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DESIGN AND CONSERVATION AREA STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR:

DOMESTIC DORMERS TO ROOF OF BUNGALOW.

AT "THE BUNGALOW", BACK SCHOOL LANE, CRICH, NR MATLOCK, DERBYSHIRE. DE4 5DF.

FOR MR. C. AND MRS. C. COTTERILL.

April 2026

Prepared by:
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Job No. **1280**

This Design Statement supports our Planning Application made to Amber Valley Borough Council in April 2026, which includes:

Planning Application Form,
Certificates of Ownership,
Location Plan,
Site Plan
As Existing Drawings,
Proposal Drawings.

This proposal and application has been produced closely with Mr. and Mrs. Cotterill to improve their bungalow.

The property has been owned by Mr. and Mrs. Cotterill since 1998.
The property was constructed in approx. 1926 and extended to the North East in the 1970's.
The property was extended to the South East in 2022 (Planning Approval AVA/2021/0692)

Mr. and Mrs. Cotterill are known and respected locally and both volunteer within the Crich Community.

The ground floor of the bungalow comprises of Lounge, Kitchen, Dining, Hall, Study, Shower Room, Bedroom, Sun Room and Potting Shed.
The first floor comprises a "room in the roof" Main Bedroom to the rear of the bungalow and a restricted height Attic.

To this end Mr. and Mrs. Cotterill wish to construct Dormers to each side of the bungalow roof.

The existing construction is walls of brickwork, render, timber cladding and an Eternet 2000 slate roof.

The proposed walls of the Dormers will be Anthracite Eternet 2000 Slate Vertical Hangings.
Windows will be Anthracite P.V.C.
Fascia will be Anthracite P.V.C.
All maintaining the character of the existing roof and locality.

The ground floor remains As Existing.

The proposal is not overlooked and the proposal will not overlook.

Respectfully we submit our Design Statement.

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Conservation Area/Heritage Asset Statement

The proposal is located adjacent to the Crich Market Place Conservation Area.

The materials of construction will be Anthracite Eternet 2000 Slate Hangings.
Windows and Fascia will be Anthracite P.V.C.
All matching the existing roof and locality.

The Proposal does not have a view to the Crich Market Place Conservation Area.

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In reference to The Planning Policy Statement 5 – Planning and the Historic Environment (March 2010).

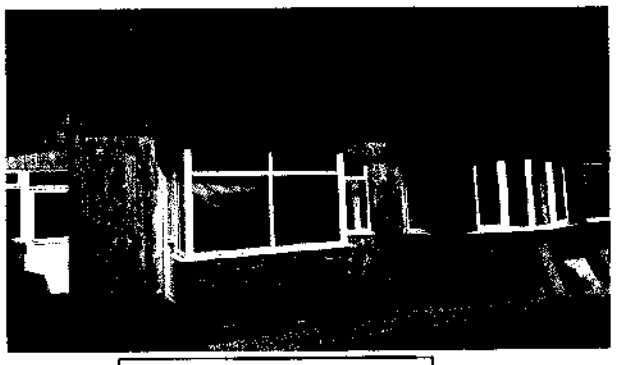
The main elements of relevance are:

a. Bringing together Buildings, Monuments, Sites and Landscapes as "Heritage Assets", to be afforded protection in the planning process.
b. Focus on an understanding and evaluation of the "significance" of the Heritage Asset in decision making.
c. Promotion of Opportunities for proactive enhancement in developing proposals.
d. Extending policy guidance in respect of individual elements within Conservation Areas and World Heritage Sites.
e. Expanding guidance upon design issues and the settings of the heritage assets.

The proposal is located adjacent to the The Crich Market Place Conservation Area.
The materials of construction and detailing described above are matching the existing property.
It has no impact on the countryside.

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Respectfully we submit our Conservation Area/Heritage Asset Statement.



Existing Bungalow.



Existing Dormers to Rear of Market Place.