# Heritage Statement

**TO BE READ IN CONJUNCTION WITH**
**PLANNING DRAWINGS NUMBERS FDL-17-164-01, 02C, 03C, 04C & 05C**
**FOR FULL SCOPE OF PROPOSED DEVELOPMENT**

## Full Planning Application for
## Proposed New Dwelling sited on Brownfield Land

**Located at**

**Fisher Lane**
**Duffield**
**Belper**
**Derbyshire**
**DE56 4ET**

**For**

**Mr K Freestone**

**FDL-17-164-HS v3**

**Revised following email from planning officer of 22-12-2020, email / discussion with conservation officer of 17-12-2020 and 11-01-2021 respectively and email from conservation officer of 01-02-2021.**

**Date: 4 March 2021**

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# Heritage Statement for

# Proposed New Dwelling with Undercroft Parking sited on Brownfield Land at: Fisher Lane, Duffield, Belper, Derbyshire DE56 4ET

## 1. INTRODUCTION

This Heritage Statement has been prepared by Colin Freestone of 'Freestone Design Limited' on behalf of the applicant, Mr K Freestone, to accompany a full planning application for a new dwelling specifically design for use by an occupant with restricted mobility and to be erected on brownfield land located at: Fisher Lane, Duffield, Belper, Derbyshire DE56 4ET. Colin Freestone Dip HI MCIAT has over 35 years working in architecture with experience working on a number of heritage projects and design work within conservation areas.

The purpose of the proposal is to provide a modern new home in a sustainable location for the applicant and his son, who is registered disabled and has mobility requirements. Therefore, the dwelling is designed for the specific needs of the building users, with guidance taken from the Building Regulations Approved Document M Volume 1: Dwellings M4(3) Category 3: Wheelchair user dwellings.

This is the second planning application for a dwelling on this site, the first by the same applicant (reference: AVA/2019/1173) being withdrawn after a meeting held on 10 March 2020 with Amber Valley Borough Council planning officer, Sarah Pearce and conservation officer, Paul Warren.

## 2. CONTEXT

The application site is previously developed land, currently vacant, triangular shaped in plan and located at the lower end of Fisher Lane just before the junction with Tamworth Street. Fisher Lane is a residential area slightly north of the town centre of Duffield and within the Conservation Area.

The housing in the area is of various dates, from semi-detached brick built three storey dwellings and terraced houses to stone built detached and terraced cottages. All houses are sited close to the road, which is a narrow highway with minimal or no footpaths.

The River Ecclesbourne is close by, located south of the site and a Flood Risk Assessment has been commissioned and is included with this application.

To the north of the proposal site is a side garden, understood to be associated with the two storey terraced cottages, Nos. 1 to 4 Fisher Lane, all constructed in coursed stone. The end cottage, No. 4, is located adjacent the side garden and is sited at a significantly higher level than the proposal site (see drawing no: FDL-17-164-05 rev.C). The rendered side elevation of this dwelling faces the proposal and has no windows.

There is one small tree on the adjoining side garden which is indicated on drawing No: FDL-17-164-02 rev.C and a Tree Survey Report for this is included with the application. Adjacent to Tamworth Rise, located to the rear of this garden and to the rear of the properties at Nos. 1 to 4 Fisher Lane is a tall hawthorn hedge.

To the south of the site, on the other side of Fisher Lane, is a detached, two storey, coursed stone dwelling, Brook Cottage (No. 6 Tamworth Street), with the front principal elevation facing Tamworth Street and car parking area sited to its rear. The side elevation faces Fisher Lane and the proposal site - it has two small first floor windows set back above a side door canopy.

The nearest building to the site, located west of the proposal, is Nos. 8 and 10 Tamworth Street which is a grade II listed building. Information taken from the Historic England website lists this building as a Mid-C18, three storey, red brick-built, grade II listed House now divided into two semi-detached dwellings comprising a symmetrical three bay front elevation with central door flanked on each side by sash windows with three similar windows above and three similar but smaller windows above again, directly below the eaves.

A car parking space, for No. 8 Tamworth Street, and a footpath, Tamworth Rise, separate No. 8 from the application site. The side elevation of No. 8 faces the proposal and has two small side windows situated in a rear extension, an Edwardian addition as the extension first appears on the Ordnance Survey Map of 1914 and is not included on earlier maps of 1885 and 1900. However, it must be noted, that these maps all indicate that buildings existed on the application site, establishing it as previously developed or brownfield land and showing that this extension with side windows was erected with acceptance of facing a neighbouring building.

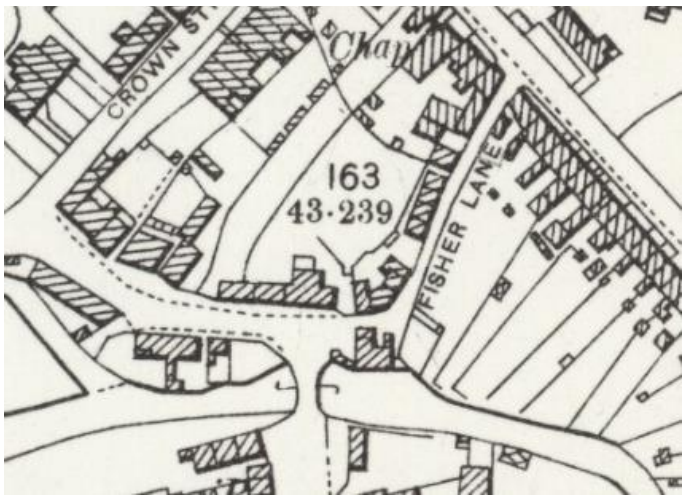

Fig 1: Extract of 1900 Ordnance Survey Map.

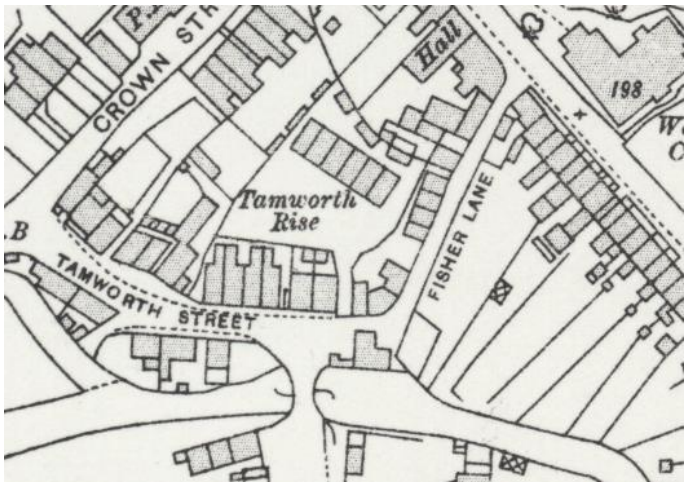

Fig 2: Extract of 1914 Ordnance Survey Map.

## 3. CHARACTER

It is understood that Amber Valley Borough Council do not have a 'Conservation Area Character Statement' document for this location.

Predominantly, the character of the area is of intimate enclosure enhanced by features such as: narrow streets, tall boundary stone walls and dwellings of two and three storeys with very small rear gardens. There is no dominant architectural style or continuity to the housing.



Fig 3: View north, looking at Nos. 10 and 8 Tamworth Street, 3 storey Mid. C18 brick dwellings.




Fig 4: View north/east, looking at the site and the end of Fisher Lane.



Fig 5: View south/west, looking at the side elevation of Brook Cottage opposite the site.

## 4. THE SITE

The location of the site is on Fisher Lane, a residential area, slightly north of the town centre of Duffield and within the Conservation Area. The plot is vacant brownfield land, currently without a locally related use, triangular shaped in layout (on plan) and located at the lower end of Fisher Lane just before the junction with Tamworth Street. Previously to the present ownership the site was under the control of two owners with a central boundary line, one of these owners buying the other plot so that the land could be sold as a single building plot.



Fig 6: View west, looking at the site and the side elevation of 8 Tamworth Street.

Although the site is currently vacant, existing low level stone walls indicating the existence of previous buildings have been located, surveyed and depicted on drawing No: FDL-17-164-03 rev.C. These coincide with Historical Ordnance Survey Maps published in 1885, 1900, 1914 and 1946 all of which show that buildings once existed on this site and establishing the application site as previously developed land otherwise know as brownfield land.



Fig 7: View looking at the remains of existing stone wall with lime mortar joints, the side wall of the previous cottage building which follows the length of west boundary.



Fig 8: Extract of 1946 Ordnance Survey Map, clearly showing buildings located on the site.

## 5. PROPOSALS

For this brownfield site a new dwelling with undercroft parking/amenity space is proposed and, once complete, will provide a modern home for the applicant and his disabled son. The applicant is local to Derbyshire and is interested in protecting and enhancing the character of the conservation area for future generations. The applicant is particularly interested in the development of this site for the main reason that it is an ideal location for his disabled son by having very easy level access to all local amenities and public transport.

The proposal will provide a new home in a highly sustainable location which will be of great benefit for the applicants son, who is registered disabled, has mobility requirements and unable to drive. Eventually, it is hoped that the home will provide future independent living for the applicants son who lives with a brain arteriovenous malformation (AVM), a life threatening condition that is very difficult to treat, cannot be cured and has already caused brain damage.

Therefore, the dwelling is designed specifically to the needs of the building users, with reference and guidance taken from the Building Regulations Approved Document M Volume 1: Dwellings M4(3) Category 3: 'Wheelchair user dwellings' for access to the dwelling, accommodation, internal circulation layout, Bathrooms, Bedrooms and Living areas etc.

This sustainable location is perfectly sited for a person with poor mobility having very good access over level terrain, to the centre of Duffield with all its amenities, only a few hundred meters away. Local amenities, most of which are available on Town Street, a short walk away, at the end of Tamworth Street, include: shops, schools, businesses, places of work, local bus routes and a railway station giving access to larger towns and cities. This location is ideal for a person who, because of mobility issues, is unable to drive and requires easy and level access to all local amenities and public transport.

In addition, there is a local Park situated off Snake Lane again only a short walk away over level terrain which provides good outdoor amenity space for the occupants of this proposal and all local residents.

The appearance of the proposed dwelling is traditional domestic in scale and proportion with a contemporary feel introducing a modern architectural style to the Conservation Area and continuing the development pattern that has been established over decades - this building being a 'house of its time'.

Taking reference from some of the cottages and boundary walls in the area, it is proposed to construct the external walls of the entrance storey with locally sourced natural coursed stonework with facing brickwork above this and roofing using natural clay dark blue plain tiling. The windows to the front elevation will be similar in proportion to those used in domestic properties in the area. Natural stone heads and sills with generous depth and bearings will be incorporated together with a stone string course to separate the lower stone and upper brick finishes. The walls to the rear flat roof part are proposed to be treated with a contrasting brickwork finish and a brick string course is incorporated to further articulate the wall surfaces.

## 6. IMPACT ON THE SPECIAL QUALITIES OF THE CONSERVATION AREA

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where development affects a listed building or its setting, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising planning functions in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This planning application is the second application for a dwelling on this site, the first by the same applicant (reference: AVA/2019/1173) being withdrawn after a meeting on 10 March 2020 with Amber Valley Borough Council planning officer, Sarah Pearce and conservation officer, Paul Warren. At this meeting the planning team advised that the current proposal would likely be refused planning permission and any future application should show more consideration to the following:

- Scale and character with the surrounding conservation area.
- Provide adequate amenity space for the dwelling.
- Better consider adjacent properties.

In addition, the conservation officer, Paul Warren commented that wrap-around balconies, large opening to the car parking area and roof mounted solar panels on the front elevation are not in character with the conservation area and he could picture a curved roof of plain blue clay tiles would look quite pleasing on this corner site and be in character with the area.

This latest design proposal has been developed to address the above points and comments. In addition, following an email from the planning officer, Sarah Pearce, of 22 December 2020 and a detailed email from the conservation officer, Paul Warren, of 17 December 2020 and a subsequent telephone discussion between Colin Freestone and Paul Warren of 11 January 2021 the design has been further modified to address the following concerns raised:

- Scale and character has been addressed by significantly lowering both ridge and eaves heights, reducing the roof depth, removing balconies with overhanging roof and reducing the width of the whole dwelling. The amenity undercroft/parking space is designed more sympathetically to the conservation area by providing two small vehicle openings. The front elevation now simply follows the curve of the highway similar in character to the layout of the previous buildings on this site (as indicted on the old OS maps). Significant lowering of the ridge and eaves heights and reduction of the span of the pitched roof now provides a two and a half storey Front Elevation with two storey appearance at the rear.

- The nearest adjacent dwelling, No. 8 Tamworth Street, has been given more consideration by reducing the width of the dwelling and repositioning further away by a distance of 700mm from 3.3m for the first design to a new distance of 4.0m. Using as reference the existing stone and lime mortar wall of previous buildings, still visible on site, the proposal in this new position is well within the footprint of the previous development.

- The eaves now being significantly lower than the eaves of the adjacent listed building Nos. 8 and 10 Tamworth Street ensures the new dwelling is appropriately subservient to the historic Georgian dwelling. In addition, the scale also now associates better with other dwellings on Fisher Lane with the roof height and scale of the end gable being similar to No. 4 Fisher Lane. The elevational relationship with all these existing buildings is indicated on drawing no. FDL-17-164-05 revC.

- In order to better reflect the local character of the conservation area a brick chimney has been incorporated to replace the previous stainless steel flue from the wood burning stove.

- Amenity space for the dwelling is improved by providing an undercroft area which in addition to car parking also provides an outdoor living space for the dwelling with raised planter included, ideal for an occupant with disabilities. Openings in the side gable wall provide ventilation and light to the seating area and raised planter and within this space.

- Amenity space for the neighbourhood has been better considered by incorporating a collection day bin storage area specifically for the residents of Tamworth Rise. A raised planter built using reclaimed stone from the site is proposed for the remainder of this elevation to further enhance the amenity of the area. This being achieved by the reduction in width and repositioning of the dwelling further away from No. 8 Tamworth Street as detailed above.

## 7. CONCLUSION

The proposal will provide a contemporary residential property built to modern requirements for thermal comfort, energy efficiency, lower carbon emissions and lower levels of water consumption at least to the latest Building Regulation standards for new build homes.

The predominant character of the area is of intimate enclosure enhanced by features such as: tall walls, narrow streets with little or no footpaths and two and three storey dwellings. There is no dominant architectural style or continuity to the housing.

The appearance of the proposed dwelling is traditional in scale and proportion with a contemporary feel introducing a more modern architectural style to the Conservation Area and still continuing the development pattern that has been established over decades - this building being a ‘house of its time’.

The main body of the dwelling is designed with simple massing incorporating roof slopes facing the front and rear, the scale being lower in height than Nos. 8 and 10 Tamworth Street and other adjacent dwellings. The proposed dwelling will enhance the neighbourhood, street scene and skyline by continuing the theme of intimate enclose already present in the Conservation Area.

Therefore, the proposal reflects the existing character of Fisher Lane being close to the highway, incorporating a level approach to the front door and small garden areas where existing low-level stone boundary walls will be retained, repaired and rebuilt as required.

The proposals will protect and enhance the historic environment, the setting for other nearby buildings, including listed buildings and the special interest of the conservation area. The development will meet the statutory duty under Sections 66 and 72 of the Act and comply with relevant conservation policies and the heritage objectives of the National Planning Policy Framework.