Design, Access and Heritage Statement

Proposed single storey rear extension to 62 Long Row, Belper. DE56 1DR.



Issued in support of a Householder Planning Application and Listed Building Consent.

Revision A (Nov 2022)

Contents

1. Introduction

1.1 Overview
1.2 Site Address
1.3 Statutory designations

2. Context & Heritage

2.1 Surrounding area
2.2 History of the site
2.3 Existing house
2.4 Landscape & gardens

3. Consultation

3.1 Pre-planning advice

4. Proposals

4.1 Objectives
4.2 Extension & refurbishment of the house
4.3 Heritage impact

5. Sustainability

5.1 Building envelope
5.2 Heating
5.3 Landscape
5.4 Trees

6. Accessibility

6.1 Vehicular
6.2 Bicycles and pedestrians
6.3 Internal

7. References

1.0 Introduction

1.1 Overview

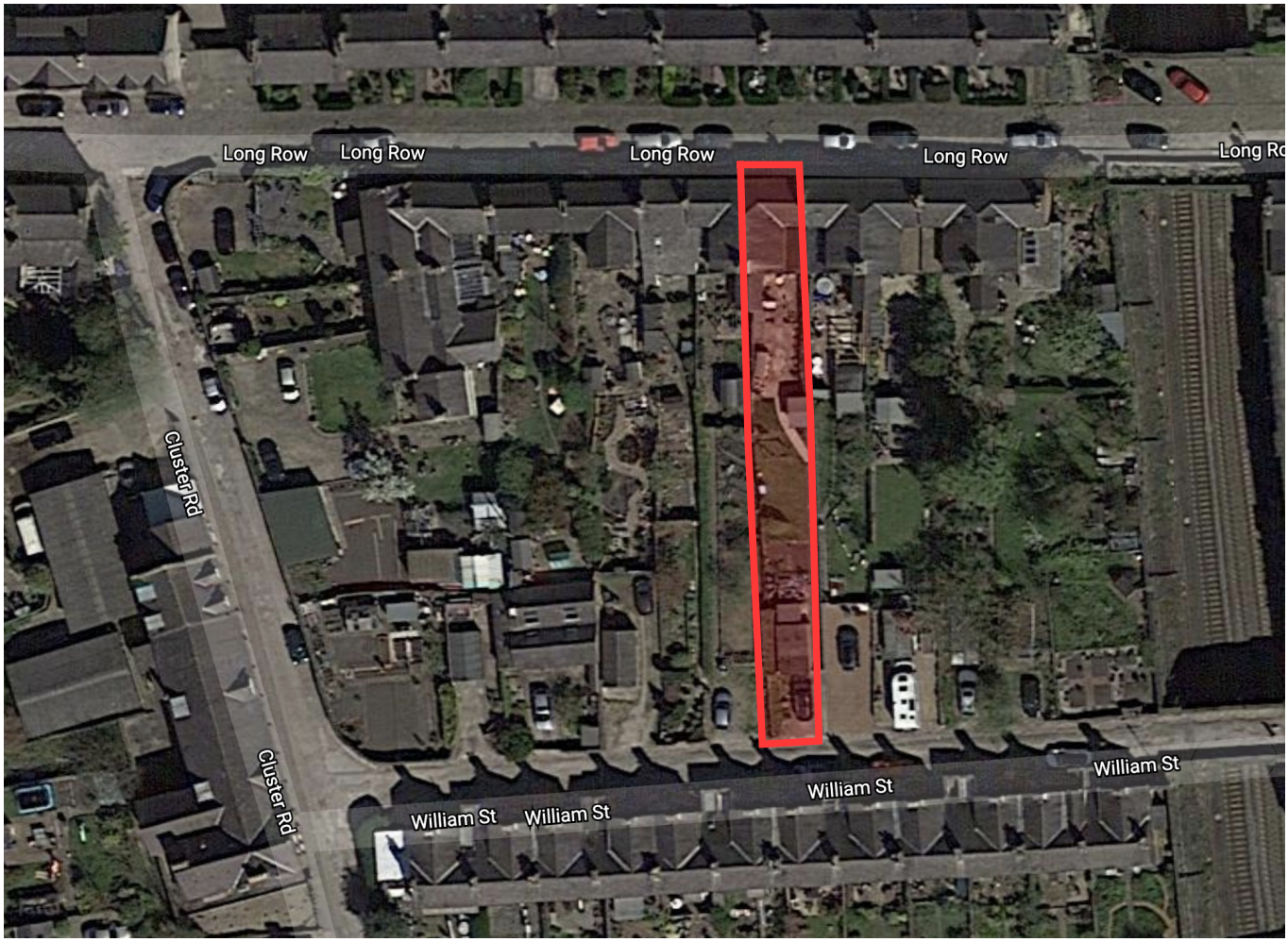
1.1.1 This document has been produced to support a planning application for the extension of No. 62 Long Row, Belper.

1.2 Site Address

1.2.1 No. 62 Long Row, Belper, DE56 1DR.

1.3 Statutory Designation

1.3.1 The site was listed Grade II in 1976 (list entry number: 1335306). It is within the Belper and Milford conservation area and the Derwent Valley Mills World Heritage Site. It is subject to an Article 4 direction.



Aerial view of the site location. Extract from google maps. (Site highlighted in red)

2.0 Context & Heritage.

2.1 Surrounding area

2.1.1 Although long recognised locally as extremely important, the importance of the industrial heritage of the Derwent Valley Mills was globally acknowledged in December 2001, when the Derwent Valley Mills in Derbyshire was inscribed on the World Heritage List. UNESCO's recognition and the international designation of World Heritage status confirms the outstanding importance of the area as the birthplace of the factory system where, in the 18th Century, water power was successfully harnessed for textile production. The modern factory or 'mill' system was born in the valley in the 18th century to accommodate the new technology for spinning cotton developed by Richard Arkwright. Later advancements in spinning technology made it possible to produce cotton continuously. Cromford Mill was the site of Arkwright's first mill, with the nearby Cromford village significantly expanded for his new workforce. This system of production and workers' housing was copied throughout the valley and particularly in Belper, where to ensure the presence of a labour force, it was necessary to construct housing for the mill workers. The existing community at Belper was greatly improved and expanded – with their own amenities such as schools, chapels, and markets. Most of the housing still exists and is still in use along with transport infrastructure that was originally built to open new markets for the mills' produce. The mills and their associated buildings are well preserved and have been reused since the cotton industry declined. Many of the buildings within the World Heritage Site are also listed buildings and Scheduled Monuments.

2.2 History of the site

2.2.1 "Long Row is industrial housing of a high quality. There were originally 77 houses in the Long Row. It was built in the form of three terraces, two of which were continuous until broken by the North Midland Railway in 1840. The 35 three storey houses are constructed mainly in sandstone with a continuous sloping eaves line. They are designed with interlocking plans formed around the staircase. The southern two-storey terrace is constructed primarily in brick and ascends the rising ground in stepped pairs. Each house has its own garden with allotments behind. There are 62 dwellings in all" [1]. The houses in Long Row have mostly retained, or been restored to their 'original' or early 20th Century appearance in regards to their principal elevation onto the street. This helps to retain a strong visual identity in keeping with their historical importance. To the rear of the houses a considerable number of alterations have been made to accommodate the changing needs of residents over the years, typically a single storey flat roofed infill extension adjacent to the rear outshut. Subsequently various extensions, conservatories and lean-tos have been added in a variety of styles and materials. Due to the lack of public access to the rear of the properties these modifications are largely unseen.

2.3 Existing house

2.3.1 The Listing entry for No.'s 58-63, Long Row states:

> *"LONG ROW 1. 5167 (South Side) Nos 58 to 63 (consec) SK 3447 NE 1/35 28.9.76. II GV 2. Late CI8/early CI9 industrial housing. Red brick terrace with slate roof stepped down hillside in pairs. Two storeys. Two windows each, sashes with late C19 glazing except No 60 modern glazing and sashes of Nos 61 and 62*

unbarred, 3 ft high coursed stone garden walls adjoin each house. Pitched stone coping."

2.3.2 No. 62 Long Row is typical of the evolution of the houses. The rear of the house is extended into the garden by an original two storey outshut. A single storey attached brick built outhouse is built as a pair with the neighbour on the western boundary. The Bennett's map of 1805 appears not to show these extensions so it is possible they were added across the south terrace as part of Strutt estate improvement works during the 19th century. This would have entailed the reorganisation of circulation within the houses, providing new stairs and moving the back door from the south elevation to the east elevation of the new outshut. The original timber sash windows to the rear have been preserved and all the original roofs are pitched and slate covered. A single storey flat roof infill extension adjacent to the rear 2 storey outshut has been added at a later date. This extension has been added unsympathetically with no architectural merit or interest.



Existing rear (south) elevation of No. 62, Long Row.

2.4 Landscape & gardens

2.4.1 The garden to No. 62 extends south from the rear of the house. The garden is a mixture of soft and hard landscaping and contains no trees that will be affected by this proposal.

3. Consultation

3.1 Pre-planning advice

3.1.1 Pre-planning advice is not currently offered by Amber Valley Borough.

4. Proposals

4.1 Justification

4.1.1 The owners / occupants of the property are young with a growing family (3 children). The house is a family home, but modest in size. The extension would provide useful additional space, allowing them to continue living in the community within which they work, go to school and socially interact.

4.1.2 Post Covid the need / opportunity for working from home have increased considerably. The proposed extension would provide the family with flexible spaces that would provide live / work opportunities.

4.1.2 The existing houses unless allowed to be adapted to suit the needs of modern family living will socially exclude families with children. The demographic of the occupants on Long Row is steadily changing. Many of the properties are owned by younger couples (pre-children) or older couples (post children) looking to down size.

4.1.3 Within the last few years an increasing number of cottages have been purchased as ‘second homes’ or ‘holiday lets’. Whilst these visitors contribute to the financial economy of the town they ultimately erode the sense of community, breaking social ties between neighbours.

4.1.4 An extended, adaptable home has many sustainable benefits;

- minimises vehicular use transporting children to school.
- creates a flexible ‘life time’ home that meets the needs of families throughout their lives. Allowing them to remain within their community.
- working from home reduces emissions and commuter travel.
- ensures continued investment (economic / social) in the community.

4.2 Objectives

4.2.1 Design work has been carried out by DKMY Architects Ltd. with the following objectives:

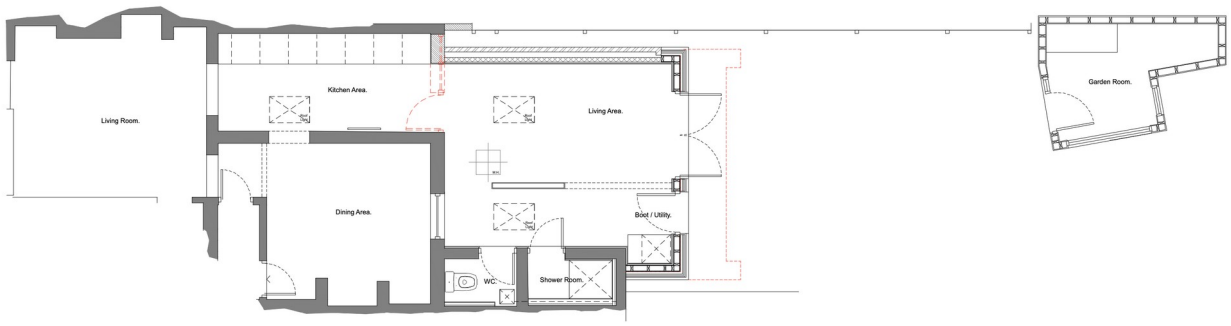
- Create a new living area and utility space with improved access and visual relationship to the garden, by extending the rear of the house adjacent to the brick outhouse.
- Use a contemporary design language to clarify the relationship between new-build elements and the original house.
- Create a new stand-alone garden room in the rear garden.
- Substantially improve the environmental sustainability of the property by increasing the thermal performance of the non-original and new-build areas of the house.
- Preserve the brick outhouse and incorporate it within the extension by converting it to a WC and shower room.

4.3 Extension & refurbishment of the house

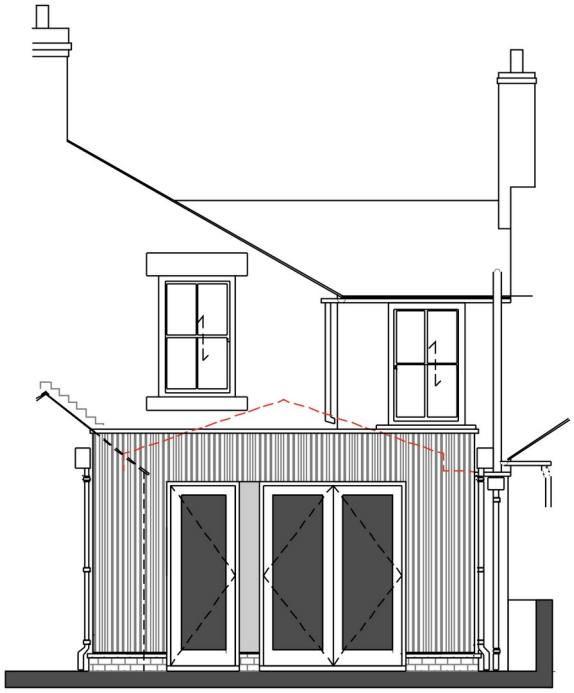
4.3.1 The design of the proposal evolved to balance the preservation of the existing house with the objectives stated above. The historic brick outhouse is to be converted into a WC and shower room. A new-build contemporary roof wraps around the existing south elevation and outhouse. The roof level and detail is designed to avoid clashing with existing stone cills and lintels, and meets the outhouse roof by lapping the proposed single ply membrane up under the lower slate courses. It is envisaged that, so long as the timbers are sound, the existing roof structure of the outhouse will be retained although the slates will be removed at their lower levels. Rafters will be checked and replaced and new battens and breathable membrane added. A vertically timber boarded garden room is to be constructed in the rear garden complimenting the contemporary design language of the proposed extension.

4.3.2 The proposed single storey extension is to be a timber frame construction finished with vertical timber boarding and a brick panel to the eastern elevation, creating a contemporary appearance to contrast with the existing brick and stone rear elevation. The proposed roof will be a single ply membrane incorporating a raised roll detail, giving it the appearance of lead / metal roof. The roof will meet the outhouse gable at 90 degrees, creating a clear non-destructive junction between the old and new fabric. Three rooflights are proposed, one on the west and two on the east, in order to bring natural light into the original kitchen and proposed living and utility spaces. The rooflights sit behind a low parapet wall, concealing them from the external areas. The proposed garden room is to be timber frame construction and vertically timber boarded with single ply membrane mono-pitch roof.

4.3.3 Only one principal alteration to the existing fabric is proposed, this is described in further detail in the Heritage Impact assessment below.



Proposed ground floor plan. Extract from 21-119-08-10 (Not to scale)



Proposed rear (south) elevation. Extract from 21-119-08-10 (Not to scale)

4.4 Heritage impact

4.4.1 The publication by Historic England "Conserving Georgian and Victorian terraced housing – A guide to managing change", has been referred to throughout the design process. The guide notes that:

> *"Change to heritage assets, including listed terraces, is inevitable and is only harmful when it damages or harms significance."*

4.4.2 It has been sought to establish the elements of the house that are significant to it's heritage value, and to preserve or enhance these. The list entry for No.62 Long Row is principally concerned with a description of the appearance of the front of the house, its relationship to its neighbours, and their collective contribution to the historic streetscape. The front (north) elevation will not be affected by this proposal.

4.4.3 The rear of the house combines elements that are in general well preserved (outhouse) with others that have been unsympathetically adapted. Such as the single storey flat roof infill extension, the timber door frame has been used to try and mask the connection to the outshut but instead creates an obvious joint. The current owners have restored the house faithful to the original, replacing a casement window with a stone sill and timber sash window on the rear elevation and keeping the historic masonry visible.

4.4.4 The proposal described in this application is intended to touch lightly on the significant elements of the existing fabric and instead create a visual contrast to highlight the original features of the house. The contrast is created through the design of the contemporary timber clad gable projection which frames the glazed openings into the extension. Where the timber wall meets the existing masonry it does so in a manner that clearly identifies and respects the historic fabric. The timber clad garden room has been designed to feel

lightweight and compliment the proposed extension without having any impact on the existing heritage asset.

4.4.5 The outhouse will be partially enclosed by the new extension, but its pitched roof form will be clearly preserved above the proposed shallow pitched roof which is to be lapped beneath the lower slate courses. The exposed brickwork will be preserved within the new extension, and clearly visible as part of the historic fabric. The form of the proposed extension wraps around the existing fabric to unify the historical additions while respecting their individual importance. The proposed roof has been kept (almost) flat maintaining the subservient form of the extension and minimising the impact on the existing historical features, instead the aim is to highlight them through their contrast with the proposed contemporary new build elements.

4.4.6 There is only one alteration to the fabric of the existing house, but it does not affect any features of significance:

Removal of the timber door and window on the south elevation to keep the visual connection to the garden from the existing kitchen. The window and door are not original and so do not merit preservation.

5. Sustainability

5.1 Adaptable Living

5.1.1 By providing an adaptable, flexible home occupants are able to live in the community within which they work, go to school and socially interact. This allows for many more pedestrian journeys and lessens the need for car journeys reducing congestion and emissions.

5.1.2 It maintains community and social cohesion, allowing families to stay in one area rather than having to move home to accommodate their spacial needs.

5.1.3 Supports the existing local infrastructure of transport hubs, schools doctors etc, retaining important occupancy levels within the heart of the town.

5.2 Building envelope

5.1.1 New thermal elements will be specified to meet and where possible exceed the requirements of Building Regulations Part L1 B in order to minimise the loss of heat from the building envelope.

5.3 Heating

5.2.1 Improved heating efficiency due to new thermal elements within the proposed extension minimising heat loss.

5.4 Landscape

5.3.1 No impact on the street scene is proposed. The existing garden area to the rear will be reduced with the extension and stand-alone garden room. The hard landscaping will be revised to accommodate this.

5.5 Trees

5.4.1 Although there are trees within the garden these are at some distance from the house therefore no existing trees will be affected by the proposed development.

5.6 Drainage

5.5.1 Existing combined foul and surface drainage provision will be utilised. If the extension is situated within 3m of a public sewer a build over agreement will be required. The exact position of the sewer will be confirmed by survey prior to detailed design.

6. Accessibility

6.1 Vehicular

6.1.1 No change.

6.2 Bicycles and pedestrians

6.2.1 No change.

6.3 Internal

6.3.1 Internal steps will be avoided giving level access throughout. New internal entry level toilet will be provided.

7. References

1. Joyce, B., Michell, G., Williams, M., Derbyshire Detail & Character A Celebration of its Towns & Villages.