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ARCHITECTS

Heritage Impact Statement

In support of planning submission for erection of a glazed sunroom addition above the existing detached garage at The Laurels, Duffield Bank, Duffield, Derbyshire, DE56 4BG

Project number: 2606

Date: 01.05.2026

Revision: P1

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1 Introduction

1.1 This Statement has been prepared by Matthew Montague Architects on behalf of Mr. Ward in support of a planning application for an extension to The Laurels external garage.

1.2 Mr. Ward's intentions are to create a new first floor sunroom / living space on the existing 5-bay detached garage, in parallel with the current conditions and surroundings. Seeking the opportunity to improve and provide betterment and better utilisation of this building and providing betterment for the property overall.

1.3 This statement sets out the justification for these proposals firstly by reviewing the site and its surroundings in terms of the relevant heritage, physical context, local and national planning policies on which this scheme is based.

1.4 This statement should be read in conjunction with the full planning application, including drawings produced by Matthew Montague Architects.

2 Existing Site, Context, Heritage Assets and Impacts on the Conservation Area

2.1 It is important to identify the vernacular, material, land use patterns and other significant features which might be referenced within the design of the project to satisfy the requirements of the Council's Local Planning Policy.

2.2 **Site Statistics**

Site area: 13881 sqm

Current use: Residential



Existing aerial view (site location indicated in red)

2.3 The site is located and positioned on the eastern edge of Duffield, Derbyshire, along Duffield Bank. The site lies inside of the Duffield Bank Conservation Area, Green Belt and Derwent Valley Mills World Heritage Site Buffer Zone.

2.4 The approach to the existing site is accessed via a private driveway leading from Duffield Bank heading south into a courtyard. With the main house immediately east with the detached 5-bay garage behind.

2.5 To the east of the detached garage are gardens, a pond and greenhouse enclosed by tall mature trees, shrubs and hedgerows. Beyond that in the east are agricultural fields, whilst to the south is a residential care home and additional residential properties.

2.6 The main house is a five-bedroom detached dwelling, originally constructed in the 19th century. Built of stone with black painted details and fascia, the windows are traditional white painted timber frame. The property also features a two-bedroom coach house, a detached 5-bay garage building with roof terrace, a pool building, tennis court and greenhouse.



Aeiral (North) Rear View of The Laurels main house and detached garage

2.7 The property retains a significant number of its original historic features, having seen some alterations made over time. The house was originally a workshop for Sir Arthur Heywood, who built the Duffield Bank Railway in 1874. Many remnants of the workshop and railway line remain on the property. During the 21st century, modifications including the refurbishment of the existing pool house were undertaken. In 2006 the property received planning permission for a new 5-bay detached parking garage and was subsequently constructed soon after. These changes are reflective of the building's evolving use and respect its historic character and architectural significance.

2.8 The property itself has remained a key part of Duffield's landscape, contributing to the area's historic character. While the property may have undergone alterations over time, the original character still stands-out, both in form and materiality, making it a valuable heritage asset in its own right.



Street view from Duffield Bank

2.9 The visibility from the public highway at Duffield Bank is minimal. Extensive boundary vegetation and mature trees significantly screen the property from view. The proposed addition is further obscured by the significant setback of the principal dwelling and the position of the detached garage to the rear, resulting in a negligible impact on the street scene.



View of courtyard and frontage of the detached 5-bay garage



View of roof deck on detached garage



View of greenhouse located east of detached garage

2.10 Heritage Assets and Impact on Conservation Area

2.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to define conservation areas as locations of special architectural or historic interest. These areas are designated to protect key buildings and landscapes that contribute to their character. The Duffield Bank Conservation Area, designated by Amber Valley Borough Council, primarily focuses on the historic core of the village. It includes several important heritage structures that reflect the area's long-standing architectural and historical significance.

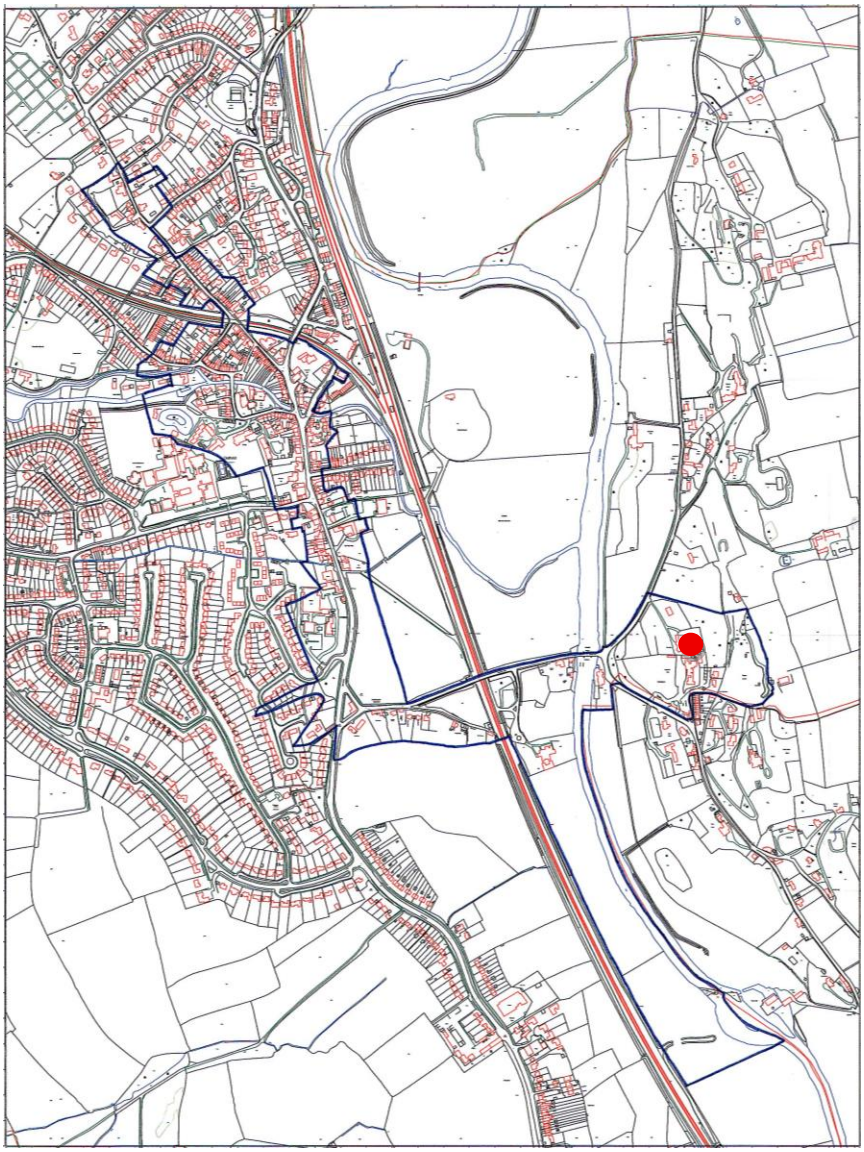


Figure – Duffield Bank Conservation Area

2.12 The site sits within the Duffield Bank Conservation Area. The conservation area encompasses the historic core of the village, which includes The Laurels. This positioning therefore requires that any development to the site will have to reflect and remain sensitive to the conservation area in regards to its design and impact.

2.13 A number of notable buildings within the Duffield Bank Conservation Area and immediate areas, exemplify its historical and architectural significance, showcasing the area's rich heritage. These key listed structures nearby include:

2.14 **Duffield Church Bridge**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1158235
Date First Listed: 13 – February - 1967
List Entry Name: Duffield Church Bridge

2.15 **Duffieldbank House**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1109117
Date First Listed: 24 – January - 1986
List Entry Name: Duffieldbank House

2.16 **Duffield Bank Cottage**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1335366
Date First Listed: 24 – January - 1986
List Entry Name: Duffield Bank Cottage

2.17 **Road Bridge Over Railway By Duffield Church**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1335365
Date First Listed: 05 – May - 1981
List Entry Name: Road Bridge Over Railway By Duffield Church

2.18 **Duffield War Memorial**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1459469
Date First Listed: 26 – September - 2018
List Entry Name: Duffield War Memorial

2.19 **Gate Piers At North West Entrance To Churchyard**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1311587
Date First Listed: 24 – January - 1986
List Entry Name: Gate Piers At North West Entrance To Churchyard

2.20 **Church of St Alkmund**

Heritage Category: Listed Building
Grade: I
List Entry Number: 1109116
Date First Listed: 13 – February - 1967
List Entry Name: Church of St Alkmund

2.21 The site is located within the Derwent Valley Mills Heritage Site Buffer Zone. Under Amber Valley Borough Local Plan - Policy EN5 Derwent Valley Mills World Heritage Site - The Borough Council will support proposals which conserve or reveal the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site. Development proposals within the Derwent Valley Mills World Heritage Site, its Buffer Zone or its wider setting must be of an appropriate scale, massing, siting, design and alignment that will conserve the Outstanding Universal Value of the Site. The Borough Council expects development to consider any adopted policy and design principles set out for the Site.

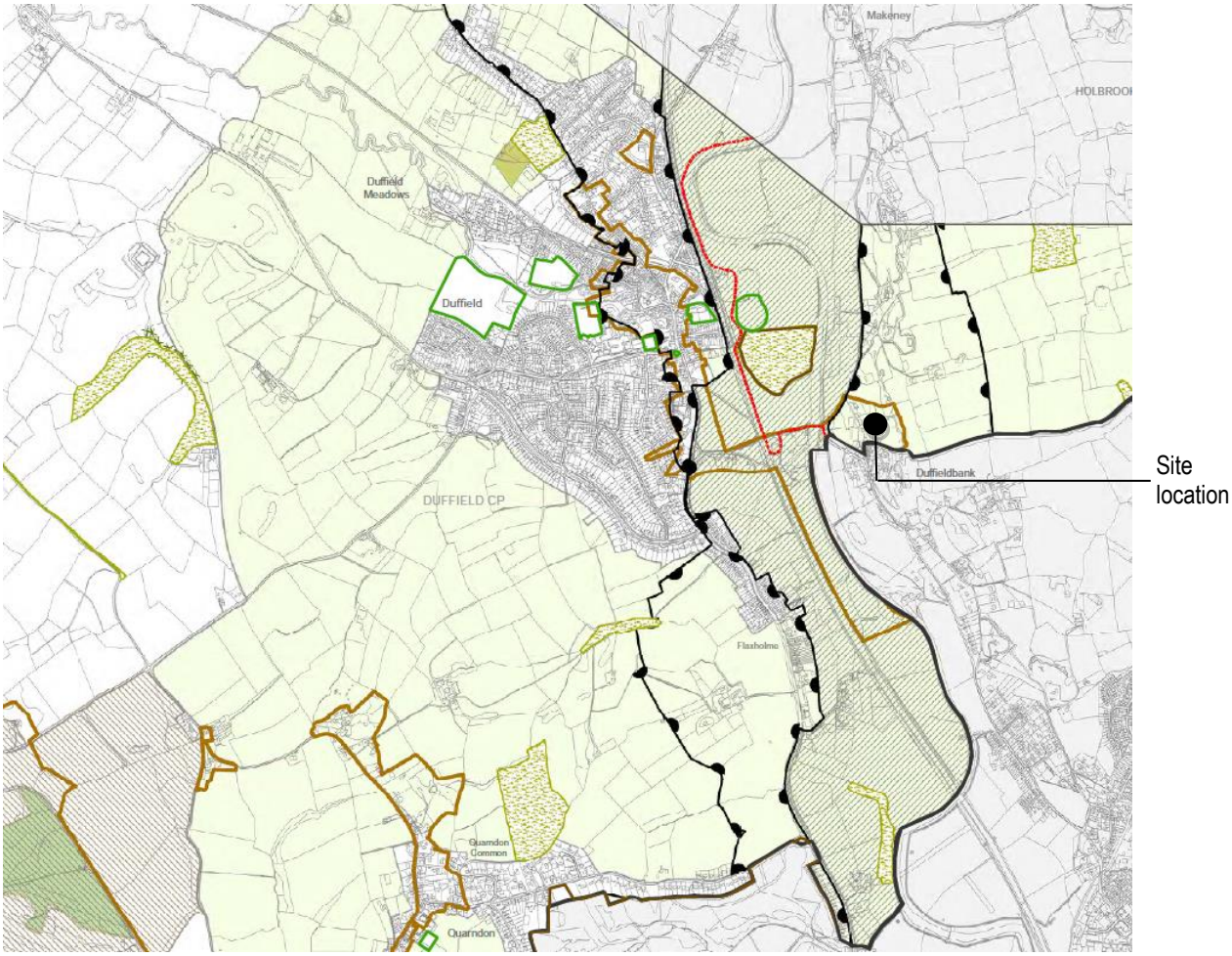


Figure – Amber Valley Policy Map

2.22 The site is also located in Green Belt. Under Amber Valley Borough Local Plan - Policy SS8 Green Belt - Proposals that would enhance the beneficial use of the Green Belt, including by improving access, retaining or enhancing the landscape, visual amenity and biodiversity, or improving damaged or derelict land, will be supported, providing they do not conflict with any other relevant policies in the Local Plan.

2.23 The proposal has been designed with consideration under these policies and design principals. Efforts have been made to minimise impact and enhance the environment as much as possible, conserving the universal value of the site.

3 Design Proposals

3.1 **Design Brief –** Matthew Montague Architects have been appointed on behalf of the client in order for design and alterations to the detached garage. The client seeks to create a new sunroom on top of the detached garage, creating a covered living space on the existing roof deck, providing the benefits of natural lighting and retaining the views to the site's gardens. This will better utilise part of roof deck space, previously underused, allowing for a weather protected internal area.

3.2 **Design Objectives**

3.3 Ensure that the proposals respect the character of the locality in terms of the scale and nature of the layout; density, height, massing, architectural style, materials and landscaping.

3.4 Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents, including the mobility impaired.

3.5 Ensure that the proposals have regard to distinctive landscape, particularly where the development is visually prominent or situated on the established urban fringe.

3.6 Ensure that the proposals take account of the relationship between the development and neighbouring buildings, and the spaces between and around those buildings.

3.7 Manage waste generated from the construction and occupation of the development.

3.8 **Addition of Sunroom to the Detached Garage**

3.9 The proposed layout of the extension to external garage takes a logical approach in positioning and orientation, following the linear footprint. The scale of the new additions is well considered, and remain in-line, and considerate of the existing garage, main house and surrounding elements. The design itself comprises of timber framed glazing, painted sage colour in order to match the existing greenhouse. This presents a cohesive appearance on the property, ensuring the heritage is referenced and respected. The roof slates match those on the existing buildings and maintains a ridge height below the neighbouring coach house to avoid overbearing the property. The glazing and timber present a lightweight appearance that creates minimal impact ensuring the site is unimpeded and allowing significant light to pass through. The design does not require any alteration of either the existing garage or surrounding property as part of is its construction, with the steel frame structure of the sunroom simply bolting on top of the detached garage.



Figure – Proposed Visual Impression. South-East Perspective



Figure – Proposed Visual Impression. South Perspective

3.10 The design maintains the stone parapet of the roof deck with the metal railing cut short to be replaced with the timber framed glazing of the proposed sunroom. The proposal is accessed via French double doors allowing easy and open access to the rest of the roof deck space, keeping the area open and accessible.

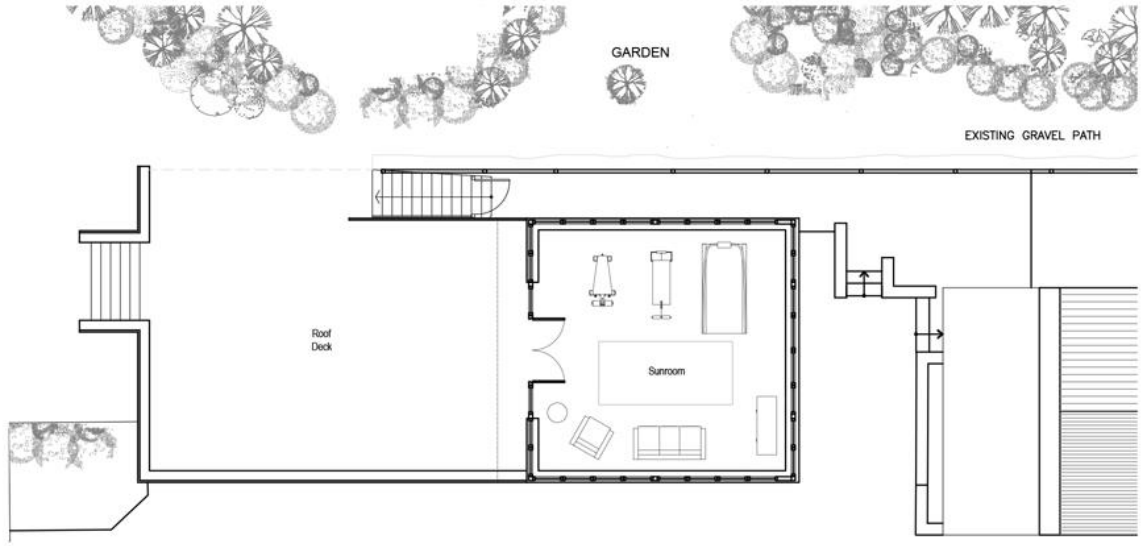


Figure – Proposed Floor Layout of Sunroom

3.11 The proposed layout of the addition is simple and takes a logical approach providing a much-needed betterment and use of the space in relation to the roof deck. The sunroom allows for a protected area on the deck, with straightforward access and ample space for seating or gym equipment, in order to better utilise the space.

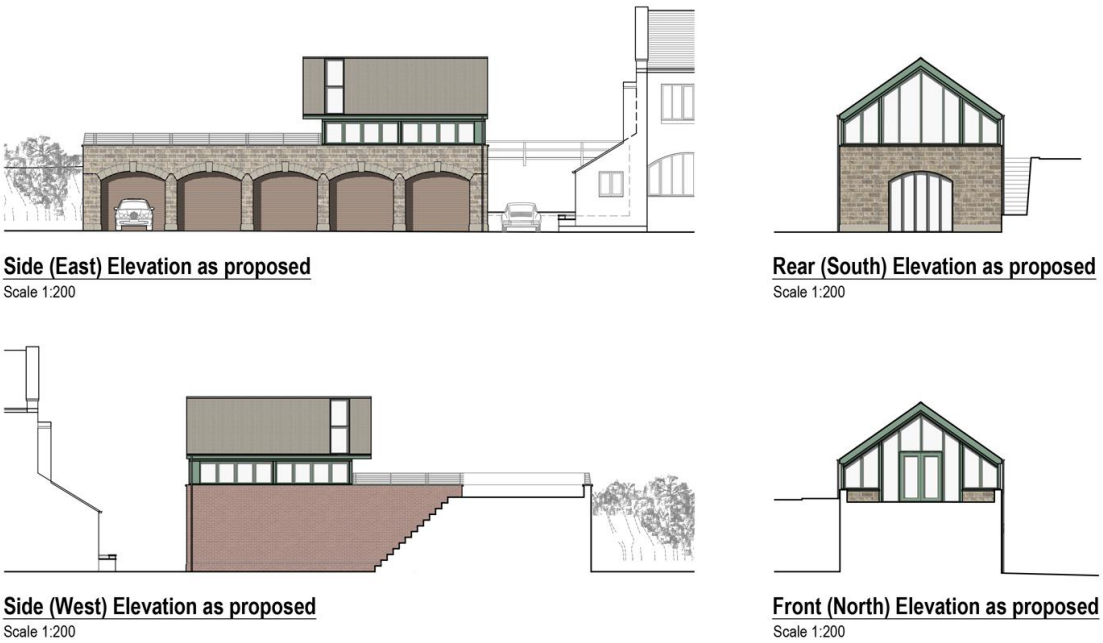


Figure – Proposed Elevations of Sunroom

3.12 The addition of the sunroom sits tidily on top of the garage, seamlessly aligning with the columns of the parking bays, reflecting a balanced geometry. The glazing reflects the existing glazing style on the rear (south) elevation of the garage, to create a unified architecture style that retains the original character of the garage.

4 Summary

4.1 The proposal shall be of high-quality design and design that is well considered, reducing and mitigating impact on the historical assets of the development and within close proximity of the development. Ensuring that the Conservation Area, World Heritage Site and Green Belt are maintained, preserved and enhanced.

4.2 The proposals shall provide the opportunity to improve and provide betterment providing betterment for the property overall and living standards. Ensuring that the existing assets are protected, preserved and providing longevity for the buildings and site.

4.3 On this basis we would urge Amber Valley Borough Council to consider the proposals favourably.

Document compiled by Matthew Montague Architects

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