Design, Access and Heritage Statement.

Proposed demolition of an existing single storey extension with a two storey extension at the rear of No. 9 Belper Lane, Belper. Derbyshire. DE56 2UG.



This Design, Access and Heritage Statement is submitted in support of the Householder Planning Application submitted to Amber Valley Borough Council.

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1.0 Introduction

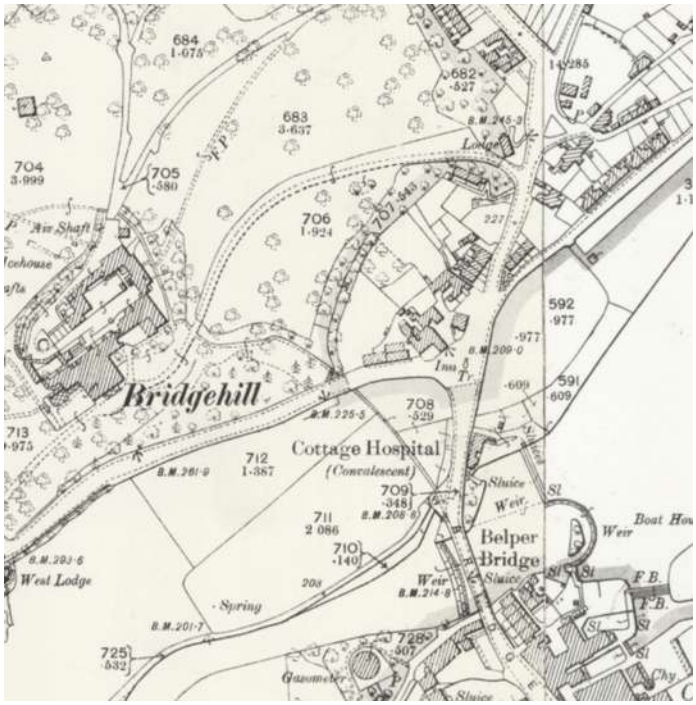
This Heritage Statement is submitted in support of a planning application for the replacement of an existing single storey extension with a new two storey extension at the rear of No. 9 Belper Lane, Belper. The property has been given a Grade II listing. It sits within the Derwent Valley Mills UNESCO World Heritage Site and the Conservation Area.

The purpose of this statement is to assess the heritage significance of the area, evaluate the impact of the proposed works, and demonstrate that the replacement of existing extension is both appropriate and sympathetic to the existing building and will not detract from the local historic character. The new extension will enhance the energy efficiency of the property while maintaining the architectural integrity and visual harmony of the surrounding built environment.

2.0 Site Description and Historical Context

2.1 Property Overview

No. 9 Belper Lane is one of a number of small stone cottages to be found on the lower part of Belper Lane. The junction of Belper Lane with Bridge Foot and Bridge Hill is an important part of Belper's history; a connection to the Strutt's farms at Dalley Lane; and a major route towards Ashbourne and all over shadowed by the Strutt's Bridge Hill House (until its demolition in the 1930s).



*Extract of the 1892 – 1949 25 Inch OS Map

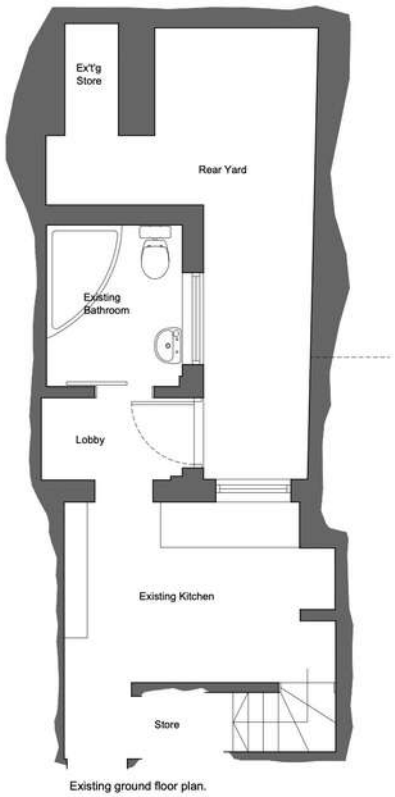
No. 9 is one of a row of Grade II listed cottages at the bottom of Belper Lane. The property was identified and Listed in December 1979.

The Listing describes the property as;

'Late C18/early C19. A small terrace of stone cottages standing back in gardens. Tiled roof and brick chimneys. No 11 stepped up hillside. Two storeys. No 11 has 2 windows, rest one; sashes with late C19 glazing but No 9 has reproduction windows in same spaces. No 11 also has small former shop window. Doors and windows with stone lintels. Nos 5 to 9 (odd) have stone tiled gabled porches. Red brick rear wings. Low stone garden walls to street boundary.'

It was noted in 1979 that No. 9 already had replacement windows to the East Elevation and an extension to the rear.

Unlike the front of the building which is constructed of faced stonework, the rear of the property was originally built from local red brick. Over the decades the rear elevation has been modified and adapted. The lower portion of the wall has been painted and rendered and contemporary and unsympathetic windows added. Built on to the rear elevation is a single storey rendered extension, again fitted with contemporary windows. The single storey extension dominated the rear yard, filling it almost entirely except for a narrow area of circulation space.



**Existing ground floor plan.*

The existing floor plan of the cottage is very small and would be considered inadequate, by today's standards, in a two bed, 3 person house. The existing kitchen / dining area doubles up as circulation space to access the staircase to the first floor, the back door and the ground floor bathroom. There is only sufficient space to squeeze in an oven with a hob above and a sink and drainer, with very limited additional storage. Dining is at a small breakfast bar for two people. Due to space constraint the back door and the bathroom cannot be accessed if someone is stood at the cooker.

2.2 Conservation Area and Article 4 Direction

The Belper Conservation Area was designated in recognition of its special architectural and historic interest, particularly its role in the early industrial development of the area and the associated worker housing and mill infrastructure.

No.9 Belper Lane sits within this designated area and also the wider Derwent Valley Mills UNESCO World Heritage Site.

2.3 World Heritage Site Context

The Derwent Valley Mills World Heritage Site is internationally recognised for its role in the Industrial Revolution and the development of factory-based textile production. The character and visual cohesion of the site depend on the preservation of key views, streetscapes, and architectural forms.

The proximity of No.9 Belper Lane to Bridge Foot, the North Mill and other key historic buildings locates it within an important area of the town.

The eastern facing elevation of No. 9 directly contribute to the Outstanding Universal Value (OUV) of the World Heritage Site and any development must be assessed for its cumulative visual and contextual impact.

Other Listed Buildings within the immediate vicinity of No. 9:

Belper Bridge – Grade II

Belper Weir – Grade II*

North Mill – Grade I

18 – 20 Bridge Foot – Grade II

The Talbot Hotel – Grade II

Bridge Farmhouse – Grade II

3 – 7 Wyver Lane – Grade II

3.0 Proposed Development

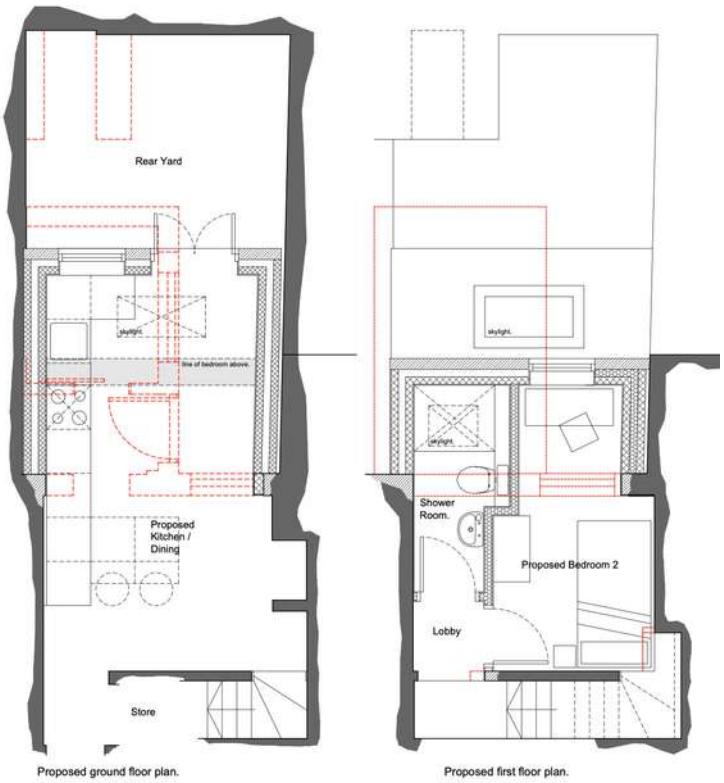
3.1 Objectives.

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

- Create an extended and refurbished dining / kitchen area to the ground floor with an extended and refurbished shower room and secondary bedroom.
- Use a contemporary design language to clarify the relationship between new-build elements and the original house.
- Substantially improve the environmental efficiency and sustainability of the property by increasing the thermal performance of the rear of the property.

3.2 Proposed Floor Plans.

The application proposes to replace the existing single storey extension with a two storey addition that would extend the full width of the plot. The extension would incorporate underutilised circulation space within the back yard and adding it to the habitable space in the kitchen to create a functional and useable kitchen / dining area. Circulation through the space would be reorganised in order to regain functionality within the cooking area and the dining space.



*Proposed floor plans.

3.2 Justification for the Proposed Changes.

The proposed extension would increase the footprint of the property by 4.3m^2 The proposed extension would utilise part of the existing boundary wall with the neighbouring property and would not extend as far into the back yard as the existing. It would therefore have less of an impact on the neighbouring property as the existing building.

At first floor the extension extends the floor plan out by 1.5m. It does not extend as far out as the ground floor, maintaining a minimal profile. The first floor has been limited in size so that it does not extend beyond the line of the existing two storey extension present on the adjoining property at 11 Belper Lane.

Relocating the bathroom into a first floor showroom on the first floor reduces the area required on the ground floor and efficiently uses the space created. The addition of a second room on the rear of the property necessitates the re-orientation of the second bedroom, but does not require any alterations to the stairs and existing landing.

Key aspects of the proposed development include:

- Increase the useable area of the kitchen and dining area by extending the ground floor and reorganising the kitchen area and circulation areas.
- Improve the thermal efficiency of the rear of the property, bringing it up to modern standards of energy efficiency.
- Improve the physical relationship between the bedrooms and the shower / bathroom.
- Install sympathetic windows and doors into the rear elevations of the building.
- Minimal impact to the historic fabric of the existing listed building and the wider World Heritage Site.

4.0 Significance of the Heritage Asset.

4.1 Significance of the Conservation Area

The Belper Conservation Area derives its significance from its historic industrial layout, vernacular architecture, and connection to early mill workers' housing.

Important characteristics include:

- Uniform rows of stone-built terraces with timber sash windows.
- Strong streetscapes and linear townscape structure.
- Use of traditional materials such as stone, slate, and painted joinery.

- Visual connectivity to the River Derwent and mill complexes.

The historic buildings found within the Bridge Foot streetscape contribute, positively to the historic character of the conservation area. Their stone south-east facing facades are a strong visual feature when approaching the road from the south. By comparison the rear of the property is hidden from almost every angle, partly by the topography to the west, but also the 3.0m boundary forming the division between no. 9 and no.11. The rear elevation's contribution to the Conservation is minimal neither contributing to nor detracting from the key elements that justify the conservation area designation.

4.2 Significance of the World Heritage Site

The Outstanding Universal Value (OUV) of the Derwent Valley Mills World Heritage Site is based on its historical, architectural, and technological contributions to the Industrial Revolution. The careful integration of industrial, residential, and social buildings into the natural landscape forms a cohesive heritage landscape.

No. 9 Belper Lane contributes directly to this value. It's historic south-eastern facade can be read within the historic fabric of Bridge Foot where it sits within a tapestry of other equally historic buildings.



*The Talbot Hotel and Bridge Farmhouse (both Grade II)

The rear of the property, however, is almost entirely obscured by the tall stone boundary wall to the north and west as well as the natural topography of Mount Pleasant. The rear of the property does not contribute to the OUV of the World Heritage Site. This application does recognise that building does

form part of the broader setting, and its appearance must be carefully managed to ensure that any altered features remain neutral or complementary to the surrounding character.

5.0 Impact Assessment

5.1 Visual Impact

The demolition of the existing single storey extension and it's replacement with a small, high quality, two storey extension will have a minimal visual impact on the existing building and will not impact upon the World Heritage Site. It is proposed that the new extension is built from rendered masonry and traditional brickwork, and as such, the proposal does not introduce any incongruent materials or visual changes and has no impact on the important south-east elevation of the property.

5.2 Materiality and Design

The proposed extension will introduce a small pitched roof and gable perpendicular to the main ridge of the house, in a similar style to the projecting gable on the adjacent property at no.11. The height of the new gable will be lower than the adjacent gable and significantly lower than the principal roof line. The new gable will not be visible from within the conservation area and the world heritage site.



West elevation.

*Proposed rear elevation.

The proposed extension will be built from rendered blockwork at ground level with a first floor constructed from reclaimed brickwork to match the existing brick work along the rear of the existing cottages. The roof will utilise smooth clay tiles to match the existing tiles. Windows will be painted timber units of a sympathetic proportion and style.

5.3 Cumulative and Wider Impacts

The proposal does not involve any structural alterations, demolition, or changes to the roofline or external wall materials on the elevations within the World Heritage Site or the Conservation Area.

As such, the impact on the overall character and setting of the conservation area is negligible.

Furthermore, because the rear of the building does not contribute directly to the World Heritage Site's OUV, the proposal cannot be said to undermine its value or integrity.

6.0 Sustainability

6.1 Adaptable Living

By providing an adaptable, flexible home occupants are able to live longer in the community within which they work, go to school and socially interact. Creating a larger dining / kitchen and moving the existing bathroom up to the first floor shower room all help with the day-to-day living for residents. Increasing the external private space through a more space efficient design provides the occupants with a more useable and enjoyable private space. In addition an ability to spend social time outside has been linked to improved mental health.

Retaining family ownership of property maintains community and social cohesion, allowing families to stay in one area rather than having to move home to accommodate their personal and spacial needs. Furthermore this supports the existing local infrastructure of transport hubs, schools doctors etc, retaining important occupancy levels within the heart of the town.

6.2 Building Envelope

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

6.3 Heating

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

6.4 Landscape

No impact on the street scene is proposed. The existing rear yard will be improved through the creation of a more space efficient rear extension. Removing the existing concrete yard and replacing it with a

more sustainable solution will increase, ensuring that there is no additional surface water run-off into the combined sewers.

6.5 Trees

There are no existing trees on the site.

6.6 Drainage

The foot print of the existing house and the area of impermeable concrete yard will be reduced by the proposals, as a consequence drainage into the existing combined foul and surface drainage provision will be reduced.

7.0 Accessibility

7.1 Internal

There are no internal steps within the ground floor of the building, however the increased floor space within the kitchen / dining area will significantly improve the functionality of the space.

8.0 Policy Context

8.1 Planning Guidance.

During the development of this proposal the following documents, legislation and guidance has been carefully considered;

National Planning Policy Framework:

The proposed extension and refurbishment supports the planning system's requirements that developments meet the following criteria;

- An economic role – the proposal will contribute to Belper's economy ensuring that an historic building receives investment guaranteeing the property continues to meet modern family purposes and will increase its ratable value.
- A social role – the refurbished and extended house will help to meet the supply of much needed family homes and support the local community. The existing property is in need of refurbishment. The proposed development will ensure the continued use of the property.
- The proposed house will be flexible and adaptable allowing it to provide a lifetime home for its inhabitants.
- An environmental role – the completed building will contribute to protecting and enhancing the natural, built and historic environment; and, as part of this, use natural resources prudently,

minimising waste and pollution, and mitigating against and adapting to climate change including moving to a low carbon economy.

- The NPPF supports sustainable development, including energy efficiency upgrades where compatible with heritage protection.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

PPS1 seeks an integrated approach to sustainable development (e.g. paras 4 and 13(i) and it is considered that the proposed development is consistent with this stance. It will make a contribution to the built environment assets of the town.

Furthermore the overall approach to the proposed development has been driven by sustainability considerations, including the utilisation of sustainable construction techniques.

PPS4 promotes the adoption of a sustainable transport strategy. The geographic location of the house close to Bridge Foot and the easily walkable distance to the town centre and the bus and railway station, makes the use of public transport to commute to work a reality. In addition there are two primary schools and a secondary school within walking distance from the houses making it an ideal location for a family home.

PPS10 refers to the challenges of Climate Change, flooding and coastal change. Although the site sits above the River Derwent's Flood Plain it should not prevent the design of the proposed building from seeking to mitigate against the effects of Climate Change and flooding.

The proposed extension has been designed to be extremely efficient with regard to the consumption of energy and carbon emissions, significantly better than those expected from a mass built new build.

Regional Spatial Strategy for the East Midlands (RSS8) 2005:

Policy 31 - Regional Priorities for the Historic Environment. In accordance with the policy the proposal seeks to conserve and enhance the historic environment of the Belper Area.

Belper Neighbourhood Plan.

The goals and expectations of Belper's Neighbourhood Plan have been understood and wherever practicable an attempt to meet them has been made.

9.0 References

Amber Valley Borough Council

- **"Listed Buildings and Buildings in Conservation Areas SPD"**
  A Supplementary Planning Document that outlines requirements for permissions like extensions, alterations, and internal changes to listed structures. Examples include works such as window replacement, chimney alteration, painting/rendering, and more. ambervalley.gov.uk
- **Guidance on Energy Efficiency**
  Suggestions such as secondary glazing to retain original windows while improving heat retention—particularly relevant for historic homes in Belper. ambervalley.gov.uk

Historic England (formerly English Heritage)

Historic England provides a rich array of guidance relating to listed building care, sustainability, energy efficiency, and planning.

1. **Heritage Works for Housing: Managing Change** (Published 20 May 2024)
   Offers design-development considerations when converting historic buildings for housing, including mechanical, electrical, and plumbing upgrades, alongside sustainability balances. Historic England
2. **Adapting Historic Buildings for Energy and Carbon Efficiency – Advice Note 18** (Published 23 July 2024)
   A detailed printed/PDF document addressing permissions needed for energy upgrades, including retrofitting, insulation, solar, and heat pumps, aiming to align heritage needs with carbon reduction. cms.historicengland.org.uk
3. **New Advice on Adapting Historic Buildings for Energy and Carbon Efficiency** (Update, July 2024)
   Supplementary guidance emphasizing a "whole building approach" to reduce carbon emissions effectively without compromising historic integrity. Historic England
4. **Building Regulations and Historic Buildings** (Updated 13 June 2025)
   Clarifies which parts of building regulations apply when working on listed properties—particularly relevant when adding extensions or modifying thermal elements. live.historicengland.org.uk
5. **Advice & Grants** portal
   A comprehensive resource hub including printed guidance, A–Z listings, and sections such as “Your Home,” which provides homeowner-focused advice (e.g., maintenance, improvements, permissions, energy efficiency) and technical guidance categories like retrofit, building services, and conservation. Historic England