Revision notes:
- 00 Pre-planning
- 01 Planning draft
- 02 Planning draft
- 03 Planning
- 04 Planning June 2021

DESIGN + ACCESS STATEMENT
3 Taylor's Yard, Crich



New house at 3 Taylor's Yard, Crich, Matlock, Derbyshire, DE4 5DD

CE+CA

Title: Design and Access Statement - Planning
Job no: 20.02
Dwg: n/a Rev: 04 - Planning June 2021
Scale: Various
Size: A3
Date: October 2020
Drawn: AG
Ckd by: HE

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INTRODUCTION

3 Taylor's Yard lies in the heart of Crich just off of Market Place. The site has a public right of way running through the middle.

To the East of the site there is the ruins of what appears to have been a historic storage barn. The new house will sit within the historic footprint of this barn. The existing ruin walls are tumbled down and the stone will need relaying.

The site is not listed but lies just within the boundary of Crich conservation area.

The development compromises:

- House with kitchen / dining / living - semi-open plan living with WC at ground floor and two bedrooms in eaves, on first floor, with 1 bathroom
- Living space to open onto a small courtyard garden
- Improving condition of the site including drainage, with sensitive aesthetics of the rural town of Crich.
- 1 parking space
- Shed and bin store



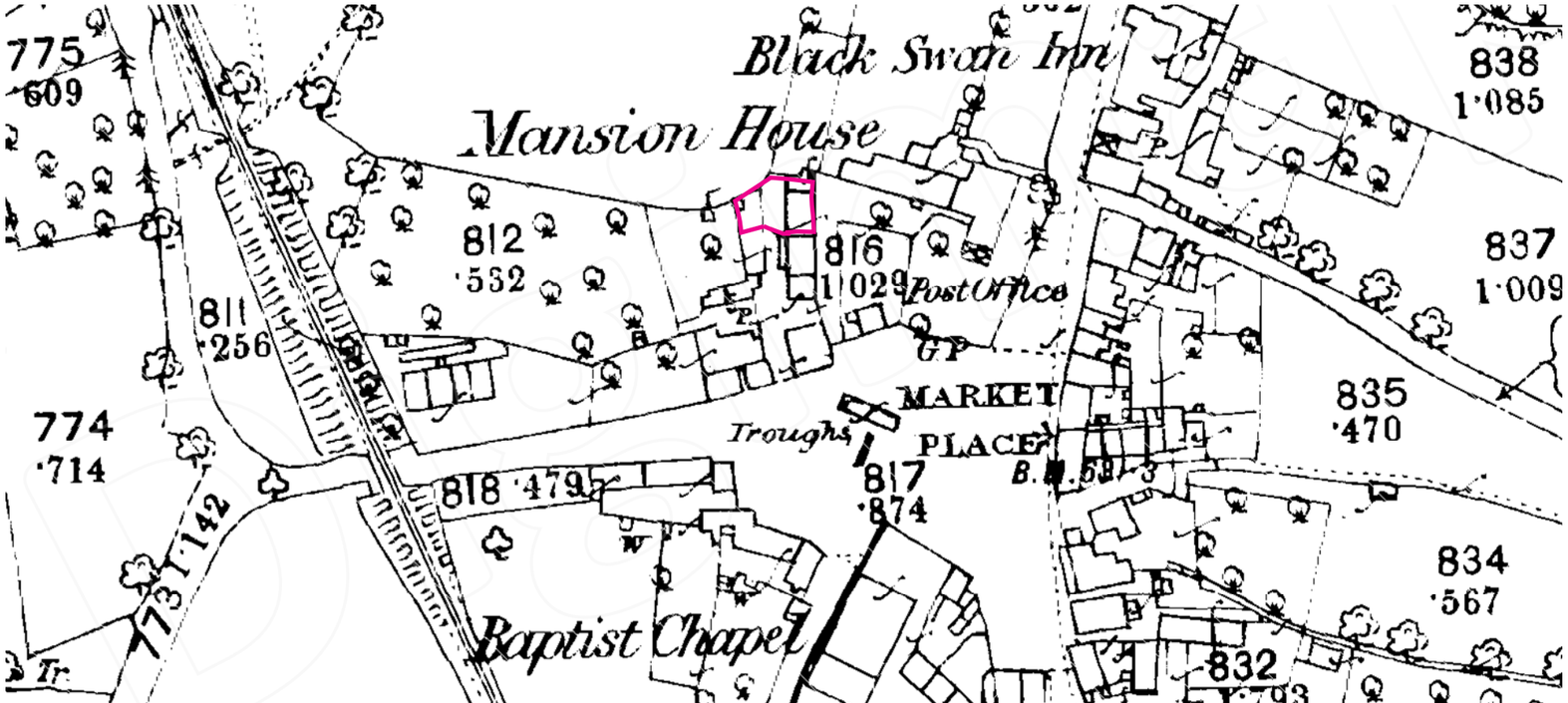
SITE PHOTO
TAKEN FROM CRICH RECREATION GROUND

CONTEXT APPRAISAL: HISTORY & DEVELOPMENT

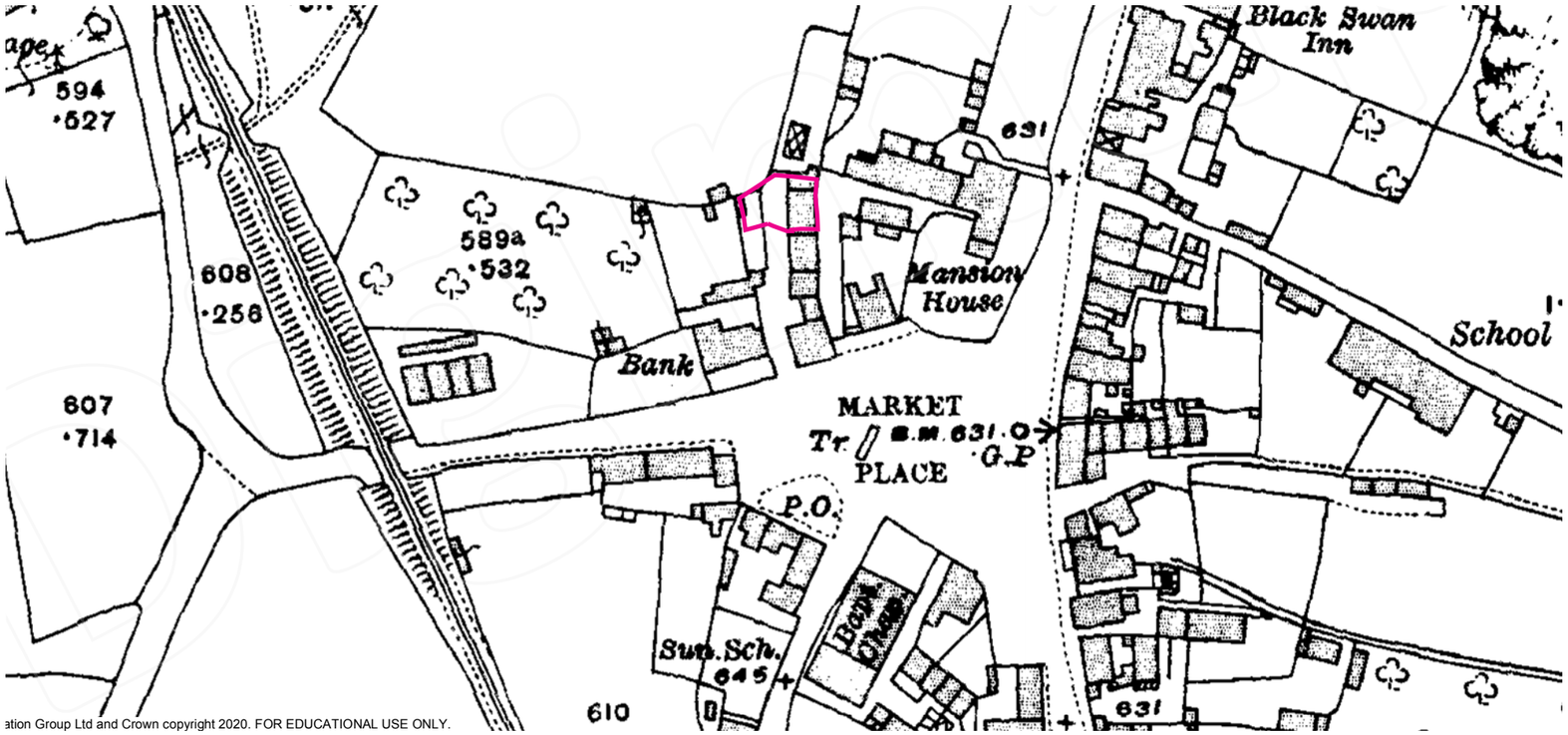
3 Taylor's Yard is situated in the centre of Crich village, Derbyshire. The village itself is located midway between between Chesterfield and Derby in Amber Valley.

The site lies to the north of Crich Market Place comprises of approximately area 150 sq m in Taylor's Yard. A public right of way bisects the site providing access from the Market Place to Crich Recreation Ground.

There is evidence of buildings on the site on both the 1910 and 1970 historical maps, but this has now been reduced to stone wall remains. No.2 Taylor's Yard to the south of the site is a two storey stone built cottage.



1880



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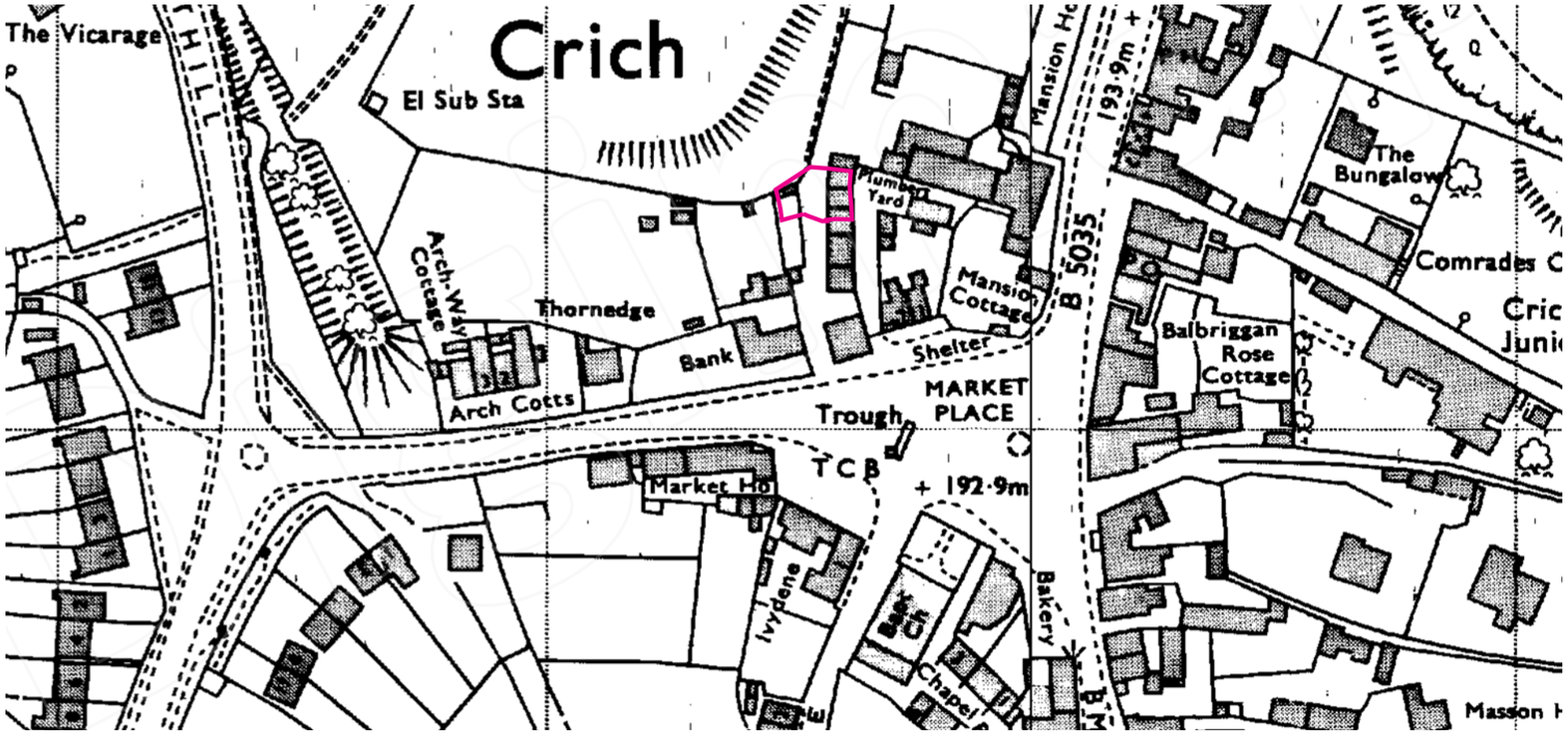
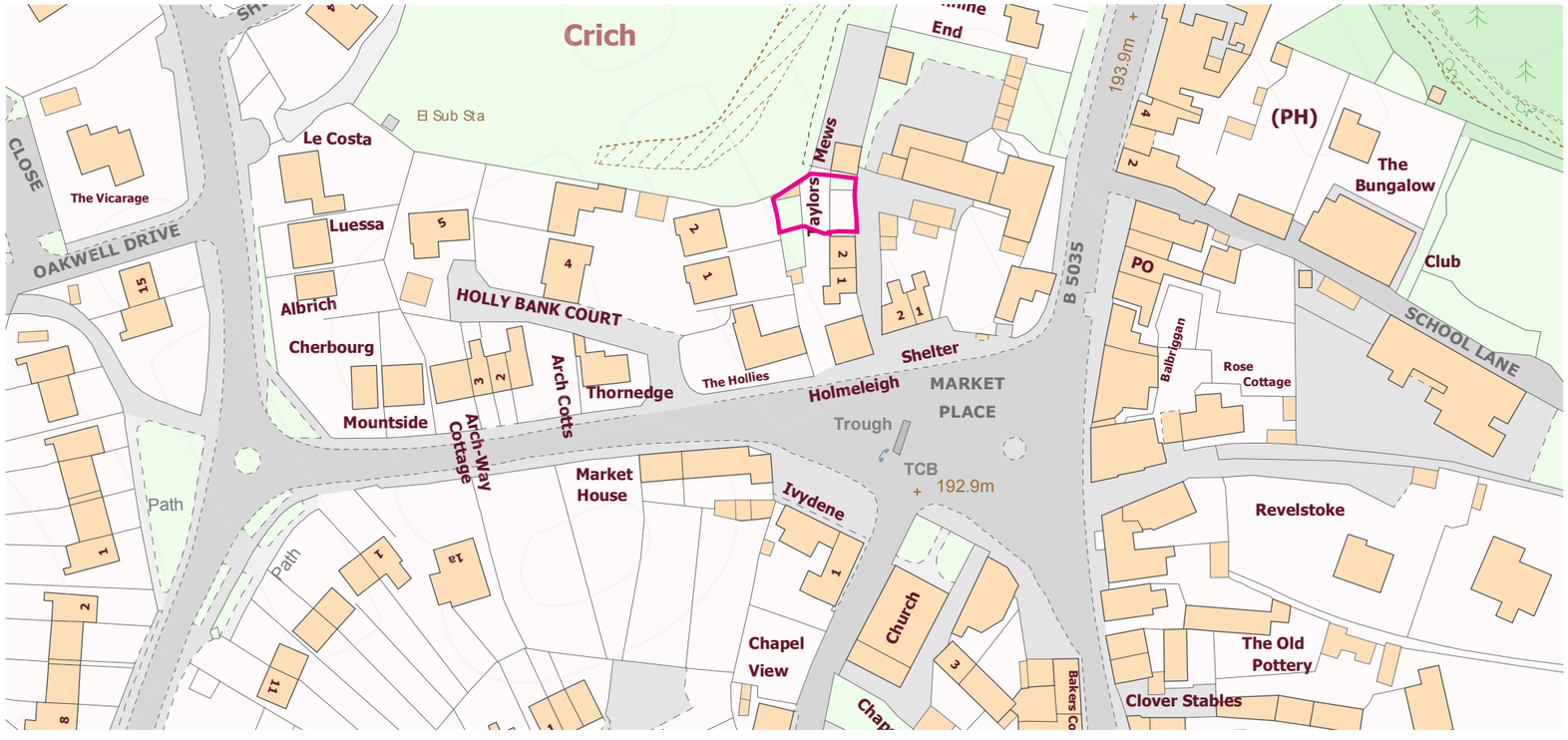
1970


Crich
The Vicarage
HILL
El Sub Sta
Arch-Way Cottage
Thornedge
Bank
Arch Cotts
Plumbers Yard
Mansion Cottage
Shelter
MARKET PLACE
Trough
TCB
+ 192·9m
Market Ho
Ivydene
Bakery
Chapel
Mansion Ho
193·9m
B 5035
The Bungalow
Comrades C
Balbriggan Rose Cottage

2020


Crich
El Sub Sta
Le Costa
The Vicarage
CLOSE
OAKWELL DRIVE
Luessa
Albrich
Cherbourg
Mountside
HOLLY BANK COURT
Arch Cotts
Arch-Way Cottage
Thornedge
The Hollies
Taylors Mews
Holmeleigh
Shelter
MARKET PLACE
Trough
TCB
+ 192.9m
Market House
Ivydene
Chapel View
Church
Path
Path
B 5035
193.9m
(PH)
The Bungalow
Club
PO
SCHOOL LANE
Balbriggan
Rose Cottage
Revelstoke
The Old Pottery
Clover Stables

CONTEXT APPRAISAL: SITE

From what can be reasonably established it seems that 3 Taylors Yard was once the site of a stone storage barn. The remains of the barn are stone walls, much of these walls have fallen down, and loose stone remains on site.

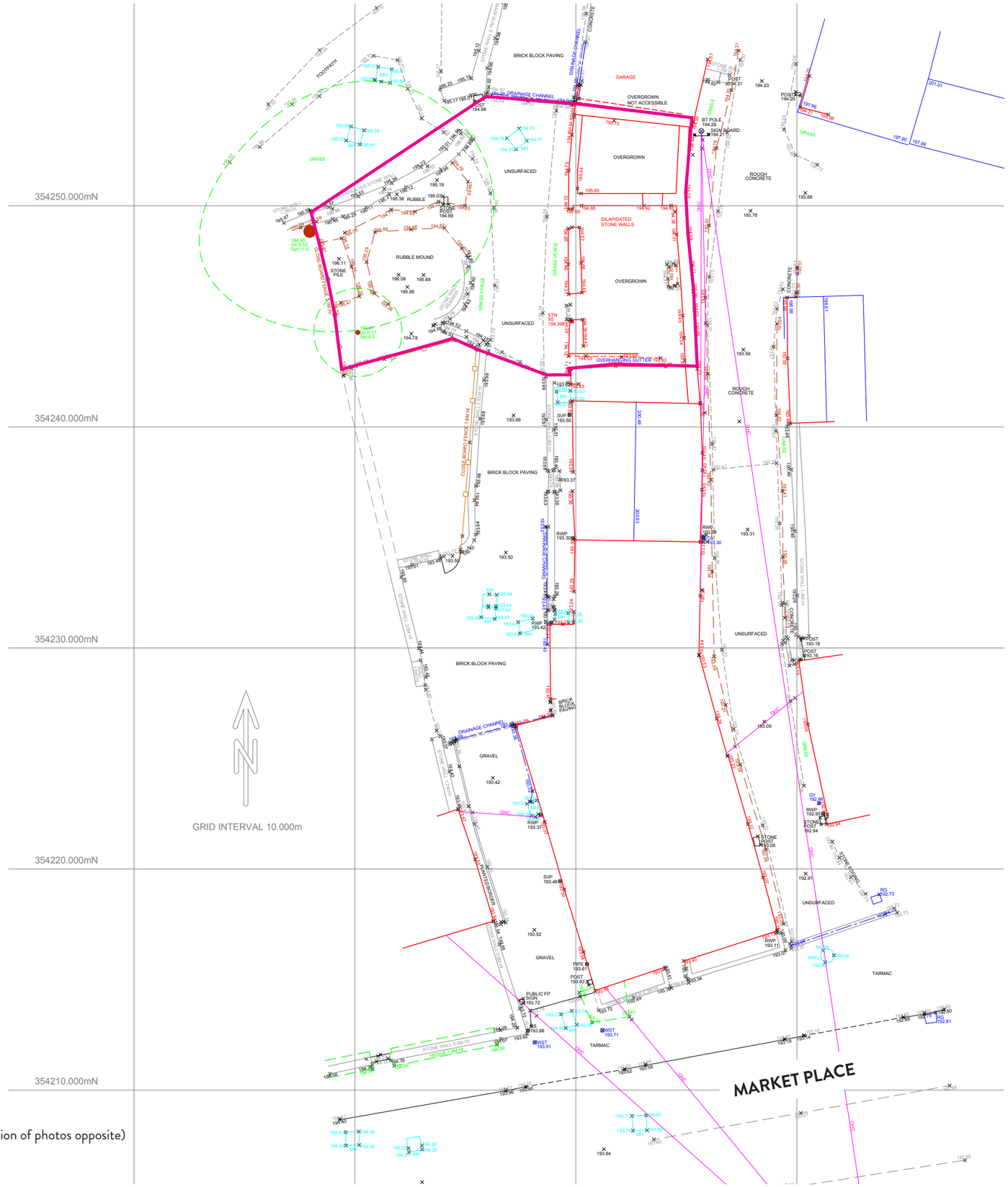
The site is split by a public right of way through the middle and so the site is split into 2 parts.

Both parts of the site are overgrown and uncared for, improving the proposal aims to improve the appearance of Taylors and Plumbers Yard. The site has been closed off by temporary metal fences for years and is unsightly.

The neighbours are keen for the aesthetic of the site to be improved as currently there is a messy view down the lane.

The site is currently gated off and unsightly.





SITE PLAN 1:200 (arrows indicate location of photos opposite)
Image source: Remap
Indicative site boundary line

AERIAL VIEW

a. Proposed location for car parking space, bin store and shed
b. Site of old storage barn and proposed location for new house
c. Public right of way

Image source: Google



CONTEXT APPRAISAL: PLANNING HISTORY & CONSTRAINTS

3 Taylor's Yard lies within the planning jurisdiction of Amber Valley Borough Council. As of June 2020 the Amber Valley Property Search (https://www.ambervalley.gov.uk/my-property) identifies the following planning policies as applicable to 3 Taylor's Yard:

- Full radon area
- Coal advice area
- Conservation area
- Public rights of way

The site lies within, on the edge of Crich Conservation Area and is also in the vicinity of a Grade II listed building 'The Mansion House and Outbuilding on Bowns Hill' (Historic England list number 1109198) - see map opposite.

A planning application (Ref: AVA/2018/0971) for 3 Taylor's Yard comprising of the *'Demolition of existing stone wall remnants of former cottage and construction of new single storey cottage and detached shed'* was approved in December 2018 - see Appendix 1 (Pages 22-24).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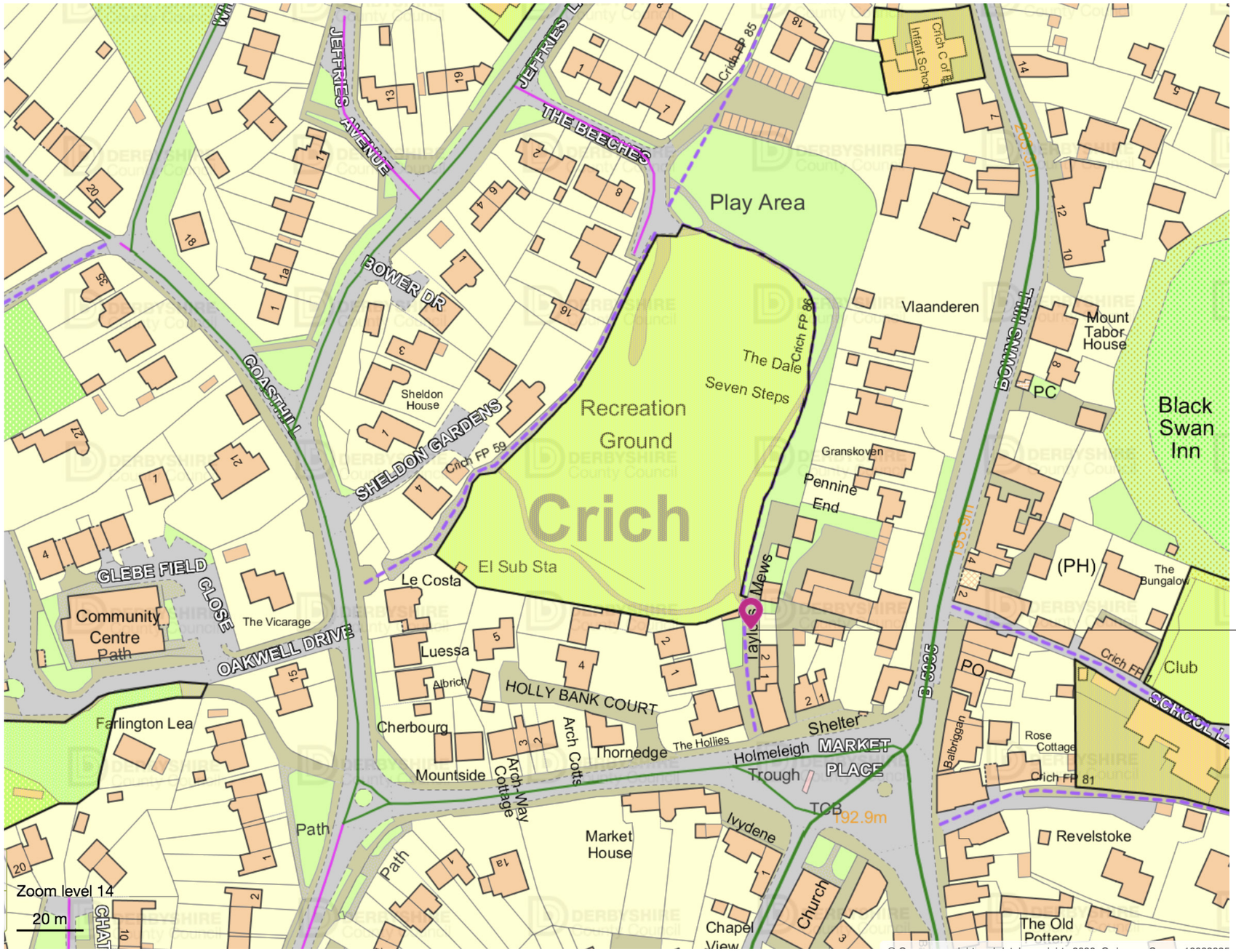
N
Key
Conservation Area
Listed Buildings
Cemetery
Church
Penfold
Farm
Shaft
Old End
Ashbourne
Shelter
Cross
Hall
Cottage
Wheatsheaf
El Sub
Narrow Lane House
Red Brick House
House
STONES LANE
Playground
Recreation Ground
Crich
El Sub Sta
Refuse Tip
Tabor
Black Inn (PH)
Bungalow
Club
Junior School
Rose
Revelstoke
Wylam
Pottery
Clover Stables
The Croft
Masson House
Hilts
Cottages
Croft
Villas
Terrace
Arncliffe
Gundrum
Anchorage
Skyfield
(disused)
Centre
Community Path
Farrington Lea
Cherbourg
Mountside
Thornedge
Market
Trough
Chapel
Fire Sta
Lissesa
Path
Track
Dwr Path
Dismantled
Quarry
Tail
Shelton
Granskoven
End
Seven Stars
PC
PH
PO
Vlaanderen
Tor View
Brookfield
Orchard
Arncliffe
Dunstan
Ormonde
Rosleyne
Sunnyside
Ivy Tree House
Mr Sorbery
Head
Lower
Dimples
Cottage
Hall
Wheatsheaf



The public right of way

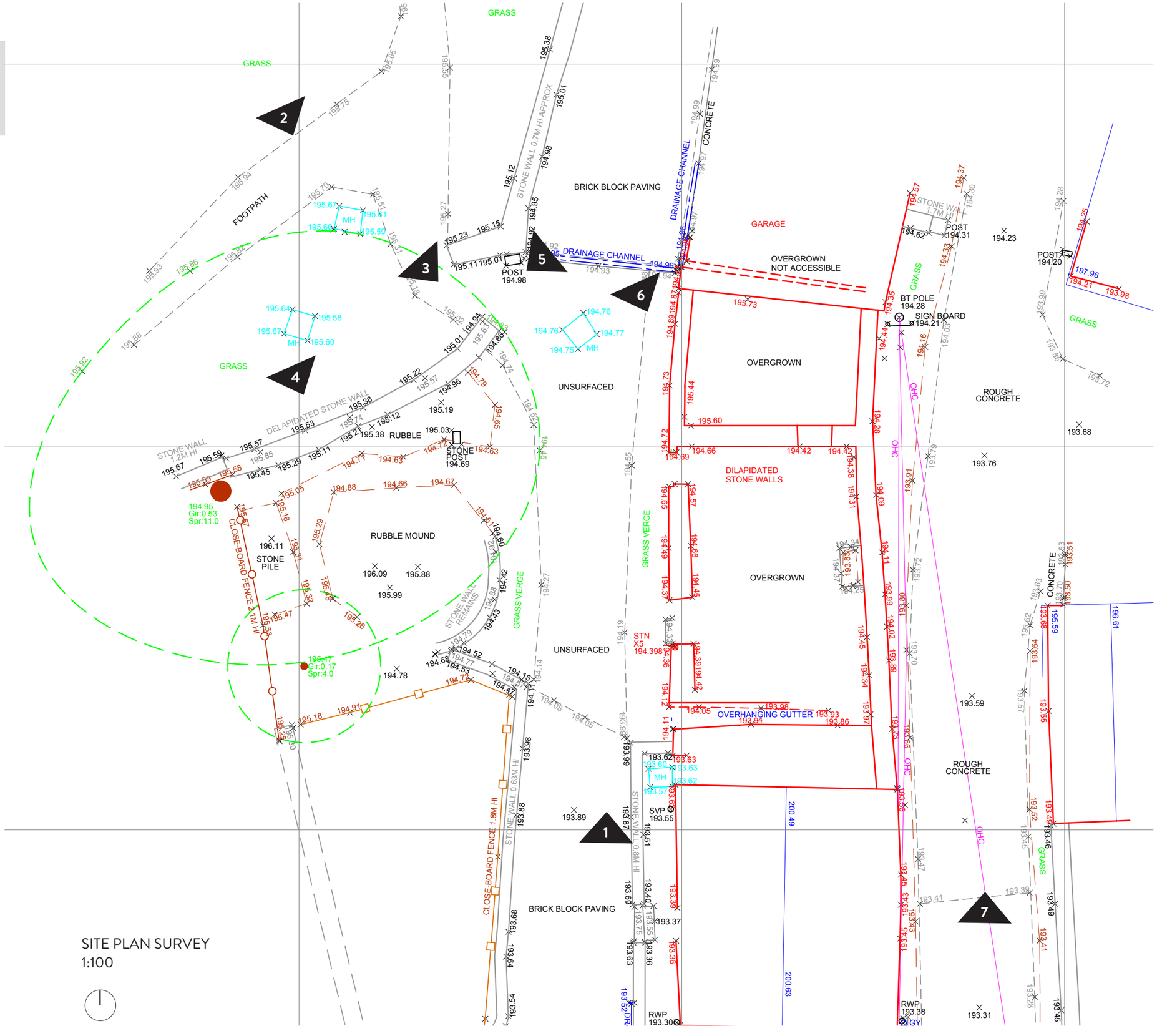


PUBLIC RIGHTS OF WAY, COUNCIL LAND, ROAD NETWORK HIERARCHY (Not to Scale)

Image source: https://maps.derbyshire.gov.uk/

SITE APPRAISAL:
PHOTOS & SURVEY DRAWINGS

The survey drawings of the existing building undertaken by Remap are presented here. These are from Remap's full drawings 4596, 4957 which are available in pdf or .dwg format.



SITE PLAN SURVEY
1:100

1.

Opportunity to continue street stone wall in keeping with existing neighbouring dwellings.



2.

Opportunity to create better view from Crich recreation ground.



3.

Site in it's current form is unsightly and the existing walls are unstable.



4.

Public right of way through the site to be maintained and improved.



5.

Opportunity to tidy overgrown land which has become a dumping ground for rubbish to be left and gather.



6.

Opportunity for this stone wall to be continued down the lane to create a better integration with the local vernacular.



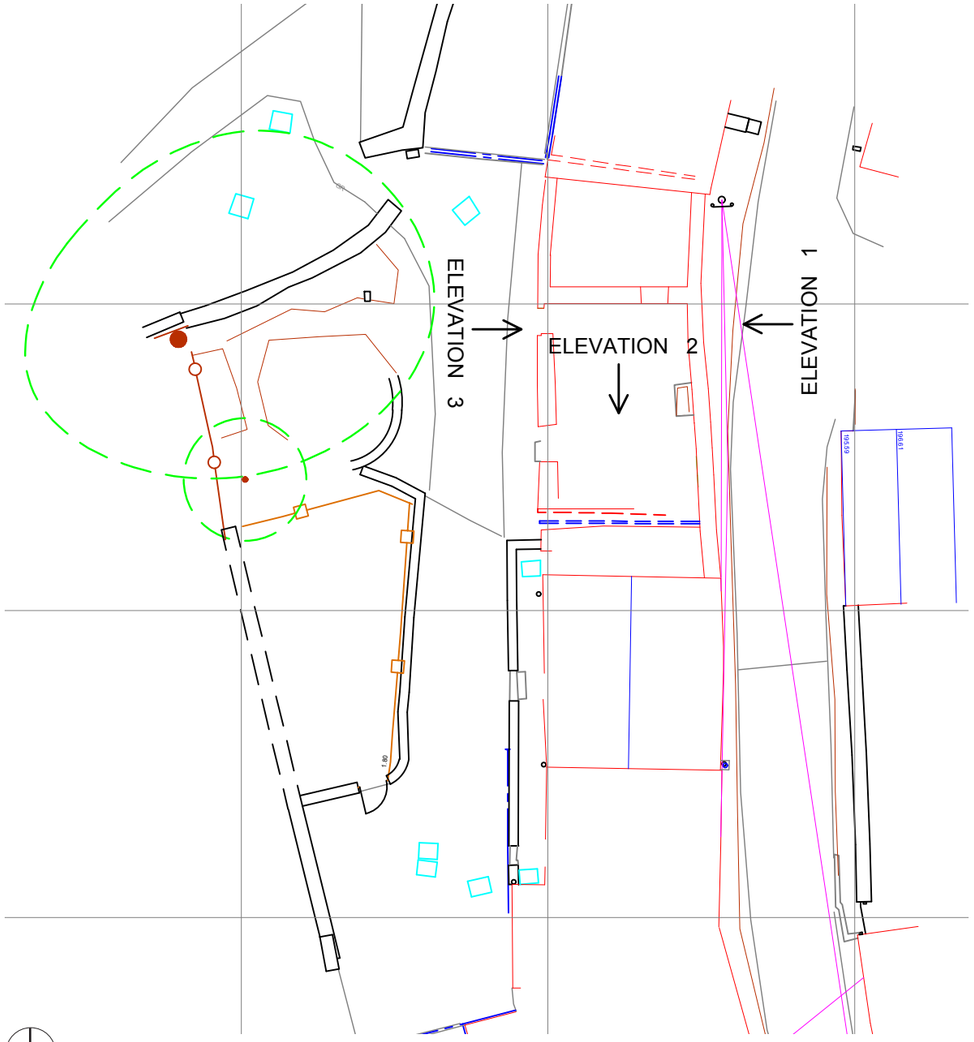
7.

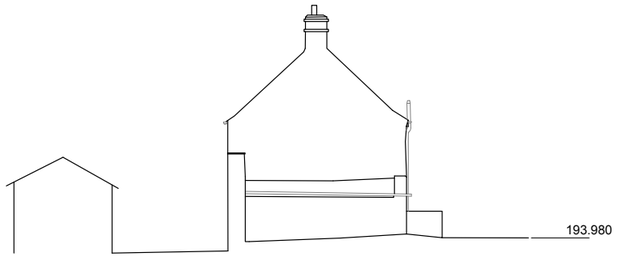
Opportunity to respect the existing heights of the surrounding buildings.



The survey drawings of the existing building undertaken by Remap are presented here. These are from Remap's full drawings 4582A, 4583, 4584 which are available in pdf or .dwg format.

Elevation location key below.





ELEVATION 2 (SOUTH)
Scale 1:200



ELEVATION 1 (EAST)
1:200



Elevation 3 (WEST)
1:200

THE LOCAL VERNACULAR & THE NEIGHBOURHOOD PLAN

In order to understand the nature of Crich we studied the locality including looking at the neighbourhood plan. Our proposal seeks to enhance the nature of the area and draw on the agricultural history of the site.

These clippings have been take from the Local Neighbourhood Plan, published in June 2018.

Local agricultural building



Neighbouring agricultural material palette, stone and corrugated metal



Small barn-style openings in local building.



29. The heritage of the area prevails across the rolling countryside, clusters of agricultural buildings, lodges, isolated dwellings and 3 villages that make up the Neighbourhood Plan area. There are 52 listed buildings/scheduled monuments in the Plan area. The western fringe of the Parish overlaps with the Derwent Valley Mills World Heritage Site, the birthplace of the water powered mill system developed by Richard Arkwright in the 18th century.

The proposal reflects back to the agricultural past of the area and the site.

91. Feedback from the Household Survey showed a strong preference for future housing to be smaller developments, 5 houses or fewer (74% of respondents) or to be individual houses on infill sites (65% of respondents) within the Parish. The analysis of the age of buildings (illustrated on the Map 6) has clearly demonstrated the historic nature of development in Crich is predominantly one where additions to the settlement have been achieved through a series of relatively small new development schemes. Recent planning permissions at Roes Lane which are large in scale represent a discontinuity with the historic development of the settlement.

The small scale development will continue the scale of the local vernacular and maintain the 'village' feel of the town

Community Objective 2: To ensure new development conserves and enhances the landscape character of the Parish by retaining the rural open character of the Plan area and retaining the visual connections with the countryside from publicly accessible viewpoints.

The proposal sits on the site of an existing tumbled down building, the historic boundary line of this will be kept. Maintaining sight lines through Taylors Yard and Plumbers Yard. As well as not disrupting the public right of way down Taylors Yard.

105. New development should seek to occupy only local plateaux, and care should be taken to not extend the settlement onto the lower slopes to the west in particular where this is designated a Special Landscape Area. New development on the east of Crich should respect the local topography, with minimal cut and fill and roof lines that do not go higher than the ridgeline.

106. Long views out of Crich are a key character-forming element and care should be taken when placing new structures within the existing street mesh so as not to disrupt important visual links to the wider landscape. New development should therefore avoid building across the end of streets where this blocks off views to the wider countryside, and instead should allow for views onto the wider landscape beyond the settlement boundary.

By utilising eaves space in the building the height of the proposal has been kept as low as possible whilst achieving modern internal space standards.

111. New development should avoid presenting a hard build edge to the boundaries, instead using planting and gardens to manage the relationship between plots and the wider landscape.

Small planting beds will be used to create a buffer between the new dwelling and the Yard.

79. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. To achieve this, a thoughtful and innovative approach is required, which works positively with residents, landowners and developers taking a continuing interest in the future of the Parish.

We are focusing on sustainable building materials aiming for a light touch on the ground. Integrated and well detailed use of Solar panels.

PROPOSED

Working closely with our client we are proposing a new two-storey home in Crich which is an addition to the rural townscape and maximises the use of the existing stone on the site. Re-using the material onsite from a small, now ruined, historic storage barn. The stone wall is the most important feature of the house and it will create long sight-lines down both sides of the site. Deep set windows inspired by local precedents will puncture the stone wall. This piece of craftsmanship by a master stonemason joins the new building to the old cottage next to it and continues up the lane. The building fits into the height of the surrounding cottages, stepping up with the topography.

From extensive site inspections it has become clear that the existing stone walls will need relaying in order to create a building which conforms to contemporary building regulations and environmental performance.

The proposal is for open plan living with 2 bedrooms in the eaves. The open plan living/kitchen area at ground floor will open out on to a walled courtyard.

The footprint of the proposed building is smaller than that of existing planning permission (Ref: AVA/2018/0971) but this proposal matches with the height of the surrounding dwellings, reuses materials found on site and respects the local vernacular.

The site includes a parking area and space for a small garden shed which has already gained planning permission, we do not see this changing beyond the scope of the existing application. This is outlined in the site plan opposite.

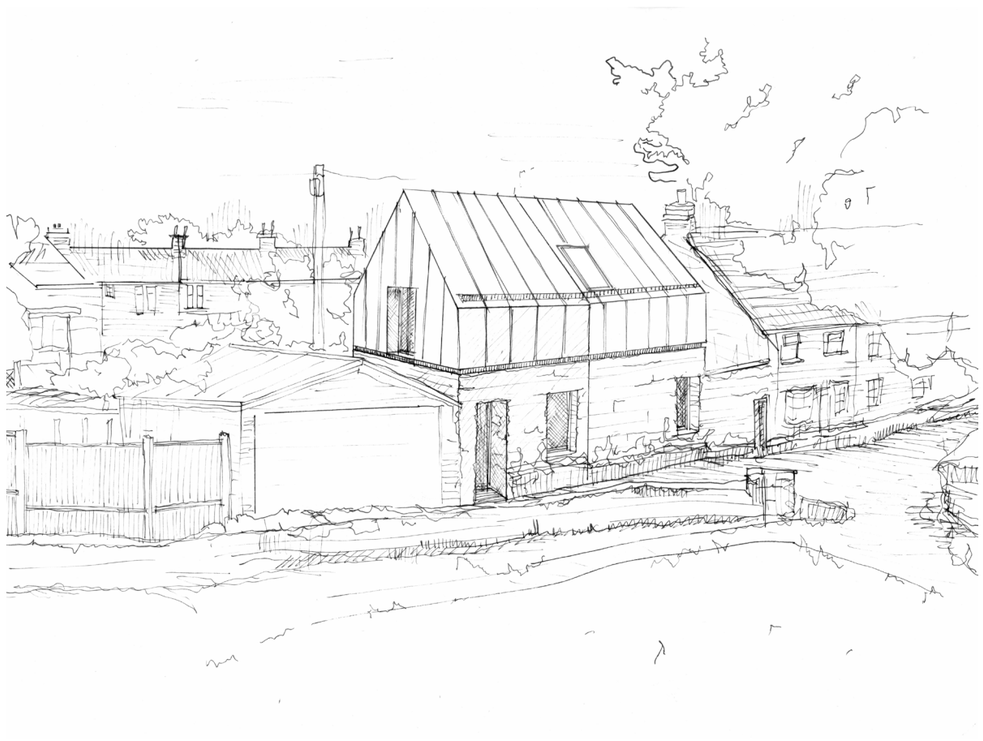
Impression of proposal, looking north up Taylor's Yard. Here it is evident that the roofline steps up in line with the topography of the lane.





Impression of proposal, looking from Crich Recreation Ground.





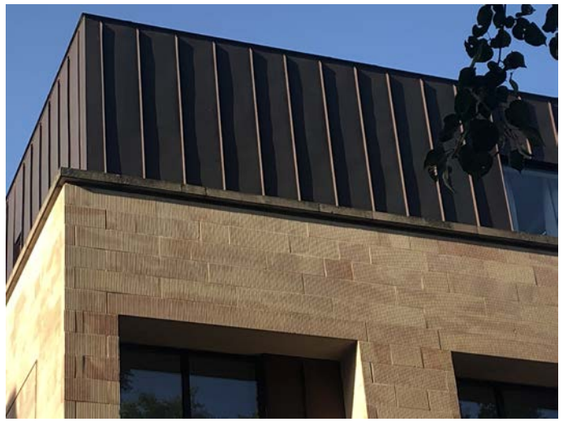
PRECEDENTS

Parkside, Matlock Bath
Evans Venturi Architects
Conservation area

Local material precedent. In the historic centre of Matlock Bath, The standing seam metal cladding compliments the surrounding stone buildings.

Image credit: Evans Venturi Architects





Piers Arts Centre Stromness Orkney
Reiach and Hall Architects





Artemis Barn
Chiles Evans and Care Architects

Material precedent

At CECA we work with craftspeople who are highly skilled in traditional building techniques. This attention to detail, respect to the local vernacular will be reflected in the Crich project. We work a lot with existing buildings and in areas of outstanding beauty.

We favour a ‘light touch’ when in comes to building in rural villages and towns, valuing the small details of traditional and historic architecture.

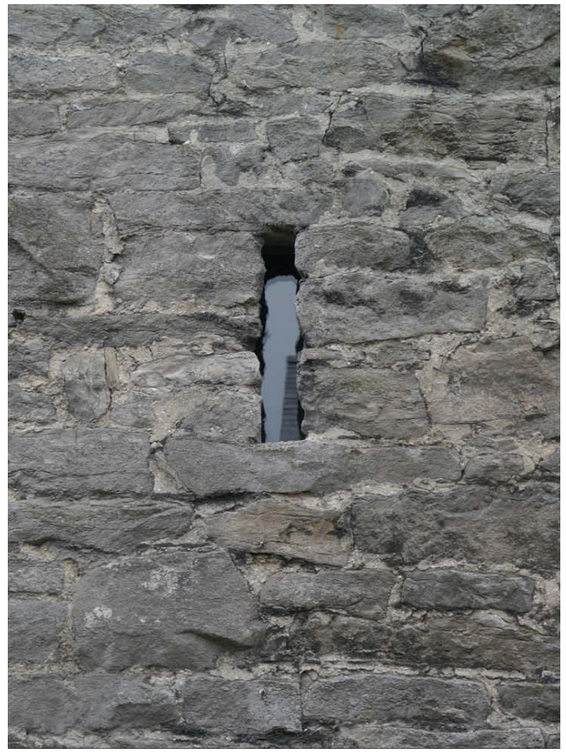
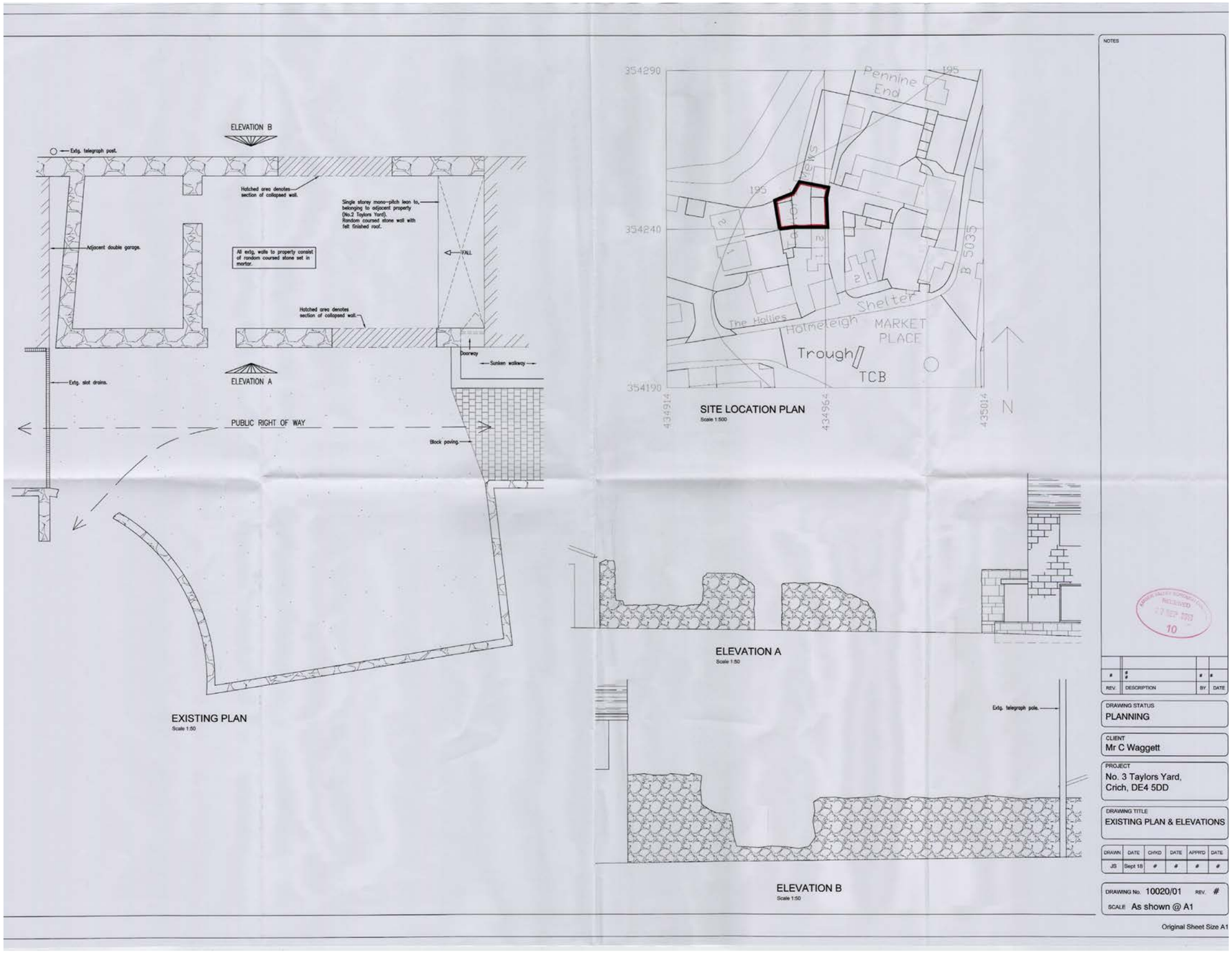


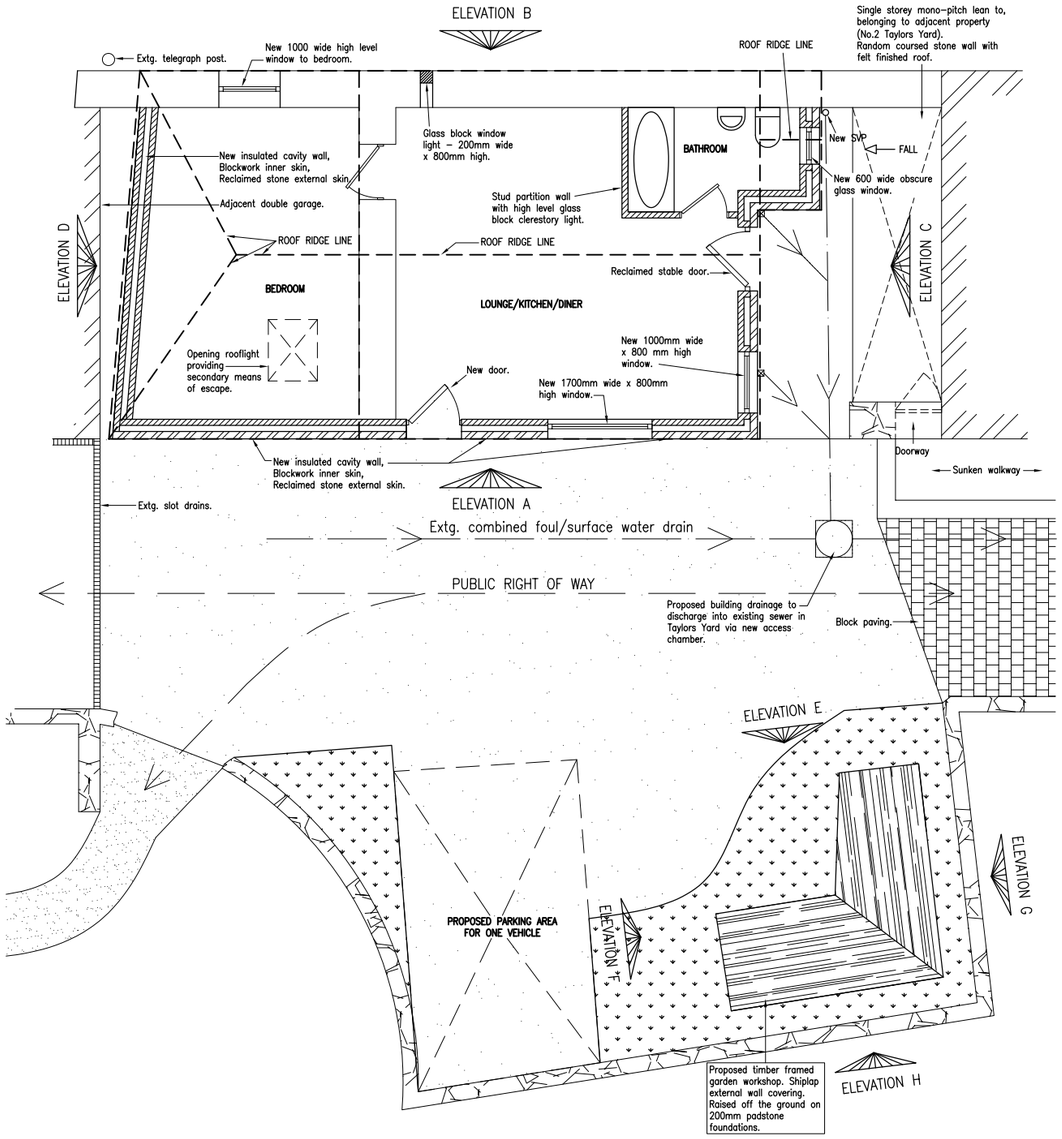
Image credit: CECA



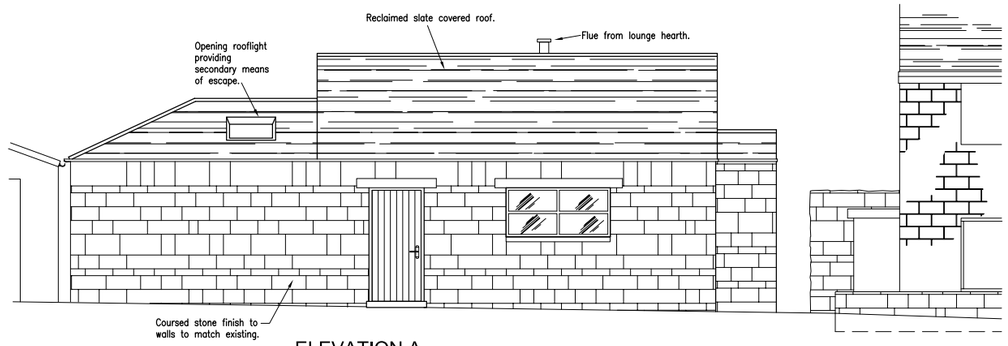
APPENDIX 1

These planning drawings are taken from a planning application (Ref: AVA/2018/0971) for 3 Taylor's Yard comprising of the '*Demolition of existing stone wall remnants of former cottage and construction of new single storey cottage and detached shed*' was approved in December 2018.

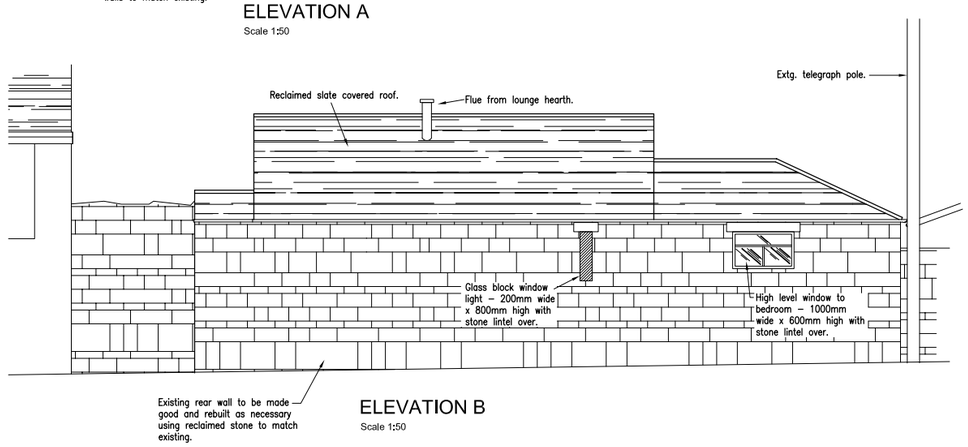




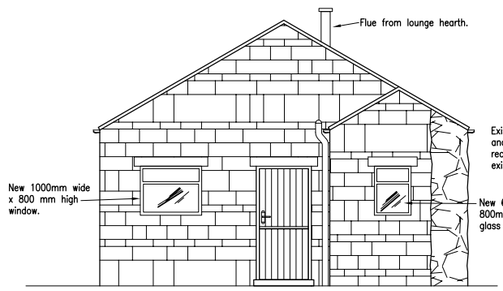
PROPOSED PLAN
Scale 1:50



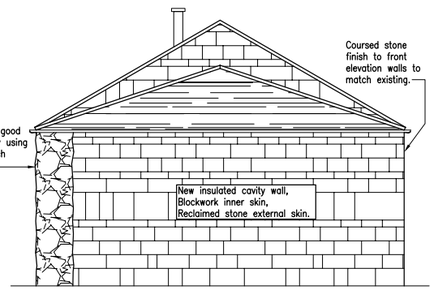
ELEVATION A
Scale 1:50



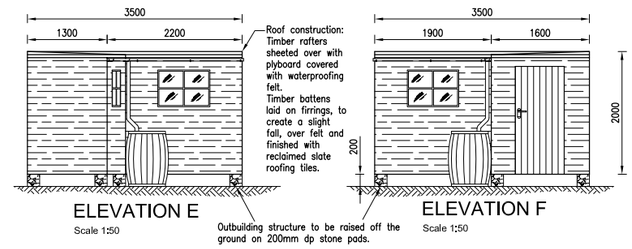
ELEVATION B
Scale 1:50



ELEVATION C
Scale 1:50

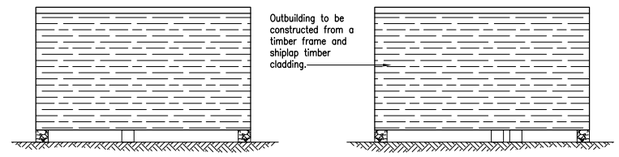


ELEVATION D
Scale 1:50



ELEVATION E
Scale 1:50

ELEVATION F
Scale 1:50



ELEVATION G
Scale 1:50

ELEVATION H
Scale 1:50

NOTES

REV.	DESCRIPTION	BY	DATE
A	Elevations D, E, F, G and H added.	JS	8.10.18

DRAWING STATUS
PLANNING

CLIENT
Mr C Waggett

PROJECT
No.3 Taylors Yard,
Crich, DE4 5DD

DRAWING TITLE
PROPOSED PLAN & ELEVATIONS

DRAWN	DATE	CH'KD	DATE	APPR'D	DATE
JS	Sept 18	#	#	#	#

DRAWING No. 10020/02 REV. A
SCALE As shown @ A1

Original Sheet Size A1

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