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Design and Access Statement
7 Field Row
Belper
Derbyshire
DE56 1DH

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Introduction

This statement has been prepared in support of a Householder Application for the proposed development at the above property and should be read in conjunction with the following documents/drawings:

1506 Application Form
1506-102 Proposed Garage Drawings

Background

The site comprises garden land situated off Green Lane in Belper and belongs to No. 7 Field Row. This property was built by the Strutts circa 1796 and whilst it was sold off by the Strutt Estate in the 1960s, it had been occupied by the same family by the late 1890s until its sale in 2020. The property had been subject to inappropriate alterations and has been recently restored, reinstating the historic appearance of the terrace, the other properties on the street having been renovated in previous years.

As part of the renovation works it was proposed to demolish a prefabricated garage on the land and replace it with a modern garage structure. This application (AVA/2021/0675) was approved in January 2022 and has since been implemented in part, the former garage having been demolished. The new owners now wish to make minor amendments to the previous application, changing the roof material and adding to the garage structure to allow for a bike and log stores.

Proposals

The main change to the previous proposal is by adding an additional gable to the western elevation to accommodate the log and bike store. This is to be open to three-sides and the attic will be used for household storage as per the main garage structure. The additional gable helps to break up the long ridge-line of the previously proposed garage and create visual interest.

The garage is to be constructed of a timber frame, with vertical timber cladding. The roof is to be of Welsh slate, whilst the doors are to be of timber. It is proposed that the building be of lightweight timber construction avoid appearing too permanent in character whilst being ‘visually recessive’. The garages serving Nos. 4, 8 and 9 Field Row are of timber construction, there are several timber sheds in adjoining gardens.

In responding to the proposal to build a garage at 9 Field Row from stonework, the Conservation Officer commented:

'Given that the principle for a building of similar form and scale may be acceptable, an alternative design should be explored based on a contemporary interpretation of the traditional forms that characterise the area, employing high quality materials that convey a lower status of building, with a clear distinction between itself and the authentic heritage assets of the vicinity. Were a high-quality design to be put forward which avoided the potential for the misinterpretation of its cultural value, then a garage structure could be acceptable on this site. It is envisaged that this would be a lightweight structure; timber framed; timber clad with a panel roof material'

The principle of using such materials within the vicinity of the site is therefore established. The roof is to be changed from zinc to Welsh slate which is conversant with materials used within the Conservation Area. Given that views towards the proposed building will predominantly show the roof only, it is considered that the building sits better within its context as a result of the changes.

The site appears somewhat more prominent due to the recent removal of the boundary hedgerow, which had a mite infestation. This hedgerow is to be replanted as shown on the accompanying drawings, to allow a degree of privacy whilst also mitigating the impact of the proposal on the wider Conservation Area.

The garage structure is to be positioned further back into the plot, so to be less prominent in views of the Grade II* listed Unitarian Chapel. The site will be laid out with resin bound gravel, replacing the existing concrete, with planted borders and boundary hedging to be retained.

It is noted that the loss of former allotments for built development, within the World Heritage Site, is regrettable. The proposal will however result in the enhancement of poorly maintained land which currently detracts from the character of the locality. The Conservation Officer, in commenting on the previous application, considered the presence of a previous structure and the high quality design and materials proposed, concluding that on balance the proposed works would not adversely impact upon the heritage assets.

In conclusion, it is considered that the proposed amendments to the extant approval will not detract from the character of the Conservation Area, the World Heritage Site or other heritage assets in the vicinity. There are no other planning constraints which would hinder the proposal.

I trust the application is satisfactory however should you have any queries, please do not hesitate to contact me.

