

Church Buildings Report PM 2460 Milford, Holy Trinity (612250 CHR)

ChurchCare



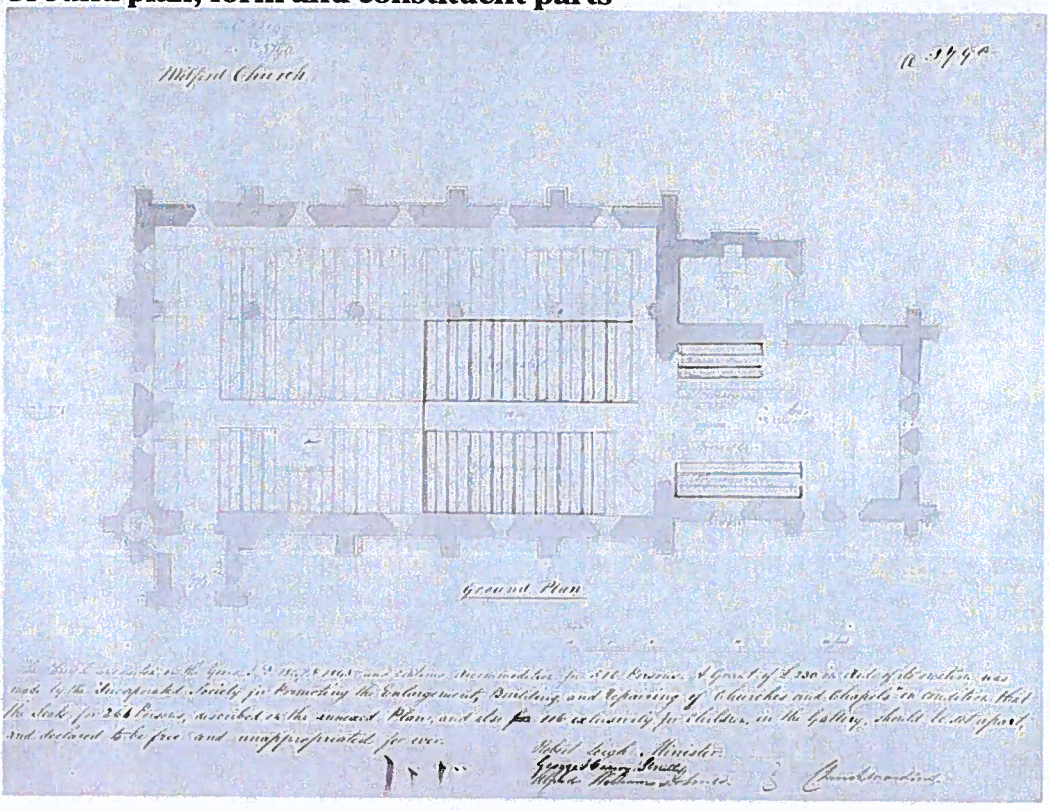
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PART 1: Summary



Exterior view from S

Parish: Milford	Dedication: Holy Trinity	Diocese: Derby	County: Derbyshire
Benefice: Hazelwood (St John the Evangelist), Holbrook and Milford	Archdeaconry: Derby	Local Authority: Amber Valley Borough Council	
Address: Derby Road (at junction with Hopping Hill) Milford Belper Derbyshire DE56 0RJ		NGR: SK 35111 45370	
Listing: Grade II (NHLE 1087346)	Other designations (CA, SAM, SSSI, SINC, TPO etc.): <ul style="list-style-type: none"> • Derwent Valley Mills World Heritage Site • Belper and Milford Conservation Area • The wall, railings and gates on the street boundary are separately listed grade II (NHLE 1087347) 		

	<ul style="list-style-type: none"> The walls, steps and posts on the (liturgical) W boundary are separately listed grade II (NHLE 1100630) – this presumably (but not explicitly) includes the churchyard wall (see <i>Churchyard</i> below)
Local population: 1,212	Indices of Multiple Deprivation Rank: 7,516 out of 12,519 (where 1 is the most deprived parish)
Key message from the Church Buildings Council	Holy Trinity church is a prominent building in a sensitive landscape and an early example of a church design influenced by Ecclesiological principles. To have a sustainable future in worship use, it would need significant investment, perhaps as part of a repurposing of part of the building for an income-generating complementary or alternative use.
Ground plan, form and constituent parts	
 <p><i>Mitford Church</i> 1846</p> <p>1846</p> <p>ground Plan</p> <p>The Church was built with funds of £1500, and existing accommodation for 100 persons. A grant of £250 in aid of its erection, was made by the Incorporated Society for Promoting the Enlargement, Building, and Repairing of Churches and Chapels in condition that the work for 250 persons, ascribed in the above Plan, and also for 100 extra persons, in the gallery, should be at once, and declared to be free and unappropriated, for ever.</p> <p>Walter Smith, Minister. George Henry Smith, Warden. Walter Thomas & Sons, 3 Chandlers Row.</p>	<p>Two-bay chancel and sanctuary, five-bay nave and N aisle, S porch and SW bell turret, vestry N of W bay of chancel, with passage and kitchen further N linked to WCs and three-bay hall further E (all assuming liturgical E orientation)</p> <p><i>Plan c1846 (not signed by the draughtsman but signed by the minister and churchwardens after construction, 1847-8); from Lambeth Palace ICBS Collection (ICBS03790). NB does not show alterations and additions of 1904-10.</i></p>
Other buildings or pieces of land	None known.
Dimensions	<p>Internal dimensions (principal spaces only) measured on site (width x length):</p> <ul style="list-style-type: none"> Sanctuary: 5.66m x 4.33m (to masonry behind panelling) Chancel (excl Sanctuary): 5.98m (to vestry partition) x 4.73m Nave: 7.58m (to arcade column centres) x 18.67m N aisle: 3.11m (to arcade column centres) x 19.44m Vestry: 2.43m x 4.00m Church Room: 5.37m x 8.51m <p>The area of the footprint given on the Church Heritage Record is 426sq.m – even with the minor ancillary rooms not measured on site this would appear to be an overestimate. A total floor area of 350sq.m would be a more reliable estimate.</p>

Building materials	<i>Exterior:</i> Walls: snecked quarry-faced sandstone blocks, with coursed pitch-faced blocks for the C20 additions; roofs: plain Staffordshire clay tile and Welsh slate; details: sandstone ashlar; RWG: cast iron and uPVC; <i>Interior:</i> Ceiling: boarded behind exposed structural timbers; walls: plastered and painted white; floors: tiles, concrete, timber pew platforms.
State of repair based on latest Quinquennial Inspection Report	Report by: Richard I Smith RIBA, AABC and Nichola L Robinson, RIBA of Smith and Roper Date: March 2017 Summary: 'We consider the overall condition of the church to be fair however there are a number of items which are now in need of urgent attention.' The QI has highlighted several major problems – the roofs to the N aisle and the ancillary spaces need repair, the rainwater goods need a thorough overhaul and the bell turret needs a high level inspection followed by significant repairs as there is a concern as to its stability. Besides this, there is a large number of maintenance and minor repairs throughout and the heating system needs an overhaul and a new boiler. The estimate for this work (excluding the tower) is £100,000. In addition, to bring the facilities up to an acceptable standard, the kitchen and toilets would need to be replaced and the ancillary spaces redecorated (estimated at £50,000).
Heritage at Risk Register	The church is on the Heritage at Risk Register (accessed 18/08/18): <ul style="list-style-type: none"> • Condition: Poor • Priority Category: C - Slow decay; no solution agreed • Previous Priority Category: C • Assessment: 'Church, dating from 1848 by architect H Moffatt (sic). Church room and vestry added in 1910. Rainwater goods have localised defects and require repair. There are a number of isolated defects at joints of downpipes. The disposal of water at ground level is currently inadequate. Water discharge via a downpipe to a drain on the later extension is ineffective. The church has been the victim of heritage crime.'
Any additional structural reports	None known.
Additional site visit notes	The cover to the stairwell serving the redundant boiler house adjacent to the kitchen was reported to be dangerous. It was unclear whether the registers and church plate were normally kept in the safe.
Energy use / services / WCs / access	Supply and connections: <ul style="list-style-type: none"> • Electricity: mains supply; entry point in S wall of passageway between N aisle and Church Room; meter and consumer unit at foot of bell turret stair; • Gas: mains supply; entry point and meter in S wall of passageway between N aisle and Church Room; • Water: mains supply; entry point in S wall of passageway between N aisle and Church Room; not metered; • Sewerage: mains connection. Installations: <ul style="list-style-type: none"> • Power: surface mounted sockets and cable, some without conduit; • Lighting: worship space has flood lights and spot fittings, mostly mounted at wallplate level; the lighting is adequate; other spaces have a variety of utilitarian fittings;

	<ul style="list-style-type: none"> • Sound: induction loop; • Heating: gas-fired hot water system feeding large and medium bore pipes and cast iron radiators; defective since 2017. The boiler is in the Church Room, inconveniently placed in front of the fireplace. The Church Room is additionally heated by a gas fire and 4 radiant electric heaters. There are various portable heaters. Heating for the church was formerly via a boiler housed in a cellar under the kitchen accessed from steps outside the external door adjacent to the kitchen extension; • Humidity control: none seen; • WC: two cubicles with WHB accessed from the passageway between the N aisle and the Church Room; not fully accessible; • Kitchen: small but fully appointed kitchen accessed from the Church Room; tired fixtures and appliances; • Fire protection: two each of CO2 and water extinguishers; • Lightning protection: none; QI does not indicate this to be a significant risk. <p>Access to the building:</p> <ul style="list-style-type: none"> • Two steps up to S porch outer door; • Four steps up to the priest's door in the chancel S wall (door not used owing to the adaptation of the floor inside); • Two steps up to the Church Room porch. <p>Access within the building:</p> <ul style="list-style-type: none"> • one step up to the chancel; one step up to the sanctuary with one further step within; • pew platforms are raised, with a chamfered kerb made more awkward by the heating pipes running alongside; • N aisle alley is narrow; • spiral stone stair in bell turret with ladder access to belfry level.
Evidence of burials within church	None. The church was never consecrated for burial.
<p>Brief summary of history: Parish church, 1846-8 by <i>W B Moffatt</i>; vestry replaced and organ chamber added to N side of chancel, 1904-5, and church hall in attached extension, 1910, possibly by <i>Currey and Thompson</i>; W gallery removed and W window enlarged, 1919, by <i>Currey and Thompson</i>.</p>	
<p>Assessment of significance: Of moderate significance overall. This has been determined with reference to the values of the place, ie the church, its contents and churchyard or curtilage, assessed in line with Conservation Principles (English Heritage, 2008) as follows:</p> <ul style="list-style-type: none"> • Evidential value – the fabric of the church does not offer any significant information about its era which is unique to the historical record; there is no evidence for occupation or development of the site before the construction of the church so the potential for archaeological evidence from the period before the C19 is low; there are recent ashes interments but no burials in the churchyard – L-M • Historical value - the building of the church and the establishment of the parish has some interest as a product of the expansion of Anglican church provision in the early Victorian period, financed by central funding from both the Church Commissioners and the ICBS as well as private philanthropy and local fundraising; it also demonstrates the exerting of Anglican influence over an industrial community that had hitherto been served by Methodist, Baptist and Unitarian chapels; 	



the present church has considerable design history interest as an example of the purist Gothic Revival of the Early English Gothic style of the early C13, and an early instance of the practical application of Ecclesiological church building ideas; the furnishings indicate the taste and level of prosperity of an industrial community with a wealthy patron – L-M

- Aesthetic value – the church is a good and largely intact example of the revived Early English style by the architect W B Moffatt in his brief heyday; it exploits a difficult site to good effect, producing a building with strong townscape value, especially the quirky bell turret; the building has variety and interest despite its relatively austere chosen style; it is well integrated to its environment by the use of local stone. The broad and spacious interior has some impact in spite of the plainness of the style and the cool and relatively undemonstrative palette of materials and forms. The arcade is a particularly satisfying composition. Amongst the furnishings, the font and some of the stained glass are of some aesthetic quality and design interest in their own right; in particular the 1984 window by Patrick Reyntiens is a powerful and attractive work. The original design drawings by Moffatt are attractive works of draughtsmanship as well as being of archival value – M
- Communal value – the church is the focus of the accumulated memories and associations of the village and parish which it has served over more than one and a half centuries, in particular those associated with the memorial plaques and donated furnishings, those baptised in the font, those married in the church and those whose ashes are buried in the churchyard; the three war memorial windows and the plaque have communal value for the whole community and are as yet unrecorded in the National Inventory – M

L, M & H refer to Low, Moderate and High significance. The levels of significance are more fully defined at the end of this report.

Assessment of sustainability and potential for change:

Holy Trinity benefits from a prominent location on the main route between the two geographically distinct parts of Milford. Fundamentally, the building is well-constructed from quality materials. It has a generous worship space, in particular a large chancel clear of fixed furniture. The configuration of the interior means that it is well-suited to large set-piece services. It has on-site facilities consisting of a church room, WCs, kitchen and storage in a purpose-built extension conveniently linked to the N aisle.

In spite of these intrinsic advantages, the church faces considerable challenges. The condition of the building is poor: the most recent QI identifies extensive problems, in particular to the N aisle roof and the bell turret. The church appears on the Historic England Heritage at Risk Register. In addition to the structural repairs, the building is in need of investment to revive the decorative condition throughout and to bring the heating system and welcome facilities up to a modern standard. In particular, the heating system no longer works, the kitchen is cramped and outdated and neither of the WCs is fully accessible while the use of the church room is hampered by a considerable amount of clutter and a poorly located boiler. The ordering of the nave and aisle does not make for flexible use of the space and some of the seating in the aisle is not accessible. Whilst accessibility within the church is otherwise acceptable, the approaches to the building are extremely awkward for anyone with restricted mobility and well-nigh impossible for wheelchair users. The lack of any dedicated parking is a considerable drawback, especially as it lies between the two clusters of population in the village. In terms of human capacity, the congregation is now below ten; though loyal, the membership are all working age with family and weekday commitments that would militate against undertaking a major project.

In demographic and employment terms, there are some prospects for growth. There is an existing permission for 69 dwellings on the former Strutt's Mill site on the other side of the river and the land on the opposite side of the main road just north of the church is zoned for mixed use development. More widely, Milford is part of the Derwent Valley Mills World Heritage Site, which attracts some tourism and second home buyers. However, none of these factors offers an obvious solution for the church. The recent appeal to the community generated some feedback but no offers of help or specific suggestions or opportunities.

For the church to have a sustainable future in worship use, it would need to identify a role that was not compromised by the intrinsic difficulties of site and accessibility and that had prospects for growth. That



may not lie in maintaining a conventional parish church role, even one complemented by making the premises available for community uses. The Baptist church in Chevin Road, in the S part of the village, has a recently renovated flexible worship space that fills that niche whilst the Milford Social Club, near the Baptist Church, has a room for hire and a range of social activities.

Perhaps more promising would be to look at adapting the building for shared use. The new incumbent has changed the way the worship space is used to focus services on the chancel and the area just W of the chancel step. If the full extent of the worship space is no longer required, part of the building might be made available for a more or less separate use. To this end, it may be worthwhile to look beyond local community needs as a means of finding a sustainable future and instead consider an income-generating use for part of the building that could co-exist with worship use. This would need to be carefully marketed bearing in mind that there are other historic buildings suitable for conversion in the area, such as the enormous East Mill in Belper.

This could be done in a variety of ways depending on the respective requirements. The existing layout offers several options besides that already informally tried, ie focussing on the chancel. There is scope for some subdivision of the nave and aisles. The church room and its ancillary spaces could easily be made a separate suite.

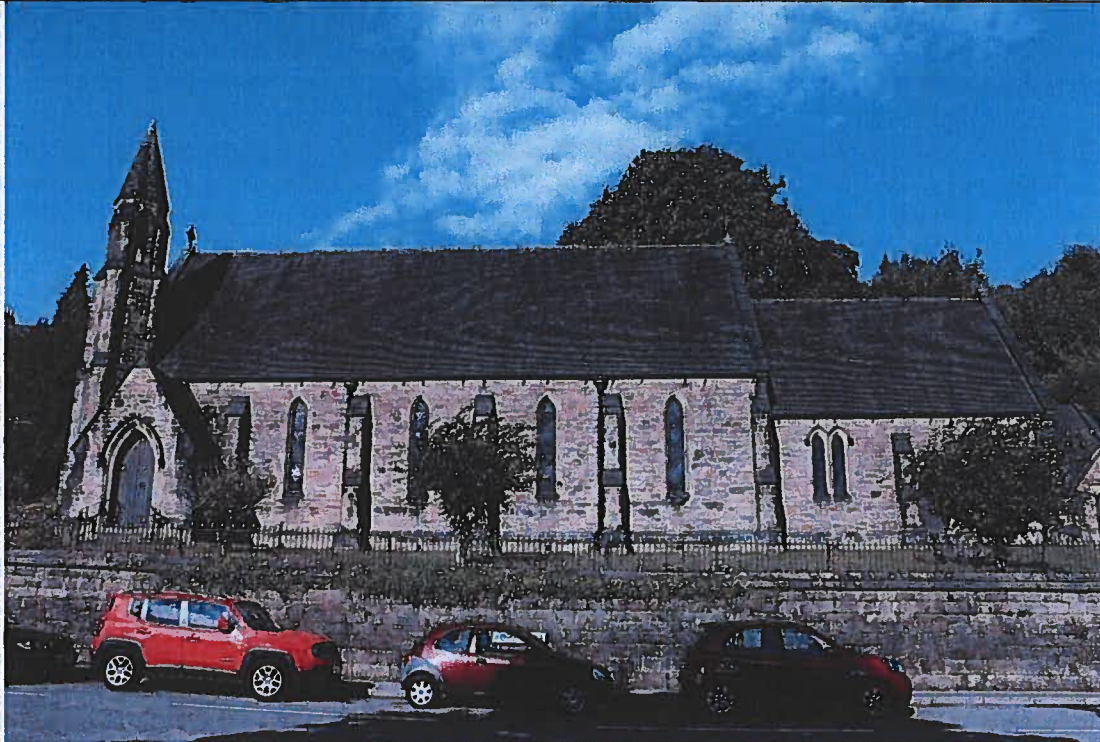
Relevant resources can be found on the Open and Sustainable pages on the Churchcare website (<http://www.churchcare.co.uk/churches/open-sustainable>), including legal options for complementary use and, in particular, the Crossing the Threshold toolkit (<http://www.churchcare.co.uk/churches/open-sustainable/crossing-the-threshold-toolkit>).



PART 2: Detailed assessment and significance

L, M & H refer to Low, Moderate & High significance

GENERAL DESCRIPTION



Slevation

The main approach to the church is via the A6 Derby Road which runs alongside the steeply embanked SW edge of the churchyard and then turns due S. This provides a good view of the (liturgical) S façade of the church and an oblique view of the full length of the church and the E elevation of the chancel (see photo p1). An oblique view of the W end and S side of the nave which shows the bell turret to full advantage is to be had from Hopping Hill, which joins the Derby Road at an acute angle right outside the churchyard. The flight of steps providing access from Hopping Hill to the terraces further up the valley side gives an almost end-on view of the W end but, such is the steepness of the slope, the church is soon lost to view except for the top of the bell turret (see photo in *Townscape or landscape setting/context* below).

The chancel is aligned between SE and SSE but an orientation due E is assumed throughout the following description and assessment of furnishings and contents.

The church is built on a terraced section of the valley side. The site is not large and did not offer the architect enough room to place the church within it in a more orthodox liturgical orientation. Eastward orientation was favoured by the Cambridge Camden Society (founded 1839 and known from 1845 as the Ecclesiological Society), the learned architectural lobby group whose strictures on church design became widely discussed though not universally adopted in Anglican church building during the 1840s. The church has a number of characteristics which do conform to Ecclesiological principles and so the chancel alignment may have been perceived as a drawback. However, there was an advantage in that the church was placed roughly parallel to the main road, thereby maximising its presence in the streetscape. Given the absence of any Church of England presence hitherto in a community which had grown fast over the preceding century, there may have been a deliberate desire to make the strongest statement possible within the budget.

Exterior

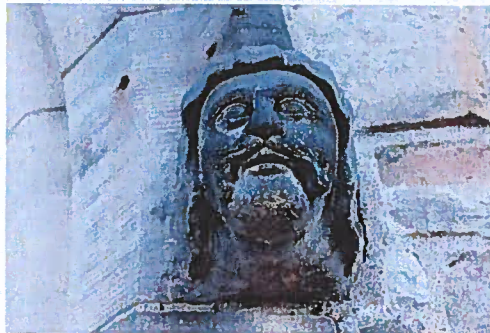
In terms of massing, the church is long and low, a predominantly horizontal profile which was exaggerated when the Church Room and ancillary rooms were added to the NE in 1910. The only vertical accent is the bell turret at the SW corner of the nave but it is of modest height by Gothic Revival standards and only its steeply pitched octagonal roof overtops the nave roof. The long S elevation exhibits a gradual stepping down and stepping in from W to E: bell turret, nave, chancel, hall. This constructionally-defined and externally legible differentiation of parts suggesting (and dictated by) the arrangement of spaces within was one of the key Ecclesiological conventions.

Stylistically, the building is in a relatively plain Early English style. When Holy Trinity was built, this had been the preferred style for new churches for some time, especially those where the budget was modest. The change in the 1840s was towards a more constructionally purist and archaeologically-informed rendition of Gothic, in which the building was constructed throughout in stone, ideally local, with elements and details based on accurately surveyed medieval originals. Holy Trinity is built of stone (perhaps the local Ashover grit sandstone) throughout and its details suggest some of this thinking.

Starting on the S side at the W end, the bell turret provides the most prominent accent. It clasps the SW corner. It is square in plan, arranged at 45 degrees to the nave, with buttresses on the W and S corners. It has four stages, each stage battered in and with a weathering to the buttress at each stage. On the SW face, there are lancet windows in the first and third stages lighting the stair within. In the top stage, there are lancet-shaped belfry openings between the buttresses on all four sides; these have hoodmoulds with bold ballflower stops. The battering of the previous three stages reduces the width of the main sides to the same as that of the buttresses, so that this stage reads as an octagon. The roof is octagonal in plan and rises to a point. There is no finial or cross (but there was almost certainly one: see *Furnishings: Miscellanea* below). In terms of precedent, there are turrets with octagonal tops at a number of major churches (eg Lichfield cathedral W front, Beverley Minster transept) and the stand-alone example of St Catherine's Oratory, Isle of Wight, but no exact match (if Moffatt used one) has been identified.



S Porch headstop (left)



S porch headstop (right)

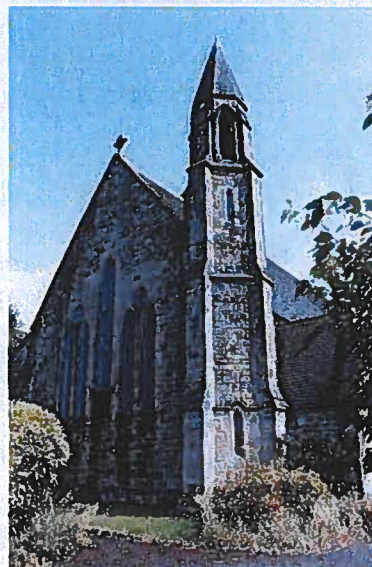
The nave is of five bays. The westernmost bay is occupied by the porch hard against the bell turret in the corner. It is gable-ended and plainly-wrought. It has a twice-chamfered ashlar opening with a hoodmould terminating in nicely modelled headstops. The double doors are of vertical oak boards with studs and foliate strap hinges. A cast iron cross tops the gable. The other four bays are just as plain. Each is defined by a twice-weathered buttress above the weathered plinth. Each bay has a plain lancet window in a chamfered reveal. Above this is the large expanse of plain-tiled roof with a cross at each end like that on the porch gable. The bands of fishscale patterned tilework shown in the approved drawings (see *Furnishings: Miscellanea* below) are not in evidence. Either they were dropped from the project or a subsequent re-roofing has done away with them.

The chancel has a more syncopated rhythm. Here the two bays are again defined by a buttress but one bay has a pair of lancets, the other has a single lancet two-light window and a priest's door rather jammed against the buttress. Unlike those in the nave, the windows have hoodmoulds, all with characterful headstops. The door likewise. The roof is a smaller, lower version of the nave roof, albeit at the same pitch.

The E end has angle buttresses. Its only articulation is the triple-lancet E window in plain-chamfered shallow reveals. The three lancets have hoodmoulds, the outer ones with ballflower stops, the middle light with headstops. To the N, the return wall and the E wall of the vestry is now a narrow space enclosed on one side by the passageway joining the vestry and N aisle to the Church Room, which extends eastwards almost to the churchyard boundary. This is a modest building of three bays in a simple Jacobean style, sympathetic in scale, design and materials to the church. On the S it has two three-light mullioned windows and, in the easternmost bay, a gabled porch with a shouldered arch outer doorway. Its E end has three square-headed windows, the centre one taller. To the N, it has a mullioned window like those on the S.

The N side of the church faces the slope of the terraced hillside. The gap is not wide and the space can never have been intended for use other than access for maintenance. As a lightwell for the N aisle, it is of little effect, as the trees and shrubs on the valley side cut out much of the light. The N aisle wall has five identical bays, each with a plain lancet – shorter versions of those on the nave S side. The easternmost bay has now been covered over by a store built alongside the aisle under a lean-to roof.

The W end is dominated by the five-light window with plate tracery inserted by Currey and Thompson in 1919 to accommodate an ambitious stained glass war memorial (P H Currey was Southwell Diocesan Surveyor). This replaced the modest pair of lancets of Moffatt's church which must have given little light and made the W end rather gloomy. The replacement masonry round the new opening can just be discerned. The window openings have shallow chamfers so that the glass is barely recessed at all. The ashlar surrounds are generously wide but clumsily shaped and the tallness of the centre lancet compared to the outer ones is also ungainly.



W end design drawing, 1846 (presumably as built) W end following 1919 remodelling

Construction of the 1846-8 church is in snecked quarry-faced sandstone throughout, with ashlar dressings. The C20 additions are mostly of fully coursed pitch-faced sandstone. Roofs

of the principal spaces are plain Staffordshire clay tile while the N aisle and ancillary rooms are roofed in Welsh slate.

Summary of significance / any potential issues

An Ecclesiologically-informed church in the Early English Gothic Revival style; largely sensitive later additions and alterations of the early C20. The building somewhat struggles against the constraints of the site.

M



Interior view from SW corner

The church is entered via the S porch on the W bay of the nave. The porch, having no windows, is dark. The inside face of the outer door shows its heavy ledged and framed construction, with chamfered cross braces in each of the square panels formed by the framing. In the NW corner is the door to the turret stair in a chamfered arch opening. The double doors to the nave are modern: three panels each, the upper two are glazed.

The immediate impression of the interior as seen from the SW corner is of generous width, both of the nave and chancel. The Early English Gothic style established outside is continued. This is most apparent in the five-bay arcade, with its octagonal columns and simply-moulded capitals, and in the chancel arch. The latter is taller and wider than the arcade arches but its half-shafts, capitals and waterholding bases are the same size, making it seem somewhat spindly and underpowered. There are scarcely any architectural adornments: window openings are plain and the walls are plastered throughout. An exception is the series of corbels supporting the principal trusses of the nave roof. These are all modelled as heads: a king and queen, clerics, a boy blowing a shawm, a grotesque with a tooth missing. Some are similar to the headstops seen on the exterior. The roof construction is of arch-braced principals with scissor trusses between each pair. The ceiling is boarded behind the rafters. All the timber is dark-stained.

At the W end of the nave, the only trace of the gallery that existed until 1919 are two corbels that helped support its floor: in the SW corner is a version of the green man, with a branch for a neck growing out of the wall, while in the NW corner is a more conventional king's head.

Given that the site is overshadowed, the choice of Early English is perhaps unfortunate in that it imposed a limit on the amount of fenestration. As a result, the church is quite dark,

Interior

especially in the N aisle. This has a single pitch roof, again boarded behind the timbers and dark stained. At the E end, what was formerly a blank wall was opened up with an arch when the vestry was enlarged and repurposed as an organ chamber in 1904. It is a faithful reproduction of the arcade arches, with a panelled screen and door below and traceried fretwork in the arch head, somewhat marred by a section of panelling (perhaps from the old organ case) mounted behind it. The new chamber also opened up the wall in the W bay of the chancel with a double arch, again borrowing the detail of Moffatt's arches but here elongated. It must have been a tall organ because the chancel roof has been adapted to accommodate arches taller than the eaves they abutted. The middle pier capital incorporates a corbel for one of the chancel roof trusses, the only inelegant detail in an otherwise successful remodelling. The double arches were filled in with modern panelling almost up to capital height when the organ chamber reverted to use as a vestry.

The chancel is otherwise simply handled. The already generous size is exaggerated by the absence of choirstalls. The roof is of arch-braced scissor trusses. The ceiling boards between the rafters are painted white. The priest's door which so enlivens the exterior seems a somewhat self-consciously medieval touch on the inside. Was it ever used? The floors are tiled in a variety of coloured geometric tiles, with encaustic patterned tiles at the focal points. There is scarcely a crack anywhere. The lower sanctuary step has been extended in timber and the communion rail moved westwards.

At the E end of the nave, the floor is laid to red and black quarry tiles, much damaged by damp. The central alley and the W end are floored in concrete screed, partly carpeted, suggesting that damp has been a significant problem in the past. The larger expanses of concrete have old cracks filled in. Elsewhere, the floor is timber under the benches. The alley in the N aisle and the area at the E end retain their quarry tiles, again much distressed, and a few lengths of cast iron grille over heating trenches.

The Church Room is reached by a passageway alongside the vestry (former organ chamber), also giving access to WCs to the N. The Church Room has an arch braced tie beam roof with arch struts. The walls are lined with cabinets and the floor is laid to woodblock in herringbone pattern. There is a fireplace at the W end, now obscured by a boiler which uses the chimney for its flue. Also in the W wall, at the N end, is a door to a further passage serving a kitchen and external door. A useful suite of rooms, though in need of some renovation.

Summary of significance / any potential issues

Overall, a very chaste interior: a purist rendition of the Early English style in its plainer form.

M

FURNISHINGS AND FITTINGS

Altar



In the sanctuary: a communion table of traditional form with a stretcher all round and muntins forming three open panels to the front and back and one panel each to the sides, N and S; the panel corners decorated with quarter circles and all timbers simply moulded with plain grooves, the top having five engraved Canterbury crosses; oak, pegged and screwed, 1947, in a rustic style (the end panels later infilled with oak panels). A carved inscription on the E wall panelling records the gift of the altar and reredos by parishioners, relatives and friends of Revd H C Montford (†1939), vicar 1892-1939, in his memory.

L

The location of the 1848 altar is not known.

Reredos

In the sanctuary, on the E wall: a reredos and gradine consisting of three moulded panels each with a cupsed ogee arch with delicate panel tracery above and encased within a hollow-

L-M

