WHITEHOUSE FARM
IRETON WOOD, NEW ROAD,
DERBYSHIRE
DE56 2SD

DESIGN & ACCESS STATEMENT – DECEMBER 2025

This document is to be read in conjunction with the following:

- 1160-001B – Location Plan
- 1160-002B – Block Plan
- 1160-003 – Farmhouse Basement and Ground Floor Plans As Existing
- 1160-004A – Farmhouse First Floor and Attic Plans As Existing
- 1160-005 – Farmhouse Elevations As Existing
- 1160-330G – Proposed Elevations
- 1160-331 – Steel Floor Joist Support Detail
- 1160-332 - LPG Tank Detail Drawing
- 1160-333 – Boiler and Flue Pipe Information
- 1160-LBC402O – Farmhouse Renovation and Extension Floor Plans Proposed
- 1160-LBC405 – Proposed Electric Supply Photosheet
- Heritage Statement (April 2025 V2.0 TJC Heritage Ltd)

SITE

White House Farm comprises the former farmhouse of White House Farm and adjacent outbuildings. The farm lies on New Road, which was laid down at the beginning of the 20th Century, approximately 850m south of Idridgehay. It is a late 16th to 17th Century farmhouse at its core, which has been significantly remodelled in the 18th century with subsequent alterations in the 19th, 20th and 21st Centuries. The building is recognised as a nationally significant heritage asset on account of its age, aesthetic merit, and national interest as a regional example of its type.

To the north of the listed property are two barns, now converted for use as two separate domestic residences. The barns are believed to form curtilage structures to the primary listed farm. Separate, detached garage buildings constructed of brick have recently been built.

The site boundaries are primarily demarked by hedgerows with smaller trees, interspersed with more mature established trees, along the western boundary.

The main farmhouse is detached and of two storeys, with a two-storey rear wing to the north, forming a T shaped plan. The farm is built from, predominantly, regularly coursed sandstone with a rough diagonal herringbone tooled face. Within the rear wing the fabric diversifies to include some coursed rounded rubble sandstone and brickwork toothed into the regular sandstone courses. Finely dressed and tooled sandstone is provided to window and door heads and cills with drafted margins to surrounds.

The roofs are pitched with clay tiles. There are two chimney stacks: both formed in red brick and set at the respective apexes of the east and west gables.

HERITAGE LISTING

The property is a Grade II listed building under listing entry 1158551, described as follows;

> *Parish of Idrigehay and Alton Ireton Wood SK 24 NE 3/40 White House II House. C17, with C18 remodelling and additions. Coursed square gritstone, with brick additions, plain gables, end ridge brick stack and a plain tiled roof. 'T' plan house, with an added or remodeled lower wing to rear. South elevation: two storeys, three bays with glazing bar sashes in plain openings beneath deep lintels. Central doorway with quoined surround and six paneled door. 2-light recessed chamfer mullioned windows to upper part of east gable and ground floor of west gable. Lower brick wing with quoined door surround and stack 2-light casements to west wall. Listing reference: SK287344772.*

PROPOSALS

The proposals have been developed in conjunction with preparation of a Heritage Statement by The Jessop Consultancy

Also refer to Smith and Roper drawings: 1160-LBC 402O: Proposed Floor Plans.

The proposals are as follows:

- **Attic Bathroom:** Omission of previously proposed bathroom within room A2.
- **Attic Room A2:** Creation of simple built-in cupboard to provide additional structural support to (historically fractured) northern purlin.
- Attic Floor Structure: Lengths of steel angle installed to provide additional support to truncated ends of attic floor joists.
- **First Floor En-suite:** Proposed installation of timber stud partitions (with reversible materials) to form an en-suite shower room and w.c. within first floor room F2 (bedroom 2).
- **First floor room F5:** Proposed blocking of existing doorway FD7 (first floor opening between room F5 and landing F1) using reversible materials. Infill to be recessed (min. 25mm) into reveals to show outline of original opening.
- **First floor room F2:** Proposed reinstatement of historic door opening FD8 between first floor bedrooms 2 and 3 (room F5 and room F2).
- **First floor Radiators:** Proposed installation of traditional/heritage style cast-iron radiators to first-floor rooms.
- **Ground floor Pantry:** Room G4 to be sub-divided using reversible materials, to form separate pantry and w.c.
- **Ground floor W.C. Extractor Fan:** Proposed ducting for mechanical extractor provision to W.C/shower to be installed through west wall of pantry/store. Externally, ducting to be terminated with cast-iron vent grille (total dims: 225x150mm). Grille to be paint finished (tbc) and installed flush with external wall face.
- **LPG Boiler & Flue:** Proposed installation of LPG boiler in utility room (see proposed floor plan, Room G5). Proposed external flue terminal as indicated on photosheet.
- **Opening GD2:** Existing masonry forming reveals altered from original. Proposed remedial works to replicate original width of opening.
- **Mains Electrical Supply:** Existing external electrical supply cable is proposed to be relocated as indicated on photosheet.

POLICY CONSIDERATION

It is believed that the proposals enhance the living space of the original layout. The materials proposed to be used are sympathetic to the historic fabric; the installations will allow the original structure and layout to be read and will be entirely reversible.

The proposals contribute to the preservation of the Listed Building and its setting; having noted the elements which make up its special interest, including the character, appearance, scale and its original function.

NEIGHBOURING PROPERTY AND SURROUNDING AREA IMPACT

The proposals will not impact on neighbouring properties or surrounding areas.

ENVIRONMENTAL SUSTAINABILTY

The proposal will incorporate materials that are responsibly and sustainably sourced. Traditional construction techniques will be used to install materials that are sympathetic to the original fabric. The reversibility of materials will ensure that they can not only be sympathetically removed to prevent damage and allow the evolution of the building to be read but they could also be re-used or recycled in the future.

As far as possible all materials will be sourced locally, and careful consideration will be given to the carbon footprint of the materials. Timber products will be chosen where they have green credentials and are sourced from sustainable forestry commissions. Insulation materials will be used with lower carbon footprints I.E mineral fibre insulation where possible.

JUSTIFICATION

As noted in the Heritage Impact Assessment (included in the recent Heritage Statement) the effect of the proposals are considered to have a neutral effect/impact on the historic fabric and significance of the main heritage asset.

The main proposal to create an en-suite in the first floor bedroom (room F2) is justified as there is evidence of a former corridor that originally sub-divided this room in the location of the proposed en-suite. The HIA states the following:

'These changes are consistent with the evidence for previous arrangements of access and circulation on the first floor and, whilst a departure from the current plan form, they do not harm the interest of the building and are designed to be reversible in the future.'

The applicants wish to live full time at the property and have already demonstrated a significant commitment to the Listed Building. They have engaged fully with the local authority and consistently sought advice from heritage professionals over the restoration and proposed development of the site as a whole.

The scheme now developed has been produced in response to the advice received from the local authority and is informed by the research, investigation and design of the conservation professionals the applicants have engaged.