CHURCH FARM

DESIGN & ACCESS STATEMENT

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Church Farm Farmhouse, Dethick, Matlock, Derbyshire DE4 5GG
Application Type: Listed Building Consent
Local Planning Authority: Amber Valley Borough Council

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1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent relating to Church Farm Farmhouse, Dethick, Derbyshire DE4 5GG.

The proposals comprise sensitive repair and alteration works to the listed farmhouse, including:

- Re-roofing using natural slate tiles;
- Repointing of external stonework using appropriate traditional mortar;
- Replacement of existing windows with new timber windows to match the historic character of the building;
- Internal alterations including the removal of a non-significant wall between the kitchen and adjoining room to improve the functionality of the accommodation.

The proposals have been developed with regard to the building's architectural and historic significance and are intended to secure its long-term preservation and continued residential use.

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2. Site and Surroundings

Church Farm Farmhouse is a historic rural property located within the hamlet of Dethick in Derbyshire. The building forms part of a traditional agricultural group and contributes positively to the historic character and appearance of the surrounding landscape.

The farmhouse is a designated listed building and possesses heritage significance derived from its age, traditional stone construction, historic form, and contribution to the historic settlement pattern of Dethick.

The application site remains in residential use and no changes are proposed to the established use of the building.

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3. Design Principles

The overarching design objective is the conservation and enhancement of the listed building through the use of traditional materials, sympathetic detailing, and minimal intervention.

The proposals seek to:

- Preserve the special architectural and historic interest of the building;
- Repair deteriorating historic fabric using traditional techniques;
- Improve the functionality of internal accommodation while retaining the building's character;
- Ensure that all works are reversible where practical and proportionate to the significance of the heritage asset.

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4. Roof Repairs

The existing roof requires repair and maintenance works to ensure the continued weatherproofing and structural protection of the building.

The proposal involves the replacement and renewal of roof coverings using natural slate tiles to match the existing roof in appearance, colour, texture, and laying pattern.

The use of natural slate reflects the traditional roofing materials associated with the building and surrounding historic structures and will preserve the visual character of the farmhouse.

No alterations are proposed to the roof form, pitch, ridgeline, or overall appearance of the building.

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5. Repointing of Stonework

Areas of external stonework require repair and repointing due to weathering and deterioration of existing mortar joints.

Repointing will be undertaken using a traditional lime-based mortar appropriate to the historic masonry. The mortar mix, colour, texture, and joint profile will be selected to complement the existing stonework and allow the building fabric to breathe.

The proposed works represent routine conservation-led maintenance and will contribute positively to the long-term preservation of the building.

6. Replacement Timber Windows

The existing windows are proposed to be replaced with new timber windows designed to replicate the appearance, proportions, opening style, and detailing of the historic windows.

The use of painted timber reflects the traditional materials historically associated with the building and ensures that the character and appearance of the farmhouse are preserved.

The proposed replacement windows will maintain the architectural integrity of the elevations while improving durability and performance.

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7. Internal Alterations

The proposal includes the removal of a wall between the kitchen and the adjoining room to create a more practical and functional living arrangement suited to modern occupation.

The wall proposed for removal is not considered to be a principal historic feature and its removal will not adversely affect the overall significance of the listed building.

The alterations have been designed to minimise intervention within the historic fabric and retain important architectural features wherever possible.

The revised layout will improve circulation and usability while ensuring that the character of the building remains readily legible.

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8. Scale and Appearance

The proposals do not involve extensions, new-build elements, or alterations to the scale, footprint, or massing of the farmhouse.

External works are limited to repair, maintenance, and like-for-like replacement using traditional materials.

Consequently, the overall appearance of the building will remain substantially unchanged and its contribution to the historic environment will be preserved.

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9. Access

There are no proposed changes to existing pedestrian or vehicular access arrangements.

The building will continue to be accessed via existing entrances and circulation routes.

The internal alterations will improve day-to-day functionality and ease of movement within the dwelling while respecting the constraints of the historic structure.

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10. Heritage Impact

The accompanying Heritage Statement should be read alongside this document.

The proposed works have been carefully designed to preserve the special architectural and historic interest of the listed building. The repairs and maintenance works will enhance the condition and longevity of the historic fabric, while the limited internal alterations will facilitate continued viable residential use.

Overall, the proposals are considered to result in less than substantial harm, if any, and will deliver clear heritage benefits through the conservation and ongoing stewardship of the building.

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11. Conclusion

The proposed works at Church Farm Farmhouse represent a sensitive and proportionate scheme of repair and alteration that respects the significance of the listed building.

The use of traditional materials, conservation-led repair methods, and carefully considered internal alterations will preserve the building's special interest while supporting its continued use as a family home.

The proposals are therefore considered to accord with national and local heritage planning policies and should be supported through the grant of Listed Building Consent.