17 Chapel Street, Holbrook, Belper
Design and Access Statement and heritage statement

31st March 2026

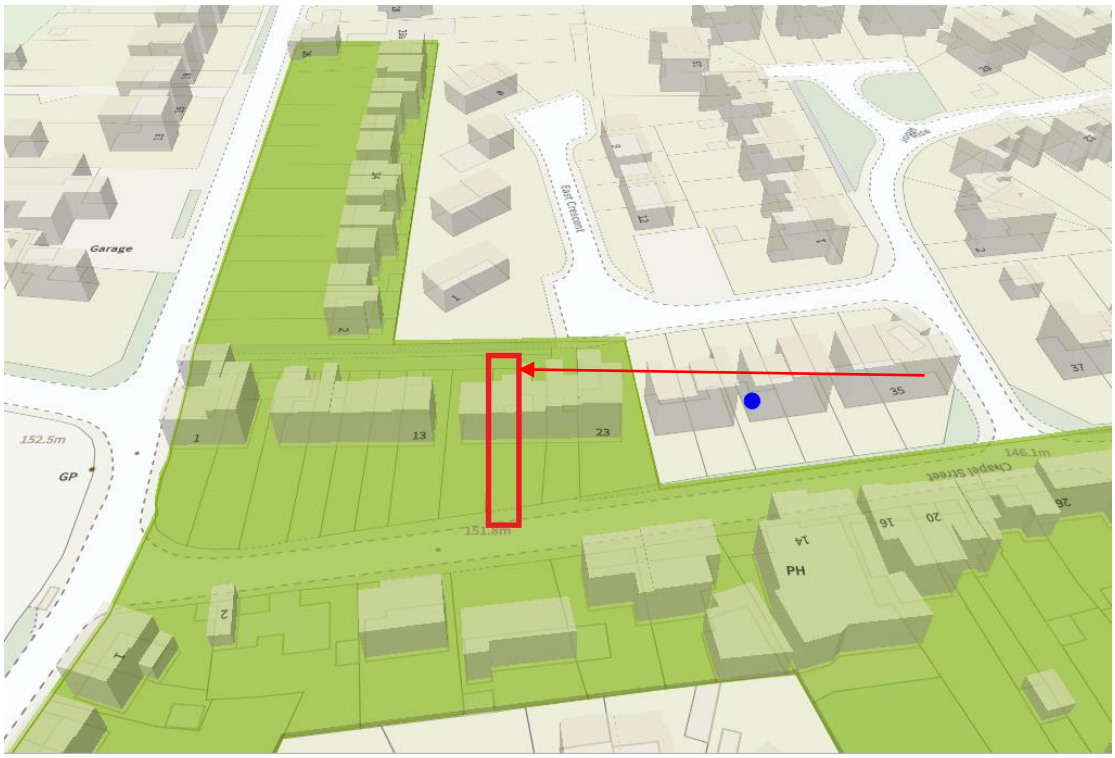


Prepared by
BDS Architecture Ltd

The site address is 17 Chapel Street, Holbrook, Belper, Derbyshire, DE56 0TQ

Planning is for householder planning application for proposed single storey rear extension to existing dwelling which sits within a conservation area.

The Site DOES sit within The Holbrook Moor conservation area.



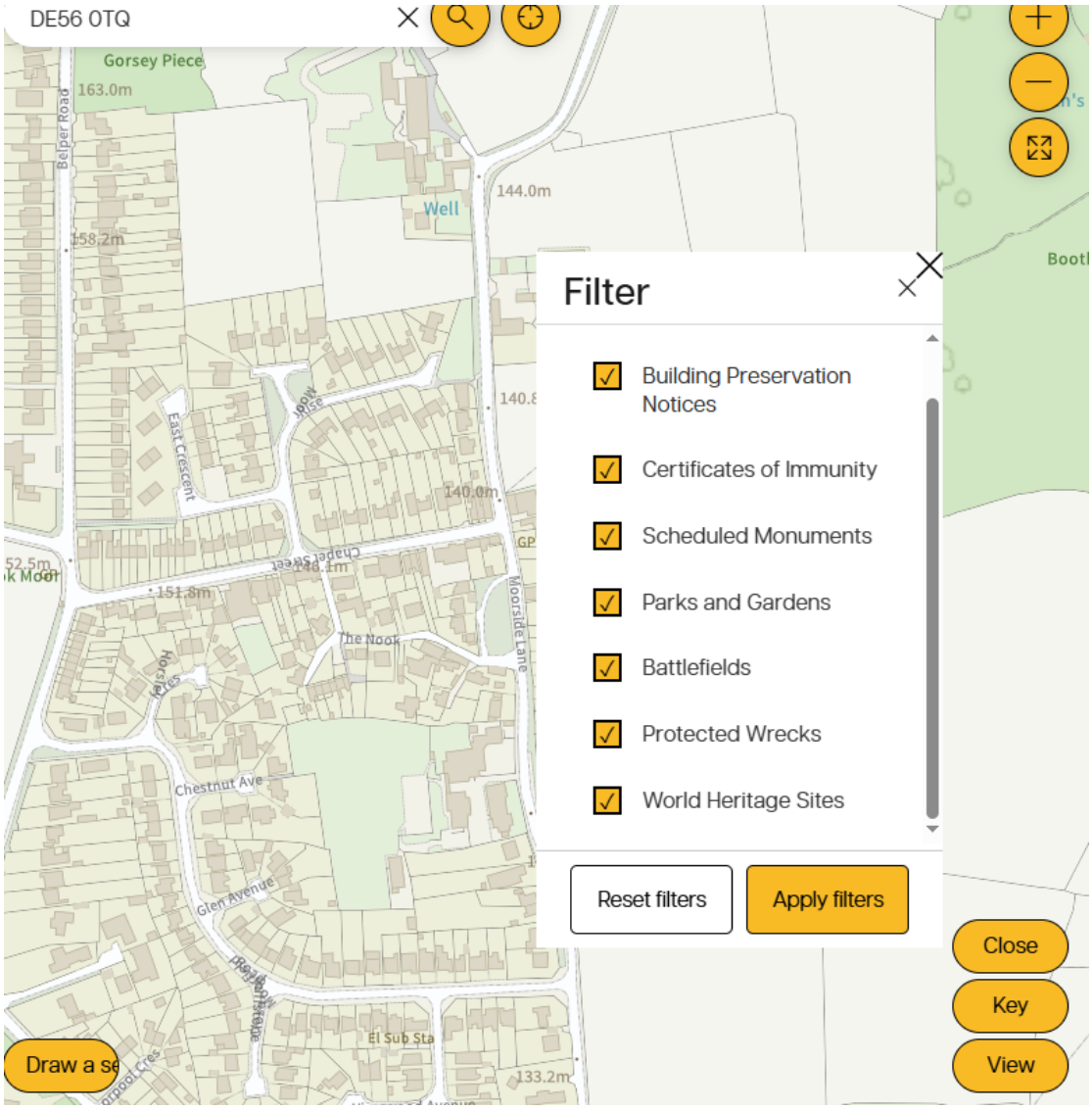
(Conservation area shown in green).

Conservation areas were introduced in 1967 by the Civic Amenities Act and incorporated into planning legislation in 1990 in the planning act. This was to reduce the rate of which historic buildings and their character being lost.

Holbrook Moor conservation area was designated in 1997-03-17 Ref:4496.

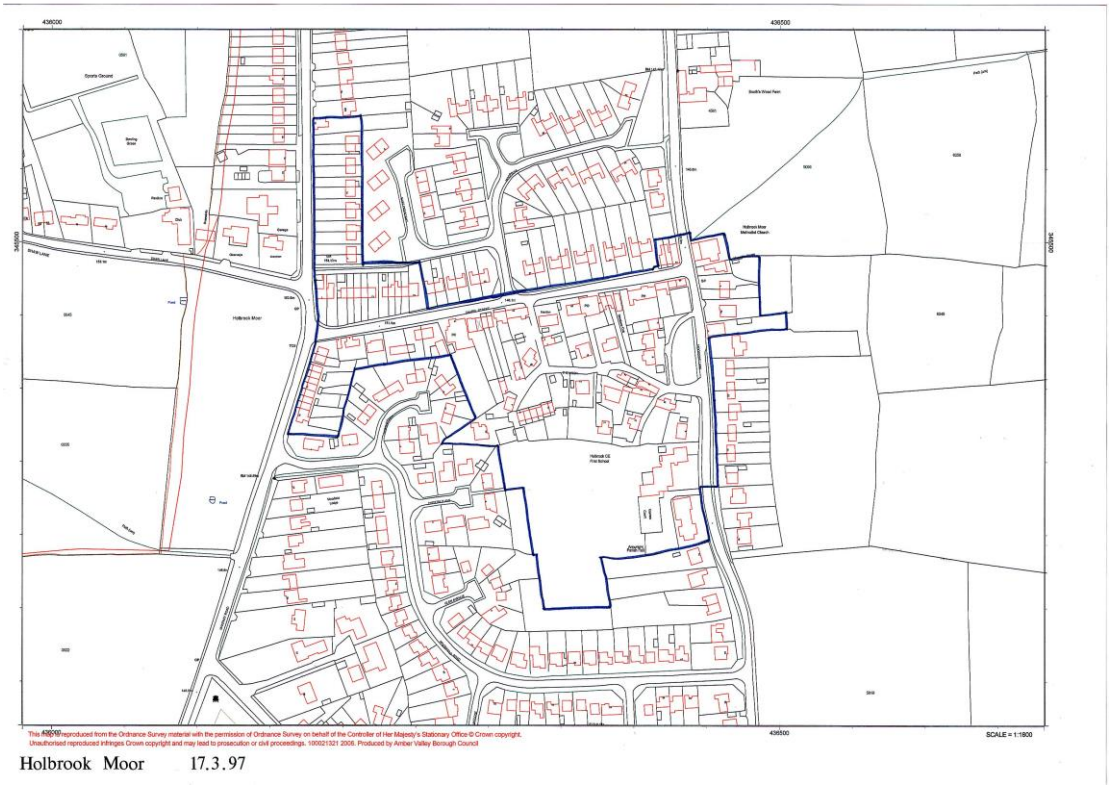
(Source: https://www.planning.data.gov.uk/)

According to Historic England, the Holbrook Moor Conservation has no listed buildings within it.



(Source: Map Search | Search the List: Map Search | Historic England)

Below is a map from Amber Valley Borough Council which outlines the Holbrook Moor conservation area.



(Source: [Conservation areas in Amber Valley](#))

Layout

The existing dwelling has parking area with drive to the front and residential garden to the rear.

Scale

The Scale of the proposed extension is to be 4.6m wide and 3.5m projection.

The proposed floor level of the extension is to match the existing house.

Appearance

The proposed extensions appearance is to match in with the existing. The propose facing material is to be coursed natural stone, roof tiles are to be similar colour to the exiting roof tiles but style to differ to suit the low pitch of the extension roof. Bi-Fold doors are to be powder coated aluminium with the RAL TBC. It is important to note that the proposed changes are not visible from Chapel Street. Altered windows at first floor level at rear are to match material and colour of existing windows.

Landscaping

No landscaping details have been provided for this proposal due no landscaping changes required other than the dig for the proposal.

Access

Existing access is to be retained.

Emergency vehicles will access the site from Chapel Street.

Conclusion

After considering all aspects of the proposed development from size, scale appearance and layout, it is the view of BDS that the proposal should be granted planning permission as the proposal is not visible from Chapel Street and doesn't have a negative impact to the street scene and surrounding area.

IMAGES OF Chapel Street and surrounding area:




1 Chapel St
Holbrook, England
Google Street View
Apr 2016 See more dates
Chapel St
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East Cres
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