YARN Architecture

2 Becksitch Lane
Belper
April 2026

Design & Heritage Statement

Introduction & Context

This Design & Heritage Statement has been prepared by YARN Architecture to set out the design principles for the comprehensive renovation and extension of the existing property at 2 Becksitch Lane, Belper adding support the Householder Planning Application.

Originally constructed in the 1960s on an area of underused scrubland - historically understood to be a former pump station - the current brick bungalow is dated, in a state of disepair and underutilises the potential of its topography.

The proposed development seeks to responsibly evolve the existing architecture into a high-quality, modern three storey family home that responds positively to its prominent and elevated position between Becksitch Lane and Three Gates.

The locality of Becksitch Lane and Three Gates is features a mix of traditional historic properties, but is largely defined by more modern properties constructed between the 1930s and 1980s as part of post-war expansion of the town. As such there is a variation in the architectural form, scale and detail; there is not a 'shared characteristic' but a general material palate of red brick, render, stone and traditional grey tile/roof slates.

The proposed design has been based on this notion of blending into the vernacular and the applicants wish to retain a traditional aesthetic to the front & sides of the property, whilst the rear of the property boats a more contemporary form and a high quality design.



Image 1

Front view of 2 Becksitch Lane
from driveway entrance



Image 2

Rear view of 2 Becksitch Lane
from 'lower ground / garden' level

Heritage Assets

The nearest heritage assets / listed structure is located approximately 42m from the application site. Details from Historic England are provided is outlined, below:

List Entry: Street Boundary Wall and Baulks Gate Piers at Number 66
List Entry Number: 1087359
Grade : II



Image 3

Listed front boundary stone wall on street, taken from Historic England website



Image 4

Heritage Asset in relation to property

Design Strategy & Development

The architecture is defined by a duality in design that respects the public realm while embracing modern living at the private rear.

- Front & Side Elevations (Traditional)
  The front of the property is designed to read as a traditional cottage, integrating seamlessly with the established local vernacular and the immediate street scene. The use of off-white render, traditional dormer windows, and a feature oak-framed storm porch provides a welcoming, high-quality aesthetic that elevates the character of the street and enhances the appearance of the existing property.

- Rear Elevation (Contemporary)
  As the property cascades down the sloping site, the architecture transitions into a contemporary, split-level home. The rear elevation features high-quality dark grey zinc standing-seam cladding, which marries with the dark grey tones of the roofing tiles. Sets of large glazed apertures are designed to maximise natural daylight, solar gains and capture the panoramic views over the Derwent Valley.

Materials

The proposed material palette of render, timber, zinc cladding and slate roof can be found within the existing street scene and properties visible within the local area and Derwent Valley Mills World Heritage Site.

Scale & Massing

Given the property's prominent location at the junction of 'Three Gates' and 'Becksitch Lane', a primary design objective was to keep the visible scale and massing low.

Rather than imposing a dominant upward extension, or, second storey, the additional floor space is achieved through a sympathetic hip-to gable conversion and dormer accommodation in the roof space and a lower-ground level extension which is attained using the existing levels around the property.

This strategy ensures that the established rooflines are respected, and the vital outlook and open feel from the road junction are preserved, safeguarding the visual amenity of neighbouring properties, nearby heritage assets and the wider public realm.

Sustainability Considerations

Sustainability is at the core of this proposal. Rather than demolition and rebuild, the design advocates the adaptive re-use of the existing structure.

The renovation will incorporate thermal performance upgrades, bringing a poorly insulated 1960s building up to—and exceeding—modern Building Regulation standards through the use of external insulated render and an internal insulated lining system.

The introduction of natural light via rooflights and large aperture glazing on key elevations will drastically reduce energy demands.

The renovation will also make use of the governments energy grant by installing an air source heat pump with the new thermal envelope, so the property is more effectively heated and less reliant on natural gas.

By virtue of its position and design, the proposals avoid any overshadowing / loss of light and privacy corners to neighbouring properties, which are elevated.



Image 5

Front impression of 2 Becksitch Lane



Image 6

Rear perspective impression of 2 Becksitch Lane



Image 7

View from rear corner of existing bungalow toward Listed Structure (beyond neighbouring property)



Image 8

View from same rear corner toward other neighboring property. Note change in levels between neighbours

Planning Policy

The proposals have been carefully developed to accord with the strategic objectives of the recently adopted Amber Valley Borough Local Plan 2022-2040 (adopted 2nd March 2026) actively encourages high-quality design in residential extensions and the sustainable re-use of existing buildings and previously developed land.

The main policies and facets which are most relevant to the proposed scheme are listed below, with a short statement of how the proposal complies:

EN1 Climate Change

The re-use of the existing building and use of sustainable technologies and thermal performance contribute positively to the impact of climate change.

Policy EN4: Heritage Assets

The proposals improve the architectural quality of the site / building and also make a positive contribution to the local character and distinctiveness of the area, especially to the front (highway) elevation, were the Heritage Asset is sited.

Policy EN5: Derwent Valley Mills World Heritage Site

The development proposals within the DVMWHS buffer zone are an appropriate size, scale, massing, siting, design and alignment that conserves the existing views in/out of the application site and do not harm the OUV of the World Heritage Site.

Policy EN7: Landscape Character

The development utilises and protects the existing landscape character of the site, working in harmony with the existing levels and amenity space.

Policy EN15: Quality and Design of Development

The proposals are high quality and sustainable reflecting the local character in terms of height, scale and massing and material palatte, elevating the existing aesthetic and contributing positively to the overall local distinctiveness.

Summary

To summarise, the proposals are considered to be a well-considered and architecturally approach to extending / altering the property – providing the applicant with the space required for their large family, retaining the character of the property, enhancing the aesthetic and being sensitively developed to match with the local vernacular and enhancing the local character.

Although located nearby to a heritage asset, the proposals are not considered to harm the listed structure, but do aim to enhance the character and distinctiveness of the of the local area

The design is considered to accord with all relevant national and local planning policy.

We trust this design statement is useful for the support of the planning application – if the Planning Officer has any queries, or, wishes to discuss the design, we fully encourage that they contact the designer at YARN Architecture.