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
- 1160-351 – Site Plan – Proposed Garden Shed Location

Documents:

- Heritage Statement (April 2025 V2.0 TJC Heritage Ltd)
- 1160 WHF Garden Shed Location Justification

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.*

WORKS

The works developed for this proposal (as a retrospective planning application) have been carried out with the intention of maintaining and preserving the property. This document is to assist in regularising planning approvals as advised by Mel Morris and Laura Anthony (04/09/2025).

- Also refer to Smith and Roper drawings: 1160-351 – Site Plan – Proposed Garden Shed Location and Garden Shed Location Options Justification Statement

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The works recently completed (March 2025) are as follows:

- **Erection of new timber shed against northern boundary alongside neighbouring barn conversion property.**

The building is to be designed and supplied by Dunster House Garden Buildings and constructed as

follows:

- Shed base to consist of 100mm compacted hardcore (MOT type 1).
- All timber for structure and cladding to be slow grown spruce and pressure treated.
- 15mm thick tongue and groove horizontal boards to walls floor and roof.
- Wall cladding to be treated with a neutral coloured timber preservative.
- 2no. small, single glazed windows to upper section of south elevation.
- Double doors (outward opening) to west elevation.
- Roof covered in high-grade felt.
- UPVC rainwater goods.

POLICY CONSIDERATION

It is believed that the proposals will allow the applicants to maintain their property and store the tools and materials needed to do so. The materials proposed to be used are sympathetic to the agrarian nature of the property and adjacent barn conversion.

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 erecting a shed adjacent to the neighbouring property. The shed has been places such that the front face of the structure is recessed from the plane of the barn conversion's entrance wall, and is of a diminuitive proportion to the neighbouring structure.

Any impact on neighbouring properties or surrounding areas is believed to be of a neutral or positive nature.

ENVIRONMENTAL SUSTAINABILTY

The works incorporate materials that are responsibly and sustainably sourced.

The building has been constructed in a manner that it can be entirely reversed if required.

As far as possible all materials have been sourced locally, with careful consideration given to the carbon footprint of the materials. Timber products are chosen where they have green credentials and are sourced from sustainable forestry stewardship councils.

CONSIDERATION & JUSTIFICATION

This sympathetically designed garden shed is required to enable the property owner to store gardening materials and equipment in an accessible location on the site.

#The situation of the building has been carefully considered so as not to impact on the historic asset and is to be sited in a location well away from the listed building to the north-east corner of the site. Other locations around the site were not considered to be appropriate as these were either too close to the listed building or were visible from the inside of the property.

The materials used are sympathetic to the site and the timber building will be entirely reversible.

The applicants wish to live full time at the farmhouse 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.