Heritage Statement – Rev A

Planning Application Ref : AVA/2026/0046
No.1 Beech Cottage
Main Road
Lea
Matlock
DE4 5GJ

This Heritage statement has been prepared to inform and support the application for the removal of mono pitched roof to a garage and the installation of a pitched roof with a timber and glazed link between the existing cottage and garage at No.1 Beech Cottage, Main Road, Lea.
This statement should be read in conjunction with the submitted plans.

The development is small in scale and has little impact on the main highway (front) façade. The property doesn't overlook any other developments. The size and scale of the proposals have been considered such that it sits within the existing extents of garage and is no closer to any boundary lines, it has little impact on the appearance of the existing cottage.

Materials

It is intended that the existing external garage is linked to the cottage therefore the appearance will remain as existing.
There is an amount of existing stone from within the property that is intended to be re-used for the proposals where walls are being increased in height.
The new roof will be timber construction as existing and finished in rosemary red roof tiles, using what is already on site from the existing removed roof and supplementing with reclaimed ones where needed.

The new link will be formed of a bespoke oak frame to fit with double glazed units to both elevations and to the roof element. The glazing to the main road will be opaque for privacy.

There are 2 No proposed roof lights to the South (internal elevation) these are to be Velux conservation type rooflights to match the ones in the existing cottage. There are to be 3 No. new openings formed in the new aspect of wall to the North elevation which are sized to match the existing cottage. These will be timber framed and painted in the same colour as the existing cottage.

New guttering and downpipes are proposed to the garage, these will be black to match the existing cottage and will discharge into existing drains within the property.

Conclusion

The proposals have been carefully considered and designed as such to ensure minimal impact on the existing form of the garage appearance, specifically to the front elevation facing the main road. All materials are either sourced from existing within the site or reclaimed to match the existing.

Given the nature of these proposals, we feel that the development will not harm the overall appearance of the existing property or the wider conservation area having had sympathetic consideration to the design.

Prepared by Zoey Nutt MCIAT
27th January 2026