WORCESTER LLOYD

ARCHITECTS & ENGINEERS



85 Derby Road, Belper, DE56 1UX

Heritage Impact Assessment

Proposed use of existing loft space to form habitable accommodation, construction of a rear monopitch dormer and a small, pitched dormer to the front elevation, and demolition of an existing uPVC porch with replacement timber porch

19st December 2025

RIBA

Chartered Practice

WORCESTER LLOYD
ARCHITECTS & ENGINEERS

Proposed use of existing loft space to form habitable accommodation, construction of a rear monopitch dormer and a small, pitched dormer to the front elevation, and demolition of an existing uPVC porch with replacement timber porch

INTRODUCTION

This Heritage Impact Assessment has been prepared in support of a planning application for proposed alterations at 85 Derby Road, Belper, DE56 1UX. The application seeks approval for the conversion of the existing loft space to form additional habitable accommodation, the construction of a monopitch dormer to the rear roof slope, a modest pitched dormer to the front elevation, and the demolition of an existing uPVC porch with its replacement by a characterful timber porch.

The property is located within 50 metres of designated heritage assets, including listed buildings, the Belper Conservation Area, and the Derwent Valley Mills World Heritage Site. The site is also subject to an Article 4 Direction. As such, a Heritage Statement is required to assess the potential impact of the proposals on the significance and setting of nearby heritage assets and to demonstrate how the proposals will preserve or enhance the character and appearance of the area.

This assessment has been prepared in accordance with the National Planning Policy Framework (NPPF), Section 16 – Conserving and Enhancing the Historic Environment and has been informed by the submitted architectural drawings and the Heritage Impact Assessment template provided by the applicant.

SITE DESCRIPTION AND SURROUNDINGS

85 Derby Road is a detached bungalow located on the western side of Derby Road within the built-up area of Belper. The property occupies a generous plot with a defined frontage and rear garden and forms part of a mixed residential streetscape comprising bungalows and houses of varying ages, scales, and architectural styles.

The immediate area reflects the historic growth of Belper as a settlement associated with early industrial development along the River Derwent. Whilst the application site itself is not statutorily listed, it contributes to the wider historic townscape and forms part of the setting of nearby listed buildings, the Conservation Area, and the World Heritage Site.

HERITAGE DESIGNATIONS AND SIGNIFICANCE

Listed Buildings

There are a number of listed buildings within proximity to the site. The significance of these assets derives from their architectural quality, historic fabric, and their relationship to the historic development of Belper. The setting of these buildings includes the surrounding streets and residential plots, which contribute to their legibility within the historic townscape.

Belper Conservation Area

The Belper Conservation Area is designated for its special architectural and historic interest, characterised by a varied but cohesive townscape, traditional building forms, historic rooflines,

and the use of locally distinctive materials. Development within and adjacent to the Conservation Area is required to preserve or enhance its character and appearance.

Derwent Valley Mills World Heritage Site

Belper forms a key component of the Derwent Valley Mills World Heritage Site, recognised for its outstanding universal value as the birthplace of the modern factory system. The significance of the World Heritage Site lies not only in individual buildings but also in the wider townscape, roofscape, and historic settlement pattern.

PLANNING POLICY CONTEXT

The proposals have been assessed against national and local planning policy relating to the historic environment, including:

- Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 66 and 72
- National Planning Policy Framework (NPPF), Section 16 – Conserving and Enhancing the Historic Environment
- Amber Valley Borough Council Local Plan policies relating to heritage assets, Conservation Areas, and the Derwent Valley Mills World Heritage Site
- Derwent Valley Mills World Heritage Site Management Plan

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Section 66 requires that special regard is given to the desirability of preserving the setting of listed buildings.
Paragraphs 199–208 of the NPPF require applicants to assess the significance of heritage assets affected by development proposals and to demonstrate that any impact is acceptable. The proposals at 85 Derby Road have been carefully designed to ensure that the significance and setting of nearby designated heritage assets are preserved.

82 Friar Gate, Derby, DE1 1FL
Office: 01332 498 770 Email: info@worcesterlloyd.co.uk
www.worcesterlloyd.co.uk
company registration 15482207 (registered in England and Wales)
VAT NO 463 6815 69