restored externally. Although the building is now weather tight the interior has not been fully restored and access is restricted due to the presence of bats.

Site of former thatched cottage

A potential enabling development site, probably for residential use.

Old English Garden



The preferred use is as a **public space and garden, but with greater use as a managed space for ceremonies and celebrations** such as weddings, the latter in concert with the Nursery Garden.

Nursery (or Secret) Garden

This large space could provide for a variety of functions, especially if clear and well-managed boundaries are defined between the different uses. It is also important that activity undertaken in the Nursery Garden works in concert with the Gardeners Cottage/Bothy, and where relevant, the Old English Garden.

The preferred uses are:

- **Managed events space for ceremonies and celebrations;**
- **Growing of plants for the gardens and for sale;**

- **Horticultural training;**
- **Storage space for materials, machinery and equipment required by the grounds maintenance team serving the Estate; and,**
- **Light touch interpretation.**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Gardeners Cottage/Bothy

The preferred use is for these to continue as an **operational base and store for the staff delivering grounds maintenance within the Estate**, and in ways that complement activity in the Nursery Garden.

Other acceptable uses: Supporting premises that complement activity in the Nursery Garden.

Community Orchard

The preferred use is to maintain this area as a **Community Orchard**.

Frame yard



A potential enabling development site, probably for residential use.

Other acceptable uses: Parking for staff, and operational vehicles. Storage space for equipment and materials.

Caravan Site

The preferred use is to develop use of this area for a variety of temporary accommodation including **caravanning, camping, and glamping**, for example camping pods.

Main visitor car park

At present, it is proposed to maintain the primary visitor car park in its current location adjacent to Borrowash Road.

However, further evaluation of the long-term requirements for visitor and other parking will continue as part of on-going detailed planning of the regeneration of the Estate (refer to Section 5, 'Enabling Infrastructure' for further information).

Children's Playground

The existing playground by the car park is programmed to be removed, slightly extended and 'refreshed' in spring 2014. In the short term at least it will stay in its present location.

In the medium term, the preferred approach is **to develop new adventurous outdoor and natural play facilities elsewhere on the Estate that provides for all ages of children and young people.**

Showground

The preferred use is to **continue and expand its use for events**, but to enable this by upgrading its infrastructure to provide better drainage, access and associated services so that it can be used more often without damage to the surface.

Pump House and Boat House

The preferred use is **that these buildings are brought into good repair, with associated interpretation of their heritage and wildlife value**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

The Lake

The future use of the lake needs further consideration.

However, it is understood that significant work is required to the lake to help solve the drainage issues across the Estate. Further research and understanding of its setting is required to protect its historic significance - for example the rockwork and the interconnected views across the lake to the Castle.

Home Farm



A potential enabling development site, probably for **residential use**.

Other acceptable uses: Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Local Nature Reserve

The preferred use is to **maintain this area as a Local Nature Reserve**.

Small events field

The preferred use is to **maintain this area as small-scale events and picnic space**.

The Paddock

The preferred use is to **continue to use this area for occasional events**.

Other acceptable uses: picnicking

Springthorpe Cottage



This is not considered a priority and a preferred use will be determined when the final use of surrounding buildings and spaces becomes clearer. However, whatever is finally decided, this building should be brought into good repair, with associated interpretation of its heritage and wildlife value

Cricket Club and cricket pitches

The preferred use is to maintain this area as **cricket pitches with associated facilities**.

Riding Centre Fields and Clover Close

These disparate areas currently provide grazing paddocks for horses, and Clover Close has also been used for grazing in the past.

The preferred use is to manage these areas as a combined asset to provide **riding paddocks, with associated grazing and livery**.

Oak Flatt

The preferred use is for **hay, haylage or silage**.

8. MONITORING AND REVIEW

The proposals in this document will be kept under review and we will change our plans in the light of on-going liaison and discussion with stakeholders, further experience and information, and best practice elsewhere.

As proposals are prepared for specific buildings, for example through planning applications related to their change of use, associated statutory and other consultation will take place.

The progress of delivery against the Vision will be reviewed at least annually, and as appropriate, with the involvement and input of stakeholders.

As the proposed single management body comes to fruition, more detailed arrangements for monitoring and reviewing progress will develop.

APPENDIX 1

List of Stakeholder Organisations

Below is a list of the stakeholder organisations who have been involved in the development of the 'Vision and Plan' for the Elvaston Estate:

All About Tourism
Culture Derbyshire
DART Training
Derby City Council
Derby College
Derbyshire Bat Conservation Group
Derbyshire County Council
Derbyshire Historic Gardens Trust
Derbyshire Sport
Derbyshire Historic Buildings Trust
Derby Paranormal Hunters
Derbyshire Wedding Planners
Derbyshire Wildlife Trust
Diocese of Derby
Elvaston Castle Equestrian Centre
Elvaston Castle Cricket Club
Elvaston Garden Club
Elvaston Reserve Action Group
Elvaston Parish Council
Elvaston Parish Plan Steering Group
Elvaston Steam Rally
English Heritage
Friends of Elvaston Castle
Georgian Group
Groundwork Creswell, Ashfield and Mansfield
Harrington Tea Rooms
Heritage Lottery Fund East Midlands
Heritage Skills Hub Midlands
Highgate Sanctuary Ltd
Hilary Taylor Landscapes
Long Eaton Natural History Society
Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire
Masters and Makers
National Trust
Natural England
Ockbrook and Borrowash Historical and Archaeological Society
Ruach Trust
St Bartholomew's Parochial Church Council
Sinfin Running Club
Social Enterprise East Midlands
Society for Protection of Ancient Buildings
South Derbyshire District Council

South Derbyshire Environmental Forum
University of Derby
Where to Walkies Ltd

APPENDIX 2

A brief history of the Elvaston Estate

The Elvaston Estate manifests many centuries of activity and improvement. There is written evidence that indicates that by the reign of Richard II (1377-99) there was a well-established substantial manor, estate and gardens. This is supported by St Bartholomew's church, which is adjacent to Elvaston Castle, being, in part, early 13th century.

In the early 16th century the Elvaston Estate was acquired by Sir Michael Stanhope and the Stanhope family resided at Elvaston for over four centuries. William Stanhope, the great, great, great grandson of Sir Michael was created the first Baron Harrington in 1730, rising to the first Earl of Harrington in 1742.

The magic and quiriness of Elvaston Castle and Estate comes from the 4th Earl of Harrington and his actress wife Maria Foote, and their desire for a fantasy world and retreat from society.

The 3rd Earl of Harrington employed the fashionable architect James Wyatt to modernise and romanticise his 17th century red brick house of which large portions remain cloaked under later work. Wyatt's plan for a Tudor gothic castellated castle was only partly executed by the time of his death in 1813, and was completed by a local builder from Derby, Robert Walker.

The 4th Earl and his Countess set about transforming the flat and rather dull landscape on the plains of the Derwent into an enclosed world of fairy chivalry and exotic fantasy. This was achieved by the creation of a series of separate but contiguous gardens of topiarised evergreen shrubs and trees.

Whilst the impetus for this unusual and influential idea was probably the Earl's, its execution and the detail of planting, clipping, species, propagation and practicalities of planning, earth moving, engineering and drainage were accomplished by his Head Gardener, William Barron. Barron was a Scotsman of extraordinary energy and skill who accomplished feats of grafting, of transporting and planting mature trees (he invented his own tree spade and method of removal) and composition that left a garden, or rather an interlinked series of gardens which, after a mere 20 years, both astonished and astounded all who saw them.

Away from the south front of the castle avenues stretch out to south and east. Both of these, in form if not in planting, preceded Barron's involvement and probably date from the 17th century.

To the north of the castle is what is still perhaps the most striking of Barron's creations; the lake with its profusion of rockwork. Barron, with increasing enthusiasm and speed, developed grottoes, arches, islands, promontories and circles all with imported rockwork on the muddy plains of the Derwent where rock was, naturally, entirely unknown. In designs more reminiscent of 18th century gardening practices, Barron created his lake in a sinuous form,

planting its northern verge densely with yews to cut the garden off from the flat expanses of the park beyond whilst creating cut-through views – romantic glimpses - oblique and framed by trees and/or rockwork, of the castle and church on the south side of the lake. He created a great fountain on the southern shore of the lake across from the north façade of the castle to give a further focus for views.

The gardens only become more widely known after the succession of the 5th Earl in 1852, and were celebrated nationally. However, the 5th Earl cut Barron's workforce from about 80 gardeners to 8 and two boys. Succeeding hard winters in the late 1850's and again in the mid 1860's took their toll on the less hardy exotics with which Barron had liberally stocked the garden. After his retirement and in the long tenure of the 7th and 8th Earls hunting took over from gardening as the pre-occupation of the family. Barron's plan grew out and then went over. By the time of the Second World War, when the castle was let as a training college and the subsequent harsh winter of 1947, neglect was such that the distinctive character of the gardens was being lost.

The estate was sold to Needler Developments Ltd, a gravel extraction company in 1964, with the remaining collection within the main house and the statuary in the gardens disposed of around the same time. Derbyshire County Council acquired the estate in 1969, at a cost of £128,000. In 1970, it was the first Country Park to open to the public in England.

APPENDIX 3

Glossary of Terms

Conservation Deficit - The amount by which the cost of repair (and conversion to optimum beneficial use if appropriate) of a significant place exceeds its market value on completion of repair and conversion, allowing for all appropriate development costs, but assuming a nil or nominal land value (English Heritage, 2012)

Conservation Management Plan – a document which sets out the significance of a place and how that significance will be sustained in the future, and a specific set of actions or proposals for the ongoing management of the site. It is based on the conservation planning process (English Heritage, 2012)

Core Visitor Operation – in respect to Elvaston Castle and Estate this refers to those parts of the Estate including the gardens and parkland, and office and operational space required for the day to day running of the Estate as a visitor attraction

DCC/Derbyshire County Council/Council - owner and manager of Elvaston Castle and Estate

Elvaston Castle and Estate – This encompasses ALL of the land owned by Derbyshire County Council in and around Elvaston Castle Country Park, including areas such as Home Farm, Oak Flatts and environs that do not form part of the Country Park or part of the Registered Park and Garden.

Enabling Development – ‘Enabling development’ is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. While normally a last resort, it is an established and useful planning tool by which a community may be able to secure the long-term future of a place of heritage significance, and sometimes other public benefits, provided it is satisfied that the balance of public advantage lies in doing so. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development (English Heritage, 2012)

Enabling Infrastructure – In the context of the Elvaston Estate, a variety of infrastructure improvements, such as upgrade to the services (power, water, etc.) and improvements to vehicular access to the core buildings that are felt to be needed to truly unlock a sustainable future for the Estate

English Heritage - The government’s advisor on the historic environment

HLF/Heritage Lottery Fund - Using money raised through the National Lottery, the Heritage Lottery Fund (HLF) gives grants to sustain and transform our heritage. From museums, parks and historic places to archaeology,

natural environment and cultural traditions we invest in every part of our diverse heritage

Listed Building - Many of the buildings and structures within the Estate are 'listed buildings' due to their historic and architectural significance. These are included on the Secretary of State for Culture, Media and Sport's statutory list as advised by English Heritage

Local Nature Reserve/LNR - All district and county councils have powers to acquire, declare and manage LNRs. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment. A LNR is for both people and wildlife. LNRs offer people special opportunities to study or learn about nature or simply to enjoy it (Natural England, 2014)

Local Geological Site - Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)) are selected by voluntary geo-conservation groups, such as RIGS Groups and Geology Trusts which are generally formed by county or unitary authority area in England. The sites are selected on a local basis according to various nationally agreed criteria such as the value of a site for educational purposes in life-long learning; and the aesthetic value of a site in the landscape, particularly in relation to promoting public awareness and appreciation of Earth sciences

Registered Park and Garden – The Register of Historic Parks and Gardens is compiled by English Heritage. It provides a listing and classification system for historic parks and gardens similar to that used for listed buildings.

Single Management Body – it is proposed to enter into a legal agreement for the Estate with a 'single management body' that would control the overall governance of the Estate with the balance of conservation, heritage and access at its core.

Staycation – rentable accommodation for short holiday/weekend breaks in the UK, often for groups of people rather than individuals or families. Often used for people attending weddings, ceremonies, events and reunions.

UK Biodiversity Action Plan - The UK Biodiversity Action Plan (BAP) is a programme addressing threatened species of wildlife and habitat and is designed to protect and restore biological systems, and was the UK's response to the 1992 Rio Summit.

William Barron – Head Gardener for the Elvaston Estate during the 1830's to the 1850's, who worked with the 4th Earl of Harrington to create much of the present gardens and landscape of Elvaston. Through his work and publications he received national recognition in the field of horticulture.

APPENDIX 4

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