MR IAN BARKER, C/O BR ARCHITECTURE LTD

PROPOSED EXTENSIONS & ALTERATIONS TO HOUSE & GARAGE BUILDING

PARK NOOK GRANGE, THE COMMON, QUARDON, DERBY DE22 5JY

HERITAGE STATEMENT

NOVEMBER 2025

NJ PLANNING
AND DEVELOPMENT

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DOCUMENT VERSION HISTORY

Version	Date	Status
Version 1	28th November 2025	Final for Submission

1.0 INTRODUCTION

1.1 The Planning Application

1.1.1 This Heritage Statement is submitted in support of a householder planning application for the Proposed Extensions & Alterations to House & Garage Building at Park Nook Grange, The Common, Quarndon, Derby.

1.1.2 The application is accompanied by the following documents and plans;

- Completed Householder Planning Application Forms and Certificates
- Planning Application Fee
- Heritage Statement – NJPlanning Ltd
- Plans – BR Architecture
    - Site Location Plan
    - Existing Elevations
    - Existing Floor Plans
    - Existing Site Layout Plan
    - Proposed Elevations
    - Proposed Floor Plans
    - Proposed Site Layout Plan
    - Proposed 3D Visuals

2.0 DESCRIPTION OF THE APPLICATION SITE

2.1 Location

2.1.1 The application site within the redline boundary comprises of a dwellinghouse and associated curtilage known as Park Nook Grange which located on the corner of The Common and Inn Lane, Quarndon, Derby DE22 5JY.

2.1.2 The Parish of Quarndon is located northwest of Derby, just outside the city boundary and is one of the Southwest Parishes of the Borough of Amber Valley.

2.1.3 Quarndon is a rural parish, separated from the Allestree suburb of Derby by Green Belt, which also covers much of the area of the Parish. The main settlements are the Village of Quarndon and a cluster of around forty houses, mostly built since year 2000, at the southernmost tip of the Parish comprising the Poppyfields Meadow estate off Memorial Road and houses built along Somme Road.

2.1.4 The location of the application site is shown on Figure's 1 and 2 below and on submitted Location Plan

Figure 1 – Site Location

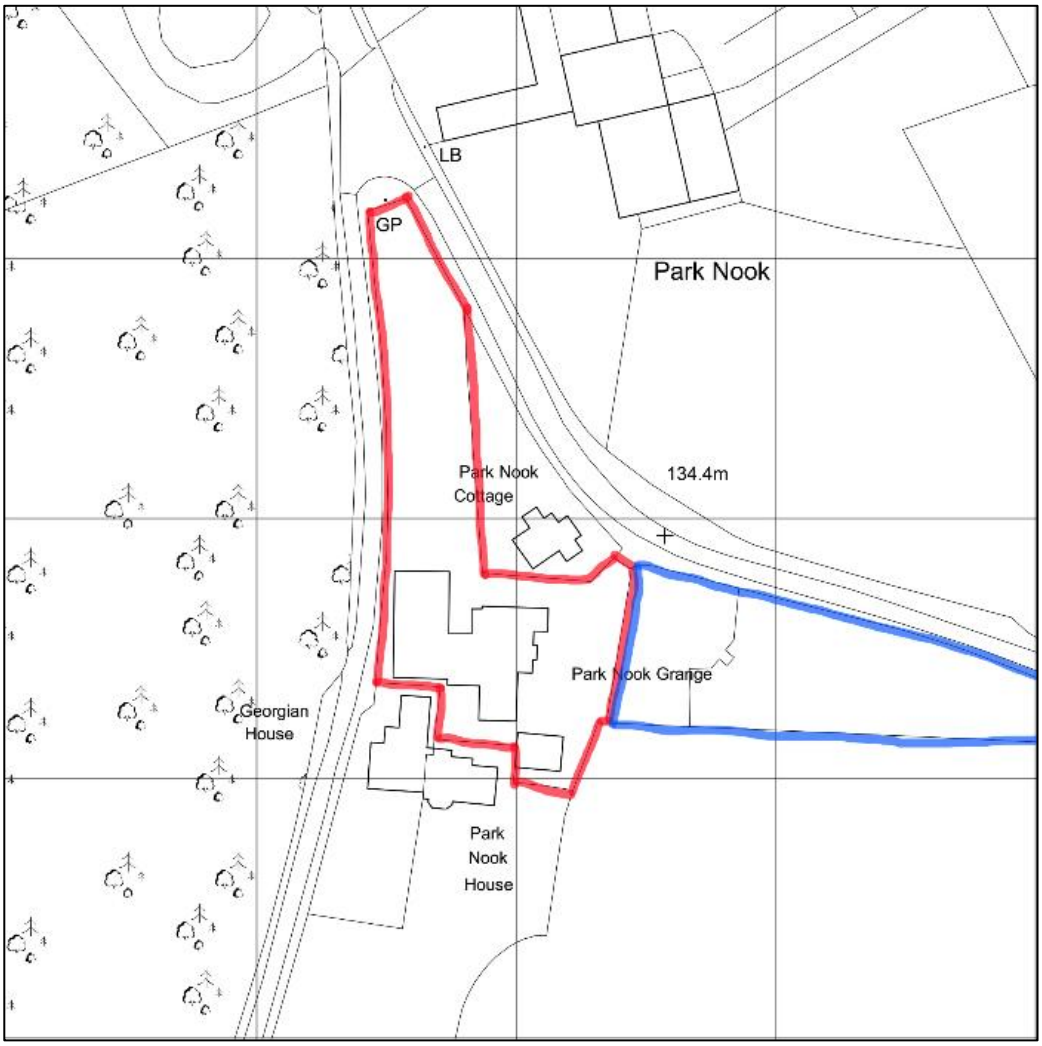


Figure 2 – Site Location (Google Maps)



2.2 Designations

2.2.1 The application site sits within the Park Nook Conservation Area.

2.2.2 Further, the application site sits adjacent to a Registered Park and Garden known as Kedleston Hall, together with sitting within the Green Belt.

2.3 Conservation Area

2.3.1 The application site sits within the 'Park Nook' Conservation Area, the extent of which is shown on Figure 3 overleaf.

2.3.2 Within the Parish of Quarndon there are two Conservation Areas. One covers the central part of the Village, extending along The Common, south on Church Road and a short distance along Burley Lane. There is also a separate Conservation Area further along the Common covering Park Nook.

2.3.3 The Park Nook Conservation Area comprises of a small, distinct area of 4no. properties, alongside The Common and Inn Lane. It is designated as a Conservation Area due to its historic link to Park Nook and its associated buildings which part form of the original stead of buildings known as Park Nook.

2.3.4 These buildings comprise of Park Nook which is a farm and associated outbuildings, Park Note Cottage, Park Nook Grange and Park Nook House.

Figure 3 – Park Nook Conservation Area



3.0 PROPOSED DEVELOPMENT

3.1 Introduction

3.1.1 The proposed development comprises of extensions and alterations to the existing dwellinghouse and garage.

3.1.2 Specifically, the proposed development comprises of the following elements;

- House
  - New slim frame black aluminium style sliding doors on northern elevation of pool room
  - Cladding of pool room with millboard cladding in black
  - Frameless glass box bay window seat within snug
  - Erection of corner plant room to the south and west elevation
  - Bay window to lounge and bedroom on eastern / principal elevation – to be formed using steel cladding, slim black aluminium crittal style sliding doors and frameless juliet balcony
  - Internal alterations including closing up door ways, creation of stud partition walls etc.
- Garage
  - New, larger, roller shutter door on northern elevation
  - Removal of existing balcony and insertion of slim black aluminium crittal style sliding doors and frameless juliet balcony on eastern elevation on ground and first floors
  - Cladding of garage with millboard cladding in black

3.1.3 Further information is shown on the submitted proposed floor plans and elevations, together with the submitted 3D visuals.

4.0 HERITAGE ASSESSMENT

4.1 Introduction

4.1.1 Due to the application site falling within a Conservation Area, an assessment of the proposed development against the Conservation Area should be undertaken to understand if there would be any harm to the Conservation as a result of the proposed development.

4.2 Assessment

4.2.1 The application site is considerability well screening from public vantage points within the Conservation Area.

4.2.2 These points include pedestrians and vehicles travelling along both The Common and Inn Lane, both of which have significant boundaries comprising of native and non-native hedgerow and mature trees. This is shown in Figures 4 and 5 below;

Figure 4 – View of the Application from Inn Lane



4.2.3 Only the roof and chimneys can be seen from Inn Lane, even in winter, primarily due to the non-native, evergreen hedge and tree species present along the boundary between the road and the application site.

Figure 5 – View of the Application Site from The Common



4.2.4 Further afield, and out with the Conservation Area, some distant views of the top of the roof and chimneys are available from public vantage points including the footpath which runs north to south from The Common, close to the entrance of the application site.

4.2.5 As discussed within Section 3.0 above, the proposed development comprises of several elements, the majority of which are improvements to the host dwellinghouse in terms of architectural design and use of materials.

4.2.6 Specifically, it is considered that only the improvements, including the proposed bay windows, on the eastern / principal elevation of the property will be notice from publicly accessible vantage points. This view will be a fleeting view when passing by the entrance / driveway rather than within a wider street scene appearance.

4.2.7 It is therefore considered, that the proposed development, by virtue the applications sites positioning and well screened nature as evidenced above, would have no impact upon the quality or integrity of the Park Nook Conservation Area.

5.0 CONCLUSION

5.0.1 This Heritage Statement has been produced support a householder planning application for the Proposed Extensions & Alterations to House & Garage Building at Park Nook Grange, The Common, Quarndon, Derby.

5.0.2 The application site falls within the Park Nook Conservation Area which is a small area comprising of 4no. dwellings and associated curtilage.

5.0.3 It has been evidenced that the application site is will screened from the Park Nook Conservation Area and, due to its positioning and limited external alterations and extensions, the proposed development will not cause any harm to the quality or integrity of the Park Nook Conservation Area.



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