30038B/MOT

6 May 2026

Contract No.11602

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DESIGN AND ACCESS STATEMENT (REVISED)

RELATING TO A LISTED BUILDING APPLICATION FOR THE RETROSPECTIVE APPROVAL OF WORKS CARRIED OUT AT MANOR FARM, DETHICK, MATLOCK DERBYSHIRE

TO BE READ IN CONJUNCTION WITH HERITAGE IMPACT STATEMENT PRODUCED BY MATT HURFORD

The Design & Access Statement is set out to explain the full reasons why the proposals have been developed in this format and follows discussions with AVBC. This is to seek consent for the relevant works only, not those that are deemed to be exempt works, retrospectively.

INTRODUCTION

We are submitting this Design and Access Statement on behalf of the owners of Manor Farm a Grade 2* Listed Building, Jake and Danielle Buxton, as retrospective Listed Building Application.

The work involves replacement windows and doors, removal of modern stud partitions to the ground and first floors, modern block walls in the East wing and replacement of a structurally defective oak beam.

NOTE

Since the original submission on the 6 March 2026, we have been advised by AVBC the areas of work that require Listed Building and those that do not. Windows and doors were discussed to determine detail and why windows that have been replaced have employed a particular detail and all other aeras of work.

This submission seeks to obtain Approval for the works carried out to-date and a separate Application will be made for any future works.

NEXT STAGE AND DECISIONS MADE

M. Hurford. BA (Hons) MA was engaged by our clients for a professional assessment and guidance on an appropriate course of action.

Matt Hurford Historic Buildings and Archaeology Services
Study Lodge, Clatterway, Bonsall, Derbyshire, DE4 2AH
Tel: 07756021295
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We now have a detailed and thorough Heritage Impact Assessment that has addressed all matters, well beyond the scope needed for this area of work carried out, but it does provide a complete consideration of the property due its historic and important value. Please see attached the **HIS** as part of this submission.

Attached are drawings following a survey by Greenhatch Ltd to show how the house is currently, following some of these minor alterations. As follows;

11602/06 Site plan

11602/07 Location Plan

11602/10 Ground floor plan

- As surveyed by Greenhatch with the changes superimposed, showing all windows and doors labelled and other internal changes carried out on site.
- Area 3, 4 and 4d coloured green is an overlaid reclaimed oak floor, all areas beneath were retained and consisted of a modern glazed tile.
- Area 3 which used to be framed by a modern stud enclosure with plasterboard and skim as a draught lobby by the previous, which has been removed and the walls made good at abutment with lime plaster. This is shown dotted on and darker green.
- Area 12 and 14 coloured grey is not to be considered due to the significant changes that have occurred previously by original owners, there are no historic features affected by what is a simple removal of stud walls and formation of a shower room in area 12 and reinsulating and refinishing as before. It is to be insulated and boarded out as before.
- Oak beam A in yellow area 1 was replaced and photographs of the original rotted beam were shown. It was not stop chamfered.
- This also entailed repairing the ceiling where the word Living room is shown with plasterboard and skim replacing the already plasterboarded ceiling. The two beams intersecting this new oak beam are non-loadbearing and supported by the later floor above, although it is not certain how this is achieved.
- Windows and doors with a letter Y in blue have been replaced on a like for like basis as advised, that like for like is acceptable and does not require consent. Our client is insistent that these have been replaced as a copy of the originals and whilst glazed from the inside this is a fact and was raised as unusual by the manufactures at the time, but this is what they were told to do, replicate what was there.
- Other windows to the ground floor will be replaced and will form a separate application, **if required in fact.**
- Iron windows are to be retained as agreed.

11602/11 First floor plan

- As surveyed by Greenhatch with changes superimposed, showing all windows and doors labelled and other internal changes carried out on site.
- The only internal works that have been carried out have been the removal of modern stud walls in area 29 and 34 and the formation of an en-suite bathroom in area 32. This involved the re-siting of an existing door in the stud wall to area 32. These are and were all modern timber stud and plasterboard walls inserted by the previous owners into what was a dance hall/social area that was the entire area of 25 to 34. Existing plasterboard was made good.
- Windows with a letter Y in blue have been replaced on a like for like basis as advised.
- Other windows to the first floor will be replaced and will form a separate application, **if required in fact.**
- There are proposals to alter area 24, 25 and 26 to a larger bathroom accessed from the passage via an existing Georgian door that would be extended to area 29 which will form a separate application.

11602/12 North elevation

- As surveyed by Greenhatch. This is as it exists currently.
- Only doors G24DY ad G1DY have been replaced and we are advised considered appropriate.
- Other windows to be replaced will form a separate application on a like for like basis, **if required in fact.**
- Gutters are being repaired and made good on a like for like basis in cast iron **and do not need consent.**

11602/13 South elevation.

As surveyed by Greenhatch. This is as it exists currently.

- Door G12DY and G16DY have been replaced only.
- Windows F6, F7 and F8 that we thought had been replaced exist from the previous owners as all others.
- Other windows to be replaced will form a separate application on a like for like basis, **if required in fact.**
- Gutters as previous comments and advice.

11602/14 West elevation.

- As surveyed by Greenhatch. This is as it exists currently.
- Windows with the letter Y in blue have been replaced on a like for like basis. See previous comments.
- Window G4Y will have the projecting cill removed and a Code 4 lead flashing inserted instead.

11602/15 East elevation.

- As surveyed by Greenhatch. This is as it exists currently.
- Gutters as previous comments and advice.

11602/16 East elevation of North facing courtyard

- As surveyed by Greenhatch. This is as it exists currently.
- Window G3Y has been replaced only on a like for like basis. See previous comments.
- Other windows to be replaced will form a separate application on a like for like basis, **if required in fact.**
- Gutters as previous comments and advice.

11602/17 West elevation of North facing courtyard.

- As surveyed by Greenhatch. This is as it exists currently.
- Windows and maybe the door to be replaced and will form a separate application on a like for like basis, **if required in fact.**
- Gutters as previous comments and advice.

WORKS CARRIED OUT ARE DESCRIBED IN MATT HUIFORD'S **HIS**, IN ADDITION WE LIST BELOW THE WINDOWS AND DOORS AS A SERIES OF PHOTOGRAPHS RELATED TO THE FLOOR PLANS.

G1D one of the front doors that has been replaced complete.
See HIS comments.





G12 D Rear kitchen doors
Originally a door then converted by previous occupiers to a window seat and now opened back to original position
See HIS comments.

G13D Door replaced complete with frame

See HIS comments.



G16D Garden room door replaced complete with frame

See HIS comments



G24D main front door replaced complete with frame.

See HIS Comments



G3 Y Fixed window replacement visually as original.

See HIS comments.



G4 Y Fixed window replacement visually as original.
See HIS comments.
This is to have the projecting cill removed and a Code 4 lead flashing employed.



G5 Y Sash window replacement visually as original, traditional sash box.
See HIS comments.
Whilst not putty to the outside and this is a solid bead and it has been glazed from the inside with beads, it is a like for like replacement and although questioned by the manufacturers as being an unusual practice it was insisted upon by our clients due to the need for it to be the same as existing.



G6 Y Sash window replacement visually as original, traditional sash box.
See HIS comments.
As above.



F3 Y Sash window replacement visually as original, traditional sash box.
See HIS comments.
As above.



F4 Y Sash window replacement visually as original, traditional sash box.
See HIS comments.
As above.



F5 Y Tripartite sash window replacement
visually as original, traditional sash box.
See HIS comments.
As above



The information above is to purely show the windows and doors that have been replaced.

Other changes to the interior where modern stud and block walls have been removed and an oak beam replaced, has been covered in the detailed HIS by Matt Hurford

DETHICK, LEA AND HOLLOWAY NEIGHBOURHOOD PLAN

The Dethick, Lea and Holloway Neighbourhood Plan (the 'NP') was 'made' (adopted) in May 2021 and contains the Neighbourhood Plan Policies that relate to the area.

The application site is within an area identified as a 'Countryside Settlement'. At paragraph 106 it states that sustainable development outside of the built framework of the village will need to show that the following have been taken into account:

a) High quality design that reinforces the existing rural character.
b) The use of local materials and narrow colour palette in keeping with the adjoining built up area.
c) That there has not been a detrimental impact on the landscape character.
d) That there is not a detrimental impact on the heritage assets of the Parish.
e) That there is no overall loss of biodiversity due to the development.

POLICIES
National Planning Policy Framework (NPPF)

Part 7 - Requiring good design
Part 11 - Conserving and enhancing the natural environment and;
Part 12 - Conserving and enhancing the historic environment.

(NPPF) sets out core land use planning principles, which underpin both plan making and decision making, amongst others it requires the conservation of heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life and future generations.

Policies of the Adopted Amber valley Borough Local Plan 2006 are being taken into account and considered in the previous Consent.

EN27 - Conservation Areas
EN24 - Listed Buildings
EN6 - Special Landscape Area
EN29 - Derwent Valley Mills World Heritage Site
H12 - Design and amenity considerations
LS3 - Design
TP1 - Impact on the Transport Network

EVALUATION OF INFORMATION COLLECTED
This is a retrospective application for consideration, but it is considered that these inserted windows and doors. together with changes to the interior where modern stud and modern block walls have been removed should be acceptable. Based on the HIS, the internal changes **do not cause harm** to the status of the Listed Building and similarly the windows have simply been replaced on a like for like basis as advised to our client by AVBC.

There may be further detail and information required once this has been assessed which we will endeavour to provide in conjunction with **Matt Hurford, Historic Buildings and Archaeology Services**

MARTIN TUCKER LTD