Design & Access Statement

Erection of Oak framed Extension at The Coach House, Leashaw, Holloway, Derbyshire, DE4 5AT

1.0. INTRODUCTION

1.1. This Design & Access Statement has been prepared by Prime Oak in support of a joint Householder and Listed Building Consent application relating to The Coach House, Leashaw, DE4 5AT. The proposal comprises the erection of a single-storey courtyard extension within the existing enclosed courtyard of the property.

1.2. The proposed development has been designed incorporating oak framing, glazed elevations, natural stonework, slate roofing and a glazed roof lantern. The extension is intended to provide additional ancillary domestic accommodation associated with the continued residential use of the property.

1.3. The site forms part of the Grade II listed "L shape range of outbuildings to the north-east of Lea Hurst" and lies within the Dethick, Lea and Holloway Conservation Area. Heritage matters, including assessment of significance, setting, historic development, and impact upon the designated heritage assets, are addressed separately within the accompanying Heritage Statement prepared by Brindle & Green.

1.4. This statement therefore focuses primarily upon the design rationale underpinning the proposal, including:

- The siting and layout of the extension;
- Its scale and massing;
- Architectural approach and appearance;
- Proposed materials;
- And the relationship of the development with the existing built form and surrounding context.

1.5. The proposal has been developed as a contained courtyard addition positioned wholly within the existing footprint of the historic building group. The design approach seeks to ensure that the extension remains visually secondary to the host building and responds appropriately to the established architectural character of the site.

1.6. Revised drawing accompanying the application now include additional sectional information and updated elevations in order to further illustrate the relationship between the proposed development and the existing courtyard elevations.

2.0. SITE CONTEXT AND SURROUNDING AREA

2.1. The application site comprises The Coach House located at Leashaw within the parish of Dethick, Lea and Holloway in Derbyshire. The building forms part of the wider historic group associated with Lea Hurst and

occupies a rural setting characterised by mature landscaping, traditional stone boundary walls and dispersed historic development.

2.2. The property itself comprises a former range of estate outbuildings arranged in an "L" shaped configuration around an enclosed courtyard. While the building has since been converted into residential use, the historic courtyard arrangement remains clearly legible and continues to define the spatial character of this part of the site.

2.3. The surrounding area is characterised by traditional stone-built development typical of the locality, with buildings generally constructed in natural gritstone under slate or tiled roofs. The wider settlement pattern is informal in nature and reflects the historic evolution of the rural landscape and associated estate development.

2.4. The site lies within the Dethick, Lea and Holloway Conservation Area, where character is derived not only from individual buildings but also from the relationship between built form, boundary treatments, mature vegetation and the surrounding landscape setting.

2.5. The proposed development is positioned wholly within the existing enclosed courtyard of the building group rather than projecting outward into open landscape or altering the principal outward-facing elevations of the property.

2.6. Existing views into the courtyard are already relatively contained due to the arrangement of the surrounding buildings, existing walls and mature planting. Consequently, the proposed extension would remain visually enclosed within the established footprint of the courtyard environment.

2.7. Since the previous application submission, additional sectional drawings and updated elevations have been prepared in order to provide further clarity regarding the relationship between the proposed development and the existing courtyard, including the extent and positioning of the structure within the courtyard setting.

3.0. PROPOSED DEVELOPMENT

3.1. The proposal comprises the erection of a single-storey extension positioned within the existing courtyard formed by the "L" shaped range of outbuildings at The Coach House.

3.2. The development would infill part of the existing courtyard space, creating additional accommodation associated with the dwelling while remaining contained within the established footprint of the historic building group.

3.3. The proposed extension measures approximately 5.19 metres in depth and approximately 9.1 metres in width along the principal elevation, tapering toward the rear in response to the geometry of the existing courtyard walls and surrounding built form.

3.4. The extension would have an overall ridge height of approximately 3.2 metres and has been designed to sit beneath the principal rooflines of the surrounding buildings enclosing the courtyard.

3.5. Architecturally, the proposal adopts a traditionally inspired form incorporating:

- Oak framing;
- Glazed elevations;
- Natural stonework;
- Slate roofing;
- Glazed roof lantern.

3.6. The design seeks to maintain a visually lightweight appearance through the use of glazing and exposed timber framing, allowing the surrounding masonry walls of the existing building to remain the dominant built elements within the courtyard setting.

3.7. The proposal does not involve outward expansion of the building group into surrounding open areas and instead represents development contained within the existing courtyard.

3.8. The extension would remain wholly ancillary to the existing residential use of the property. No subdivision of the site or creation of an independent planning unit is proposed.

3.9. As part of the proposal, amendments are also proposed to an existing window opening with the southwest elevation. Updated proposed drawings accompanying the application illustrate these changes and their relationship with the proposed extension.

3.10. These updated drawings are intended to provide additional clarity regarding the siting, scale and relationship of the proposal within the courtyard environment.

4.0. PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK (NPPF, 2024)

4.1. The National Planning Policy Framework (NPPF) confirms that good design is a fundamental component of sustainable development and that planning decisions should ensure developments function well, are visually attractive, sympathetic to local character, and establish an appropriate sense of place.

4.2. Section 12 of the NPPF places significant emphasis upon achieving well-designed places through development that responds positively to local context, landscape setting, built form and surrounding character.

4.3. In addition, Section 16 of the NPPF confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Applications affecting designated heritage assets are therefore required to be informed by an understanding of significance and the contribution made by setting.

4.4. Heritage considerations relating to the listed building and Conservation Area are addressed separately within the accompanying Heritage Statement prepared by Brindle & Green. This includes detailed assessment of:

- Heritage significance;
- Historic evolution;
- Setting; and
- The impact of the proposed development upon the designated heritage assets.

4.5. From a design perspective, the proposal has been developed with regard to the established character of the site and surrounding built form through:

- Its contained courtyard siting;
- Modest overall height;
- Use of traditional materials; and
- Its relationship with the surrounding building group.

AMBER VALLEY BOROUGH LOCAL PLAN 2022-2040

4.6. The Amber Valley Borough Local Plan places importance upon ensuring that new development responds appropriately to local context, character and distinctiveness. Policy EN15 confirms that development proposals should create high quality places that reflect local character in terms of scale, massing, layout and the use of natural and high-quality materials.

4.7. The policy further confirms that development should contribute positively toward local distinctiveness and demonstrate an understanding of context and surrounding built form through considered design principles responsive to the character of the area.

4.8. Policy EN15 also recognises the importance of conserving heritage assets and their setting and ensuring that development responds appropriately to their significance and local context.

4.9. In response to these principles, the proposed development has been designed as a contained courtyard addition positioned wholly within the existing building group and beneath the principal surrounding rooflines. The proposal incorporates a palette of natural materials including stone, timber and slate intended to sit comfortably alongside the existing structure and surrounding built environment.

4.10. Policy EN4 relating to Heritage Assets further confirms that proposals affecting heritage assets should be informed by an understanding of the significance and should seek to preserve those elements that contribute positively to their character and appearance.

5.0. HERITAGE OVERVIEW

5.1. A detailed Heritage Statement prepared by Brindle & Green accompanies this application and provides a proportionate assessment of:

- The significance of the listed building;
- Its historic development and evolution;
- The contribution made by its setting; and

- The likely impact of the proposed development upon the designated heritage assets.

5.2. The Heritage Statement identifies that the significance of The Coach House derives principally from:

- Its historic association with Lea Hurst;
- Its traditional stone construction and courtyard arrangement; and
- Its contribution to the wider historic group associated with the Lea Hurst estate.

5.3. The accompanying assessment concludes that the proposed development represents a contained form of courtyard infill positioned within an area of the building group that has experienced change and domestic adaptation over time.

5.4. The Heritage Statement further concludes that the proposal has been designed to remain visually contained within the courtyard environment through its siting, scale and relationship with the surrounding built form.

5.5. Overall heritage conclusions, including assessment of significance and any potential impact upon the listed building and Conservation Area are set out within the full Statement.

6.0. DESIGN PRINCIPLES

LAYOUT AND SITING

6.1. The proposed extension has been deliberately positioned within the enclosed internal courtyard of the existing building group. The siting strategy ensures that the development remains contained within the established footprint and arrangement of the historic buildings.

6.2. By locating the proposal within the existing courtyard space, the development will avoid outward expansion into surrounding open landscape and prevents encroachment beyond the established built form associated with the property.

6.3. The courtyard arrangement remains a defining characteristic of the site and the proposal has therefore been designed to sit within the existing spatial framework rather than alter the wider relationship between the building group and its surrounding setting.

6.4. The proposed extension would remain visually enclosed by the surrounding buildings and boundary treatments when viewed from the wider site and surrounding area.

APPEARANCE AND ARCHITECTURAL APPROACH

6.5. The design approach adopts a traditionally inspired architectural form intended to respond appropriately to the established character of the building group and surrounding Conservation Area.

6.6. The extension has been designed as a single-storey addition positioned beneath the principal rooflines of the surrounding buildings enclosing the courtyard.

6.7. Extensive glazing combined with exposed timber framing assists in reducing the perceived visual mass of the structure within the courtyard setting and allows the surrounding masonry walls of the existing building to remain visually prominent.

6.8. The proposal seeks to provide a clear distinction between existing and new built form while maintaining an architectural approach that sits comfortably alongside the host structure.

6.9. The design does not seek to replicate the historic building exactly, but instead adopts a complementary approach intended to respond appropriately to the existing character, proportions and courtyard arrangement of the site.

MATERIALS

6.10. The use of natural materials reflects the wider character of the site and surrounding built environment and ensures consistency in texture and appearance with the existing building group.

6.11. The stonework is intended to visually relate to the existing masonry construction of the host building, while the glazing and timber framing assist in creating a visually lighter appearance within the courtyard setting.

6.12. Detailed material samples and specifications can be secured by condition if required by the Local Planning Authority.

SCALE AND MASSING

6.13. The proposal has been designed to remain visually secondary within the courtyard environment through its modest overall height and contained footprint.

6.14. The extension measures approximately 3.2 metres in overall height and therefore remains positioned beneath the principal rooflines of the surrounding buildings.

6.15. The proposed footprint responds directly to the geometry and proportions of the existing courtyard arrangement, tapering toward the rear in line with the surrounding built form.

6.16. The use of extensive glazing and exposed framing further reduces the perceived bulk of the extension when viewed from within the courtyard.

6.17. Overall, the proposal represents a contained and proportionate form of development within the established courtyard setting.

7.0. ACCESS

7.1. The proposal does not alter the existing vehicular or pedestrian access arrangements serving the property.

7.2. Access to the proposed extension would be achieved directly from the existing dwellinghouse via the internal courtyard area.

7.3. The development remains wholly ancillary to the existing residential use of the property and does not create any separate planning unit, independent access arrangement or subdivision of the site.

7.4. The proposal has been designed to integrate with the existing layout and circulation of the property without materially altering the established access arrangements or movement patterns associated with the site.

8.0. SUSTAINABILITY

8.1. The continued use and sensitive adaptation of existing buildings represents an inherently sustainable form of development through the retention of embodied carbon and the long-term maintenance of existing built fabric.

8.2. The proposal supports the continued residential use of the property through the provision of additional ancillary accommodation within the existing building group.

8.3. By locating the extension within the enclosed courtyard area, the proposal consolidates development within the established footprint of the site rather than extending built form into surrounding open areas.

8.4. The proposed extension incorporates extensive glazing and a roof lantern arrangement designed to maximise levels of natural daylight within the accommodation and reduce reliance upon artificial lighting during daylight hours.

8.5. The use of natural materials, including timber and stone, further contributes toward a durable and long-lasting form of construction appropriate to the character of the site.

8.6. The proposal therefore seeks to balance the continued functional use of the property with an approach that remains sensitive to its existing built form and surrounding context.

9.0. CONCLUSION

9.1. The proposal comprises the erection of a single-storey courtyard extension positioned within the existing enclosed courtyard of The Coach House, Leashaw.

9.2. The design approach has sought to ensure that the development remains contained within the established footprint of the historic building group and positioned beneath the principal rooflines of the surrounding buildings.

9.3. The proposal adopts a traditionally inspired architectural approach incorporating natural stonework, timber framing, slate roofing and extensive glazing intended to respond appropriately to the character of the site and surrounding built environment.

9.4. The extension has been designed as a contained courtyard addition and does not involve outward expansion of the building group into surrounding open landscape.

9.5. Revised drawings accompanying the application now include additional sectional information and updated elevations in order to provide further clarity regarding the relationship between the proposed development and the surrounding courtyard elevations.

9.6. Heritage considerations relating to the listed building and Conservation Area, including detailed assessment of significance and impact, are addressed separately within the accompanying Heritage Statement prepared by Brindle & Green.

9.7. Overall, the proposal is considered to represent a proportionate and carefully considered form of development that responds to the established character and layout of the site while supporting the continued residential use of the property.