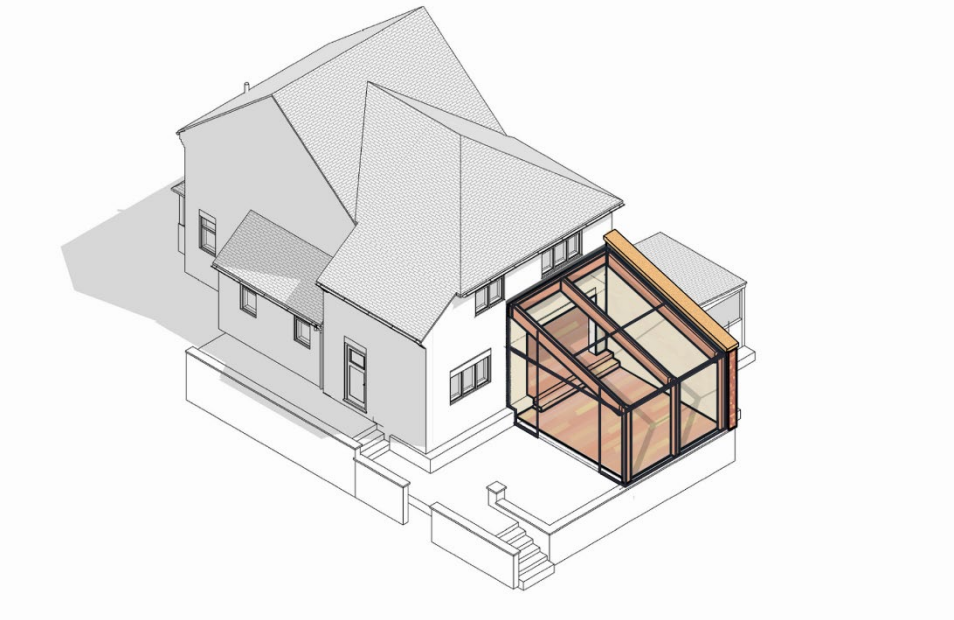
Ley View

May 2026
Rev. A

Design & Access Statement Incorporating HIA

Contents:



1.

Introduction

This Design and Access Statement (DAS) has been prepared in support of a householder planning application relating to Ley View, Holbrook. The proposal comprises:

- Removal and replacement of existing uPVC bay windows.
- Removal of an existing open sided porch structure.
- Construction of a new enclosed entrance porch incorporating red brick and slim line glazing framing.
- Construction of a contemporary glazed garden room to the rear elevation.
- Associated masonry walling, coping details and minor drainage alterations.
- Garden lean-to store

The application site lies within the Holbrook Conservation Area. The accompanying assessment therefore incorporates a proportionate Conservation Impact Assessment in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and local conservation policy.

This statement should be read alongside the submitted drawings:

- 003.001.1-(08)001 Rev D1 Existing Drawings
- 003.001.1-(08)002 Rev D2 Proposed Drawings.

The proposals have been informed by the Holbrook and Holbrook Moor Conservation Area Character Statement adopted by Amber Valley Borough Council.

2.

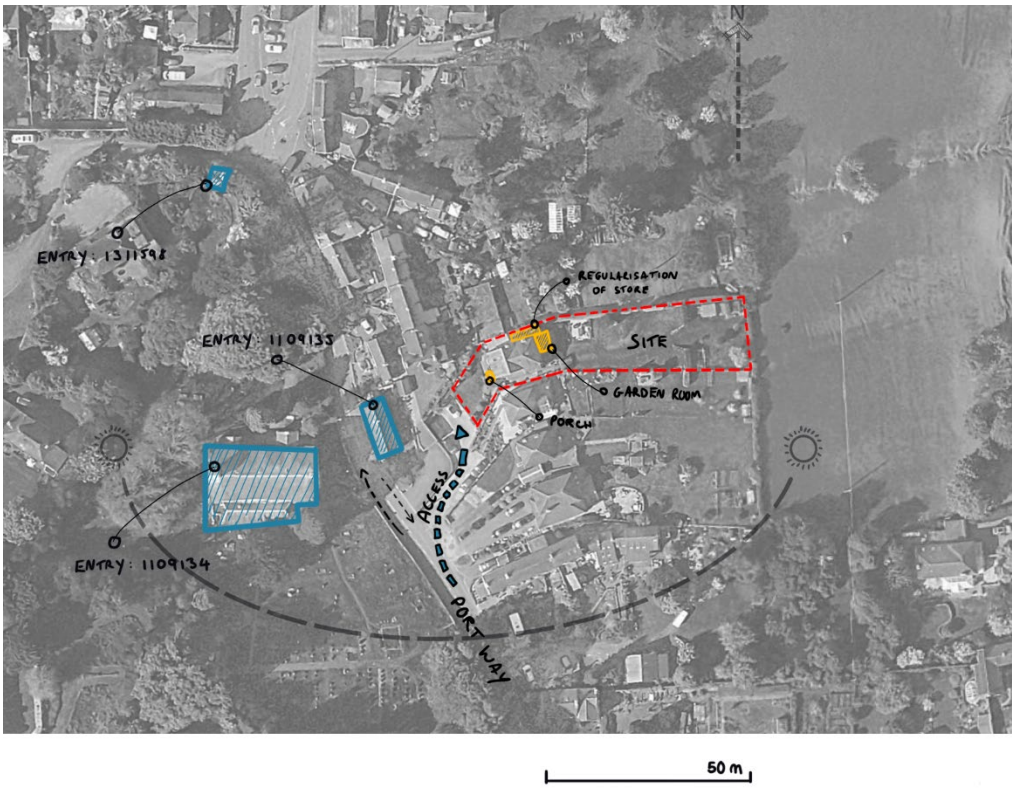
Site and Surroundings

Ley View is an established residential property located within the historic settlement of Holbrook. It is located on Port Way Road, down a small, shared driveway West of St Michael's Church.

List Entry Number: 1109134
Name: Church Of St Michael
Grade: II

List Entry Number: 1311598
Name: Gates, Attached Wall And War Memorial To North Of St Michael's Church
Grade: II

List Entry Number: 1109135
Name: Oakdene Cottage
Grade: II



[Fig 01. Context Analysis – LB Construction]

3.

Planning and Heritage Policy Context

National Planning Policy Framework

The NPPF places great weight on the conservation of designated heritage assets. Paragraphs 205 to 215 require proposals affecting heritage assets to:

- Conserve significance.
- Avoid unnecessary harm.
- Ensure development is sympathetic to local character.
- Deliver well-designed places.

Paragraph 215 confirms that where a proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Local Character Guidance

The Holbrook Conservation Area Character Statement identifies:

- The importance of traditional forms and materials.
- The contribution of stone walls and landscaping.
- The sensitivity of visible alterations.
- The need for appropriately scaled and detailed development.
- The importance of avoiding overly dominant or standardised suburban additions.

The guidance also supports contemporary development where it is carefully designed, subordinate, and respectful of the established character of the area.

4.

Existing Site

Relevant Planning History

AVA-2004-1056 - 2 storey rear and single storey side extension with loft conversion

The property currently:

Ley view is not listed but it is cited in both the conservation area and within close proximity to neighbouring listed buildings. The building itself comprises:

- Existing bay windows to principal elevations.
- An existing porch structure.
- Rear patio area.
- Redbrick built
- Front garden
- Traditional residential curtilage.

The existing porch appears lightweight and visually secondary. The current arrangement provides limited enclosure and weather protection and does not positively reinforce the entrance sequence.

The garden is extensive and provides fantastic views into the valley.

5.

Proposed Development

Porch Alterations

The existing porch will be carefully dismantled and replaced with a new enclosed structure. Where possible, materials will be carefully restored and reused.

The proposed porch incorporates inkeeping materials which will be visible from the public realm. The proposal consists of a Red brick masonry plinth with Slimline alluminium glazing profiles. The proposal will be subordinate in scale and seeks to improve the arrival sequence, weather protection and thermal performance of the dwelling house.

The porch remains clearly secondary to the main dwelling and does not compete with the primary built form.

Glazed Garden Room

The rear glazed garden room is designed as a lightweight contemporary addition to maximise on the properties availible views and relationship to the garden. It is proposed to use a minimal framed glazing system, with a transparent appearance that looks outward over the open valley below. The proposal has limited massing and a strong visual connection to the garden.

The proposal follows the site topography, sited lower than the main dwelling house to reduce the impact on the host dwelling.

The contemporary expression is considered appropriate as it remains visually lightweight. It avoids creating a false sense of historic development with the intervention clearly legible as modern. The glazed form reduces perceived bulk. With the proposal following accepted conservation practice whereby contemporary additions should be honest, subordinate and architecturally disciplined.

Scale, Massing and Appearance

The proposals have been carefully scaled to remain subordinate to the host property. The interventions have limited footprint increase on the existing dwelling house with a low overall height. It retains the exissting dominant roof form, with an appropriate material palette.

The glazed garden room avoids excessive bulk through transparency and limited structural expression, whilst the porch addition reinforces the entrance hierarchy without introducing an over-scaled suburban form.

The overall composition remains domestic, modest and appropriate to its Conservation Area context.

Materials

The material strategy has been developed to reinforce local distinctiveness.

Proposed materials include:

Element	Proposed Material
Porch walls	Red brick to match or complement existing
Structural detailing	Oak framing
Coping	Natural stone coping

Garden room	Slim-profile glazing system
Rainwater goods	To match existing.



2 | Elevation (East) Proposed | 1 : 100

3 | Elevation (West) Proposed | 1 : 100

Not to scale – refer to drawings.

6.

Access

Existing Access

The property benefits from an established residential access arrangement. The proposals do not materially alter the existing access.

7.

Light Conservation Impact Assessment

Significance of the Heritage Asset:

The significance of the Holbrook Conservation Area derives from:

- Historic settlement pattern.
- Traditional building materials.
- Rural village character.
- Stone boundary walls.
- Informal spatial qualities.
- Mature landscaping.

- Historic architectural detailing.

However, the property itself is not identified as a landmark building, listed structure, or non-designated heritage asset of particular historic importance.

Assessment of Impact

The proposals provide several heritage benefits:

- Reinforcement of traditional material character.
- Reduction in visual clutter through introduciton of garden store.

The porch design draws upon traditional forms identified within the Conservation Area Character Statement, particularly through the use of brickwork, stone coping and simple domestic proportions.

Neutral / Limited Harm Considerations

The contemporary glazed garden room introduces a modern architectural element which differs from the historic character of the wider Conservation Area.

However:

- The structure is lightweight and transparent.
- The addition is located to the rear and not visible from the public realm
- The intervention remains subordinate and below the existing ridgeline
- The proposal avoids excessive massing.
- The addition remains visually recessive.

As such, any heritage impact would fall within the category of very limited and clearly less than substantial harm at the lowest end of the spectrum.

That limited impact is outweighed by the following public and environmental benefits:

- Enhancement of the dwelling for modern living
- Improved thermal efficiency with the addition of a lobby to retain heat (both front and back)
- Improved longevity and functionality as a modern home
- Investment in the long-term upkeep of the property.

Conservation Balance

Overall, the proposal has limited impact on the character and appearance of the Holbrook Conservation Area.

The scheme adopts a balanced conservation-led approach which:

- Retains the primacy of the original dwelling.

- Reinforces local material character.
- Utilises subordinate forms.
- Introduces contemporary elements in a disciplined and visually lightweight manner.
- Avoids overdevelopment.

We believe the proposals are therefore considered compliant with:

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Relevant NPPF heritage policies.
- Amber Valley conservation objectives.
- Established conservation best practice.

8.

Arboricultural and Landscape Considerations

No mature trees are proposed for removal as part of the development.

The proposals retain the established residential garden setting and preserve the wider verdant character of the Conservation Area.

Existing planting and boundary treatments will be protected during construction.

Should any external lighting be introduced at a later stage, this should remain low-level, warm-toned and discreetly positioned to avoid harm to residential amenity and Conservation Area character.

9.

Sustainability

The proposals support sustainable development objectives through:

- Reuse and enhancement of an existing dwelling.
- Fabric-first improvement strategy.
- Improved thermal buffering via enclosed porch.
- Potential reduction in heat loss.

- Long-term adaptation of existing housing stock.
- Durable and repairable material choices.

The lightweight glazed structure minimises structural intervention and embodied carbon when compared with more substantial masonry extensions.

10.

Planning Balance and Conclusion

The proposals represent a proportionate and carefully considered enhancement to an existing dwelling within the Holbrook Conservation Area.

The scheme combines:

- Conservation-led design principles.
- Improved architectural coherence.
- Better entrance definition.
- Lightweight contemporary intervention.
- Appropriate material selection.
- Limited visual impact.

The development preserves the character and appearance of the Conservation Area and delivers modest but meaningful enhancements to the property.

From a heritage perspective, the proposals result in no harm, or at worst very limited less than substantial harm at the lowest end of the spectrum, clearly outweighed by the design, functional and environmental benefits of the scheme.

The application is therefore considered to comply with national and local planning policy. Nonetheless, we are welcome to open discussion with the local authority as part of the planning process.