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:

Drawings:

- 1160-001B – Location Plan
- 1160-002B – Block Site Plan
- 1160-003 – Existing Basement and Ground Floor Plans
- 1160-004A – Existing First Floor and Attic Floor Plans
- 1160-005 – Existing Elevations
- 1160-349 – Landscape Design Drawing
- 1160-336 – (Existing & Proposed Boundary Wall Details)

Documents:

- 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 Grade II listed under listing entry 1158551, and 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: 1160-349: Landscape Design Drawing, 1160-336 (Existing & Proposed Boundary Wall Details)

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The proposals are as follows:

- **Adjustments to landscape layout:** Reformalisation of garden landscaping around house and extension, including improved hard-landscaped access to the building and for vehicle hardstanding and planting arrangement.
- **Rebuilding of northern stone boundary wall:** Rebuild the wall to match the existing construction on a new concrete footing, maintaining the wall height to the west of the adjacent neighbour's garage and raising the height of the wall to a level of approx. 1.8m as measured from the south (Whitehouse Farm) side. Note: due to the sloped nature of the site, raising the wall to 1.8m in height relative to ground level on the south (Whitehouse Farm) side of the wall sets the top of the wall roughly in line with the door handles of the neighbouring barn conversion property.

POLICY CONSIDERATION

It is believed that the proposals enhance the setting of and access to the house, as well as helping to separate from and reduce the impact of the neighbouring barn conversion. The materials proposed to be used are sympathetic to the historic fabric.

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 include rebuilding the boundary wall to the neighbouring converted barn property, including the formation of a small retaining wall between the two properties and raising the height of the wall to form a greater delineation between the properties whilst still providing some views from the neighbouring property.

Any impact on neighbouring properties or surrounding areas will be of a neutral or positive nature.

ENVIRONMENTAL SUSTAINABILTY

The proposals incorporate materials that are responsibly and sustainably sourced. Traditional construction techniques will be used to install materials that are sympathetic to the original fabric.

As far as possible all materials are to be sourced locally, and careful consideration given to the carbon footprint of the materials.

JUSTIFICATION

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

The landscaping works will allow the setting of this heritage asset to complement and enhance the character of Whitehouse Farm and unify the grounds to allow for the applicants to access, use, and maintain the property well.

The applicants wish to live full time at the property and have already demonstrated a significant commitment to the Listed Building.