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The Barn, Pendleton Lane, Alderwasley
Design, Access & Heritage Statement

Replacement of gable to existing dwelling.



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1. Introduction

This Design, Access & Heritage Statement has been prepared by Babenko Associates on behalf of Sally Henson (the Applicant). The statement accompanies a planning application, which has been submitted for the replacement of the gable to an existing dwelling at The Barn, Pendleton Lane, Alderwasley.

The application relates to a property situated within the English civil parish of Alderwasley - part of the Amber Valley Borough Council Local Authority – see Fig.1 below. The dwelling is within the Alderwasley Conservation Area and is also within the curtilage of a Grade II listed building.

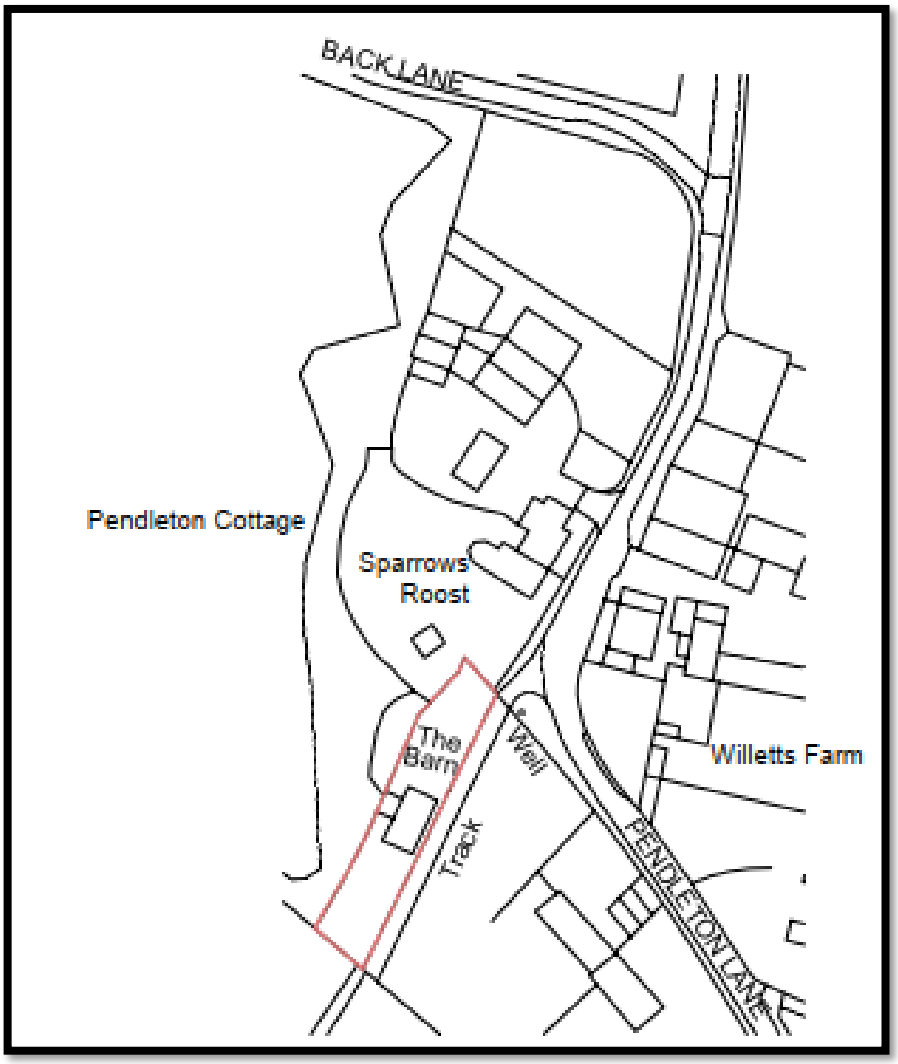

Fig. 1 - Location of land (outlined in red)

This statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and guidance set out within CABE document: 'Design and Access Statements: How to write, read and use them'.

The document provides information to explain and understand the proposal, demonstrate the decision-making process used and the reasoning behind key decisions that have shaped the scheme.

2. Background

It is understood that the existing barn was converted to a dwelling in the early 2000s.

The proposed scheme has already secured Listed Buildings Consent AVA/2025/0741 dated 12 February 2026.

3. Heritage Assets

The nearby Pendleton Cottage Farmhouse is Grade II listed (list entry 1109079) and is officially listed as 'Pendleton Cottage Farmhouse and Post Office, Pendleton Lane, Alderwasley'.

Listing

The official listing description is as follows:

'House and Shop, formerly a pair of cottages. Late C18, with subsequent alteration. Coursed rubble gritstone with brick ridge stacks and a stone slated roof. Asymmetrical elevation of three bays, with three 2-light casements to the first floor, and two flush mullioned windows, of 2 and 4-lights, to the ground floor. Doorways at each end, with C20 glazed doors'.

The Grade II listing indicates buildings that are of special interest, which warrant every effort being made to preserve them.

4. Assessment

Location and Land Use

The site is located on land to the west of Pendleton Lane (see Photo 1), within Alderwasley, to the north of Wirksworth Road linking Wirksworth with Belper.

The two storey detached dwelling is within a farming and residential area, with a number of the properties and converted barns nearby being used for holiday accommodation - taking advantage of the bucolic setting within the Alderwasley Conservation Area.



Photo 1 – The Barn is accessed from a drive (initially shared with a public right of way) leading off Pendleton Lane.

The Barn is within the curtilage of a Grade II listed building – to the south east of the property – which dates from the late 18th century.
The dwelling is within grounds, gently sloping from south to north – covering an area of approximately 0.05ha.

The site is bounded to the:

1. North by holiday cottages – Sparrows Roost and Pendleton Cottage;
2. North west by pasture land;
3. South west by pasture land;
4. South east by a track/public right of way beyond which is a dwelling - Pendleton Cottage Farmhouse, the Grade II listed building
5. North east by access to Pendleton Lane - the main vehicular and pedestrian access route to the property

There are no public rights of way across the land, only along the south east boundary.

Urban Morphology and Vernacular Form

Alderwasley is a sparsely populated rural, hilly, settlement comprising mainly farms, agricultural buildings and interspersed dwellings and holiday accommodation.

The structures within the settlement are of various ages, some dating from as early as the 16th Century

Materials used for all buildings tends to be stone, timber and metal – with tiles to roofs.

Landscape Assessment

The property has two main external spaces linked by the track to the south east boundary.

To the north east, the front garden comprises a gravel hardstanding for the parking of vehicles – see Photo 2 – near the front entrance with the remainder of the garden being laid to lawn. There is a drystone wall to the north and north west boundary. Partly along the south east boundary with the track, there is a metal chainlike fence.

To the south west of the dwelling can be found the main amenity space. Immediately outside the rear entrance doors there is a gravel patio area surrounded by a drystone wall – which is taller (1.5m) adjacent to the track (see Photo 3). Beyond the patio area there is further lawned area extending to the end of the garden. Running along the south east boundary, there is a timber post and rail fence, adjacent to the track. On the other side of the track, at the boundary with Pendleton Cottage Farmhouse, there are is a row of trees forming a visible barrier. To the north west and south west boundaries there is a drystone wall – see Photo 4.



Photo 2 – The front garden comprising hardstanding (for parking and lawn). Chain link fence in the foreground (south east) boundary, stone wall to the far north west boundary.



Photo 3 – The low level patio area to the rear garden surrounded by drystone walls – taller adjacent to the track. Beyond the wall, further along the track, is a timber post and rail fence.



Photo 4 – The lawn of the rear garden. Dry stone wall to the north west (right) boundary and timber post and rail to the south-east (left) boundary. Trees mark the boundary with Pendleton Cottage Farmhouse.

Planning Policy & Guidance

Amber Valley Borough Local Plan 2006

The planning application is deemed to comply with the relevant policies of the Amber Valley Borough Local Plan 2006 as follows:

LS1 – Sustainability

a) The scheme relates to the existing patterns of development e.g. it is replacing an element of an existing building
b) It is re-using previously developed land
c) Enhancing the quality of the built environment by replacing an inadequate gable facade with a better quality, more fit for purpose materials.

LS3 – Good Design Principles

a) The scheme is of good-quality design, which will enhance the local distinctiveness of the setting
b) It respects the character of the existing properties nearby borrowing architectural characteristics and using similar materials and styles
c) The scheme is considerate of the adjacent buildings and spaces between and around e.g. it keeps within the envelope of the existing structure.

TP1 –Transport Network

a) Access can be obtained from the site to the transport network.
b) There will be no additional traffic movements from the site onto the highway network as a result of the work.

TP6 – Parking

a) The existing site has on site car parking capacity for a number of cars.

EN6 – Special Landscaped Areas

The development, which is a replacement of an existing structure, is within a Special Landscape Area. As detailed within this document and through the accompanying drawings with this application, it has been demonstrated that the proposal does not have an adverse effect on the landscape quality or character.

EN13 – Biodiversity

Development will not be permitted which would have an adverse impact upon species specifically protected under the schedules of the Wildlife and Countryside Act 1981 (as amended) or the Protection of Badgers Act 1992 or that are listed as Nationally Rare, or their habitats

The scheme will have no impact on biodiversity.

National Planning Policy Framework

Part 12: Achieving well-designed places

Paragraph 135: Planning decisions should aim to ensure that developments:

b) are visually attractive as a result of good architecture and appropriate landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting

5. Involvement

The need for effective consultation as part of the development process became a statutory requirement in 2004, as laid out in the Planning & Compulsory Purchase Act, which requires those involved in planning to move towards a more proactive, inclusive approach.

Amber Valley have not been approached for pre-planning application advice for the Planning Application as they are not offering this service at the moment.

However, Listed Building Consent has been secured for the submitted scheme (AVA/2025/0741 dated 12 February 2026).

6. Evaluation & Design

<u>Design Principles</u>

At the beginning of the design process, a context and site appraisal was undertaken. In addition, key concepts and principles behind the new gable were developed and set out, which are based upon the fundamental principles of good design – functionality, durability and aesthetics – as well as heritage context. These principles have informed the choices behind the works necessary for the proposed works. The key development principles are as follows:

- Function – the proposed new gable will overcome the following issues:
    - PRIVACY and SECURITY. With the public right of way/footpath running down the side of the house (see Photo 5) passing walkers are always looking in and as it is set back, remote from other properties and surrounded by trees there is a security issue. Reducing the glazing will increase both privacy and security.



Photo 5 – Passers by can easily look into the property when passing by on the public right of way/track – which is slightly elevated above garden level.

- SAFETY and VENTILATION. At present the wall to the first floor bedroom comprises glazed doors which can never be opened as there is no barrier to preventing a fall. As a consequence, no ventilation is possible from that elevation (at first floor level). Replacing the doors with a window (at first floor) will allow the window to be opened without the danger of falling and allow the south facing bedroom to be naturally ventilated – particularly in summer.
- WEATHER and INSULATION. Because it is a south west elevation a lot of rain hits that side of the house. The rain has warped the wood over the years and the façade now leaks severely – at present the frames are patched up with black tape to mitigate water ingress. Also in summer the heat from the sun has damaged the wood, which needs to be replaced. Therefore, increasing the wall area covered by a timber rainscreen and reducing the glazing to this elevation will mitigate the potential weather damage and eliminate ongoing maintenance. The new walls will also be a lot better insulated than any existing or new glazing so reducing energy bills in the winter as well as keeping the building cooler in the summer.

- Size, Massing & Shape – there is no change to the size, shape and massing of the building. The infill and recessed nature of the gable treatment will preserve the open form of the gable by defining the original stone frame.

- Materials – Materials used on the new gable are similar to those used elsewhere on the site and in nearby dwelling, reflecting the predominantly residential nature of the site e.g. timber cladding and timber framed doors and windows.
- Detailing and style – Similarly, the new features of the gable will reflect the style and details elsewhere on the dwelling and locally:
    - Timber feather edged cladding
    - Doors/windows – timber frames and maintaining the same aspect ratio.
- Relationship to surroundings/connectivity – the treatment to the gable will allow the residents to enjoy the views to the adjacent farmland but will minimise the potential of passing walkers looking in. The maintenance of the doors at ground level will ensure easy connection between the dwelling and the rear patio/garden.

Sustainable Construction

The design of the new dwelling considers the need to reduce carbon and other greenhouse gas emissions so helping to address climate change issues.

Sustainable construction techniques used will include:

- Use of sustainable materials/re-use of existing materials
- Maximising solar gain and natural light – but minimising overheating.
- Adopting a fabric first approach – all walls will be insulated. Glazing will be to modern insulative standards.
- Construction waste management

7. Transport and Access

Vehicular and pedestrian access to the development will be via Pendleton Lane. Car parking spaces will be unaffected.

8. Conclusion

This statement has, through an assessment of the various characteristics of the existing site and surrounding area, identified constraints and opportunities that need to be considered for the proposed replacement of the rear gable elevation.

In particular, the statement focusses on how the design responds to the current functional issues, initial context and site appraisal, such as addressing the existing built form, local site characteristics and good design guidelines.

As a result, it is considered that the proposed scheme represents a sustainable and responsive proposal, which relates directly to its physical, heritage and environmental context and is mindful of existing and proposed planning policies and the fundamental principles of good design – functionality, durability and aesthetics.