Design, Access and Heritage Statement

PLANNING AND LISTED BUILDING CONSENT FOR THE REPLACEMENT OF DETERIORATED WINDOWS.

Windmill Barn,

Sandhall Lane,

Alderwasley,

Belper,

Derbyshire,

DE563RD

JF Planning

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1. INTRODUCTION

1.0 The Design, Access and Heritage Statement has been prepared to support the planning application for replacement, on a like for like basis, of the existing windows. The proposals are to modify the material to which the windows are made from and confirm the proposed colour. JF Planning Associates have been instructed to assess the development against the Local plan and planning policy position of Amber valley Borough Council.

1.2 This statement sets out the details of the proposed development and is written in accordance with best practice guidance. The application is in full conformity with the requirements now set for planning applications in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1.3 The statement considers the proposals against key policies contained within the National Planning Policy Framework 2024 (Framework) and the saved policies from the Amber Valley Borough Council Local Plan 2006 (LP). The policies were saved following the decision by the Secretary of State (April 2009).

2. ASSESSMENT

2.1 The application has been subject to a pre application consultation REF COR-2025-0097. I have not sought to repeat the information already provided to both the Conservation Officer and Planning Officer.

2.3 The Council are aware that the building is not independently listed but was considered to be a curtilage listed building through out is available planning history. The building comprises of a residential dwelling formed from a converted barn granted permission in 2006 (AVA/2006/0381 AVA/

2006/0362). This allowed for the conversion of the building and the agreement on the windows that are now within the property. Appendix A Photographs) identify the existing windows in the current format which meet with the requirements of the permission for the conversion.

2.4 The granted planning permission and listed building consent saw the removal of permitted development rights from the property through Condition 6. It is therefor a requirement that both planning permission is sought as a result of that condition along with the required listed building consent.

2.5 The development is required as the existing windows are in a dilapidated state and the ongoing maintenance is in excess of the normal requirements for timber windows. The barn is in an exposed Location and has significant weathering to the west elevation from the elements. The image below identifies the property in a snow storm and you can see the extent to which the windows are hit with the weather.



2.6 Due to the extremities of the weather ingress, in this exposed location, my clients have added a small storm porch to the property, through the relevant permissions, to protect against this common occurrence.

2.7 The proposal have been developed to replace the windows on a like for like basis with the material of the windows being altered from timber to aluminium. The alteration of the material will remove the requirement for ongoing maintenance of the windows which has significantly deteriorated despite continued upkeep. My clients have done their best to maintain the windows but this is becoming more difficult in the later years for them. The alterations will also add significant upgrade to the thermal efficiency of the windows against the existing double glazed timber windows.

3. PLANNING POLICY

3.1 The Amber Valley Borough Council Local Plan (LP) and National Planning Policy Framework (NPPF) fully supports making the most appropriate use of land, including windfall sites, such as this site. The LP was adopted on the 12 April 2006. The Council received confirmation in 2009 from the Secretary of State to be able to retain those policies that were still relevant and in accordance with National Policy. It is the saved policies that are considered as part of this application. Only policies relevant to this application have been assessed.

3.2 Amber Valley Borough Council Local Plan 2006 (LP) Policies:
Policy LS1
Policy LS3
Policy H12
Policy EN24

3.3 National Planning Policy Framework 2024 (NPPF)

4. HERITAGE AND DEVELOPMENT ASSESSMENT

4.1 In assessing the development proposals we have evaluated the development in accordance with the significance of the Heritage Assets that will be impacted. The assessment of the asset is proportionate to the impact of the proposals.

4.2 The former host property to the barn is a grade II listed building. Heritage Category: Listed Building Grade: II List Entry Number: 1276119
SANDHALL FARMHOUSE, SANDHALL LANE
PARISH OF ASHLEYHAY SANDHALL LANE SK 35 SW 2/24 Sandhall Farmhouse II Farmhouse. Mid-C18. Regularly coursed squared gritstone with plain gables, end ridge stacks, one stone, and a plain tiled roof, two storeys, four bays, with 2-light flush mullioned windows with C20 casements, off-centre doorway with plain surround and plain clanked door beneath rectangular overlight.

4.3 The listing description relates solely to the farmhouse but by virtue of the former barn falling within the curtilage it has been considered to be curtilage listed and as such a non designated heritage asset.

4.4 The proposed windows will be Origin aluminium windows OW70s and detailed 1:1 scale sectional drawings have been provided. It is demonstrated through the sectional drawings the the casement windows will have a smaller profile with sight lines of just 65mm to both the frame and the sash. The proposed windows are designed to feature no overlapping external frames and include an arm in the track of the sash removing the butt hinges, evident on the external profile of the existing windows. The sectional drawings also identify that the depth of the window is less than that existing allowing for the window to be set back and recessed within the opening rather than the current flush mounted finish.

The windows will be fitted with a multi-point lock and achieves building regulations including PAS 24.The windows also achieve the voluntary security accreditation of Secured by Design.

4.5 The proposes do not seek to alter the existing style of the casement window, There will be no grater harm caused by retaining the existing style of a casement window through the proposals. The existing windows are also finished in a light green paint. The proposed windows will be powder coated and finished in a darker RAL 6013. The aluminium with a powder coated finish will not deteriorate at the same rate as the timber currently in place.

4.4 The proposals amount to minor changes in the existing windows which on balance are considered to have a positive impact upon the the asset. In accordance with policy LS1 the replacement windows are considered to have a positive impact to the quality of the built environment. This is achieved through the introduction of the powder coated aluminium finish which will minimise the quick deterioration of a replacement timber window in this location.

4.5 The slimmer profile of both the frame and the casement have been selected to meet with the requirements of LS3, H12 and EN24. The proposed enhances the quality of the local distinctiveness of the built environment by respecting the character of the building and its relationship with the Listed building. The proposal will help preserve the appearance and long term preservation of the building through a material finish which will not be the subject to constant ongoing maintenance. This has a public benefit of maintaining the appearance of the building and removing the constant ongoing maintenance which to the upper windows can requiere the need to erect scaffolding. This meets with the requirements of

paragraph 215 of the NPPF. The profile will also see the removal of the external protruding butt hinges.

5. CONCLUSION

5.1 In accordance with the NPPF, paragraph 213 there will be no loss or harm to the designated heritage asset of the neighbouring listed building, through the development proposals. The proposals offer an enhancement to the current window details which have a positive impact on the long term upkeep and maintenance of the building whilst preserving the heritage assets and its setting.

5.2 The proposed development meets the requirements of and has been designed in accordance with, the Local Plan policies. The development has less than substantial harm and in this instance is considered to offer an enhancement from the current windows in place. In accordance with the NPPF at paragraph 216 then a balanced judgment in this case can be taken that the proposals offer an improvement to both the setting of the building through visual appearance and a significant improvement through both security and thermal efficiency.

5.3 For the reasons set out within this statement it is considered that the application meets both the policies of the NPPF and of the Amber Valley Borough Council Local Plan (2006) and should be fully supported.