INDIGO ARCHITECTS

Heritage Statement

Formation of a New Site Entrance

Christmas Cottage, Church Lane, Kirk Langley, Ashbourne, DE6 4NG



Image 1 – Photograph [1]

Jul 2026
0425-202607-ASM-FULL

CONTENTS

1.0 INTRODUCTION

2.0 DEVELOPMENT SITE CONTEXT LOCATION AND DESCRIPTION

3.0 REASONS FOR THE NEW SITE ACCESS

4.0 HERITAGE ASSESSMENT

5.0 ASSET APPRAISAL

6.0 ASSET CONTEXTUAL APPRAISAL

7.0 PROPOSAL IMPACT ASSESSMENT

8.0 CONCLUSION

9.0 REFERENCES

1.0 INTRODUCTION

1.1 This statement has been prepared by Alex Masters, Senior Designer, for and on behalf of Indigo Architects on behalf of the Applicant and is to accompany the Planning Application, references PP-15037248, AVA\2026\0414, for the formation of a new site access at Christmas Cottage, Church Lane, Kirk Langley, Ashbourne, DE6 4NG.

1.2 This statement seeks to provide proportionate details commensurate with the significance of Christmas Cottage, within the wider context of the Kirk Langley Conservation Area in fulfilment of the requirements of the National Planning Policy Framework, NPPF December 2024, as outlined in paragraph 207 whilst referring to "the relevant historic environment record."[2]

1.3 Paragraph 208 of the NPPF states that "Local planning authorities should identify and assess the particular significance of any heritage asset [and setting] that may be affected by a proposal" (2) in order to "avoid or minimise any conflict between the heritage [asset and any aspect of the proposal]" (2)

1.4 Paragraph 216 of the NPPF states that it is appropriate for Local Authorities to make a "balanced judgement"(4) regarding the magnitude of any harm or loss on a "non-designated heritage asset"(3) and its significance.

1.5 The NPPF encourages Local Authorities to "look for opportunities for new development within Conservation Areas… to enhance and better reveal their significance"(4) and states that proposals which "make a positive contribution to the asset… should be treated favourably".(4)

1.6 Paragraph 220 of the NPPF acknowledges that "Not all elements of a Conservation Area… will necessarily contribute to its significance."(5) And that any loss should be assessed as being either substantial or less than substantial harm as per paragraphs 214 and 215 whilst assessing any loss of significance upon the Conservation Area.

1.7 This statement will demonstrate either an enhancement to or conservation of the character of the Kirk Langley Conservation Area as per Section 72 – Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 DEVELOPMENT SITE CONTEXT LOCATION AND DESCRIPTION

2.1 Site Context

Christmas Cottage is located within Derbyshire in the southwestern extremity of the Amber Valley district. Christmas Cottage fronts Church Lane within the western extremity of the Kirk Langley Conservation Area, which was designated in 1995. (7)

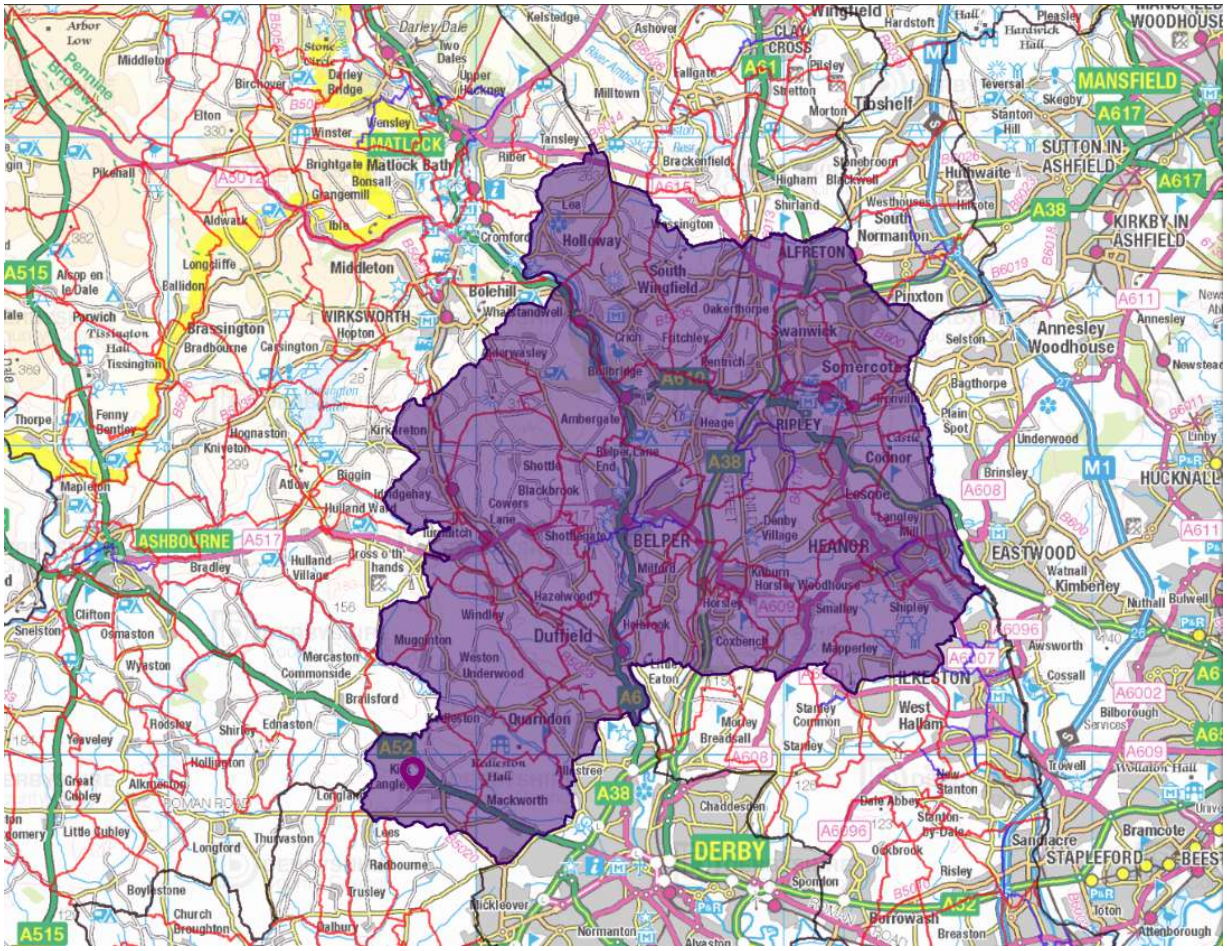

Figure 2 – District Map, oriented north (adapted from [8]).

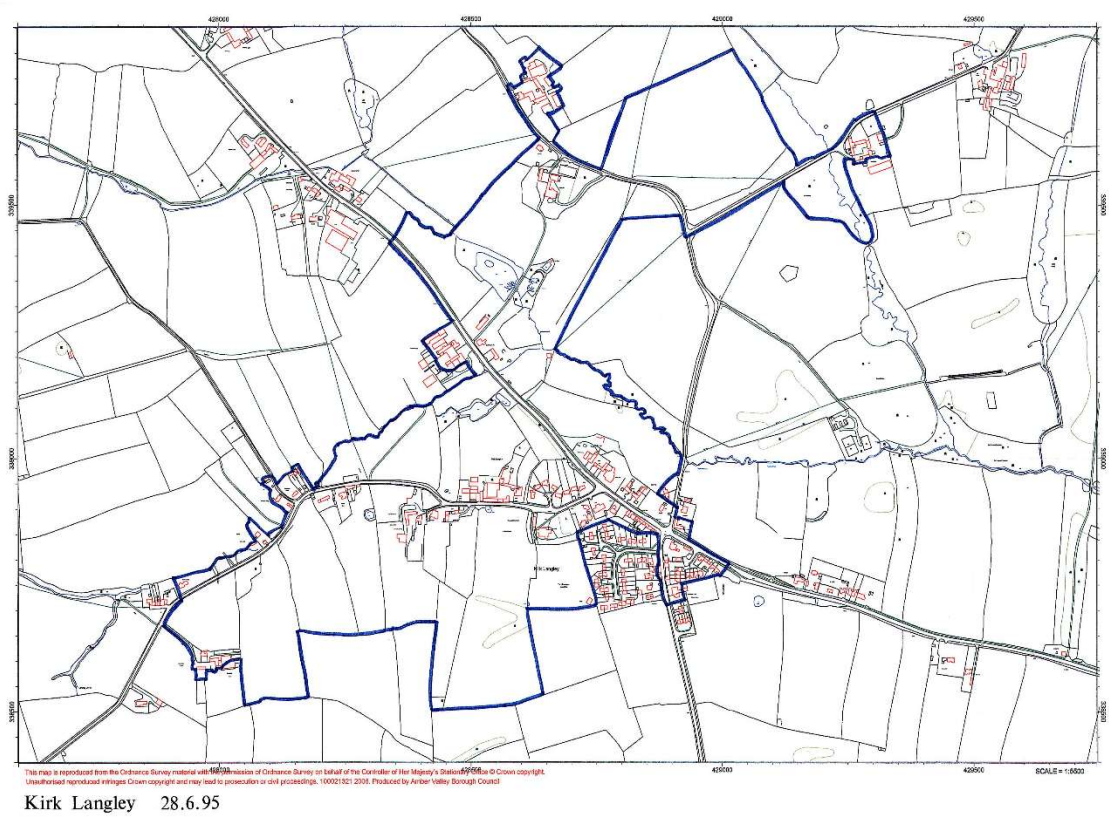

Figure 3 – Conservation Area Map, Kirk Langley Conservation Area outlined in blue, oriented north (adapted from [9]).

The proposed site entrance is to be located west of the existing site entrance and directly off Church Lane as per the existing arrangement. Kirk Langley Conservation Area bounded in blue in the solid blue hatch, Christmas Cottage site are in the solid red hatch with the proposed entrance location indicated by the red dot.

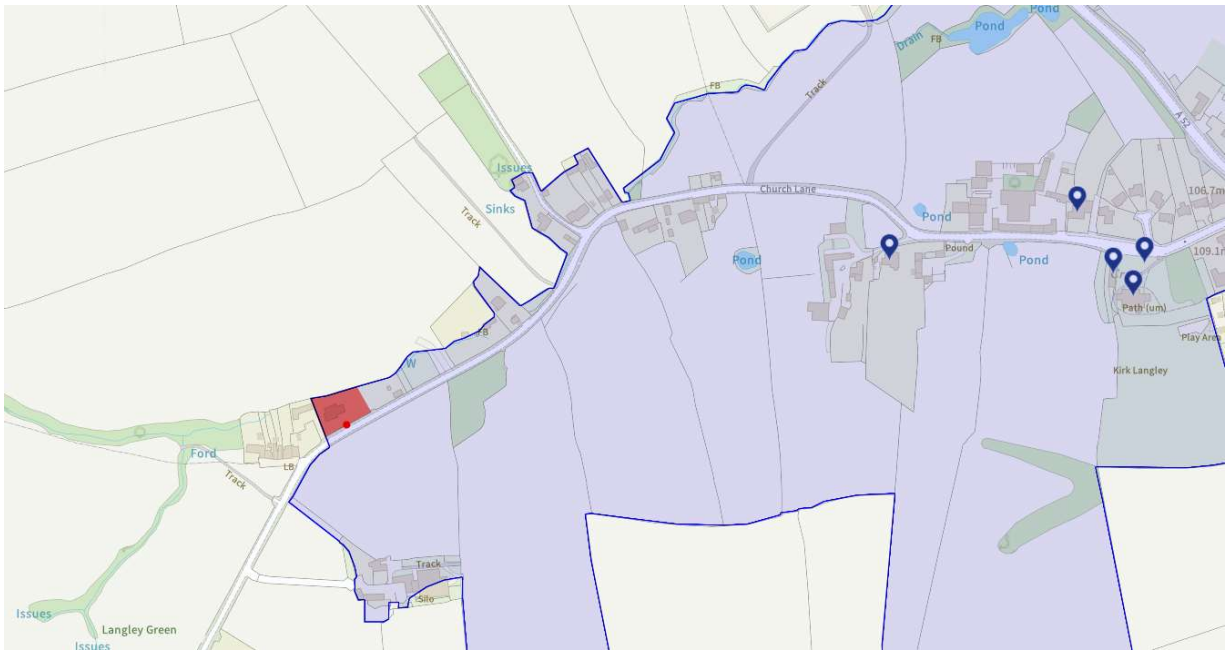

Figure 4 – Heritage Map , oriented north (adapted from [10]).

The character and appearance of the Kirk Langley Conservation Area has been outlined in the Kirk Langley Conservation Area Description document prepared by Creative Heritage Consultants Ltd in conjunction with others. Kirk Langley is situated in "arable and grazing farmland" [11] having "hedgerow boundaries" [11] "The buildings are predominantly brick built, with Staffordshire blue tile roofs" [11]. Mention is also made road boundaries being formed from "brick walls" [12]

The west end of the village is typified by detached or semi-detached dwellings "Built of the same materials as their older neighbours, some incorporate Victorian detailing" [13] in red facing brick and Staffordshire blue plain tile roofs form No7 Church Lane heading westward to Christmas Cottage.

The nearest heritage assets, quite some distance from the proposal site, are "the Mapplewell" [14] as referenced by the Parish Council AVA/2022/1096, marked W approximately 64m north east of the proposed entrance with the closest listed heritage asset being the Grade II Listed Red House half a kilometre further to the east.

Local Authority Development Management Plan

The Local Authority's Local Plan 2022-2040, Adopted 2026, shows the Kirk Langley Conservation Area as Planning Policy Area EN4 as indicated below in the Amber Valley Borough Local Plan Map.

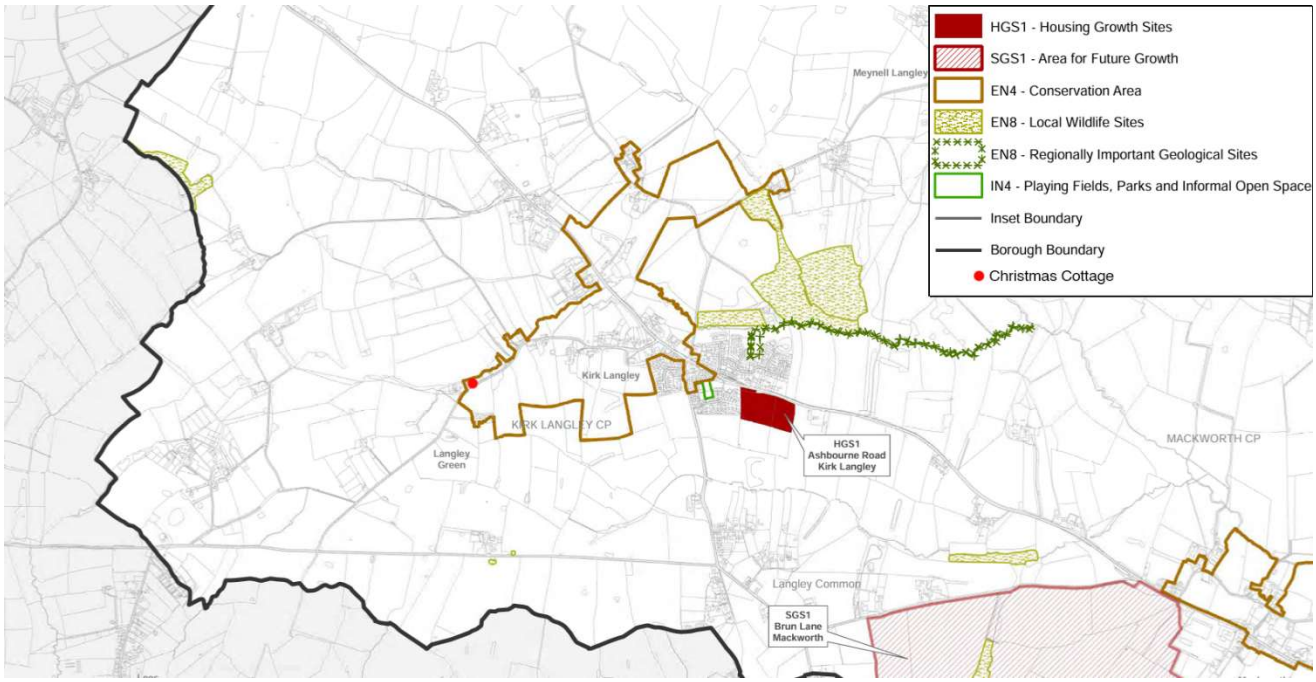

Figure 5 –Planning Policy Map-Amber Valley Borough Local Plan 2022-2040, oriented north (adapted from [15]).

2.2 Site Location

Christmas Cottage is situated directly on Church Lane. The Applicant's ownership for Christmas Cottage as indicated in the sum of the red and blue lines below with the red line showing the overall curtilage of Christmas Cottage:

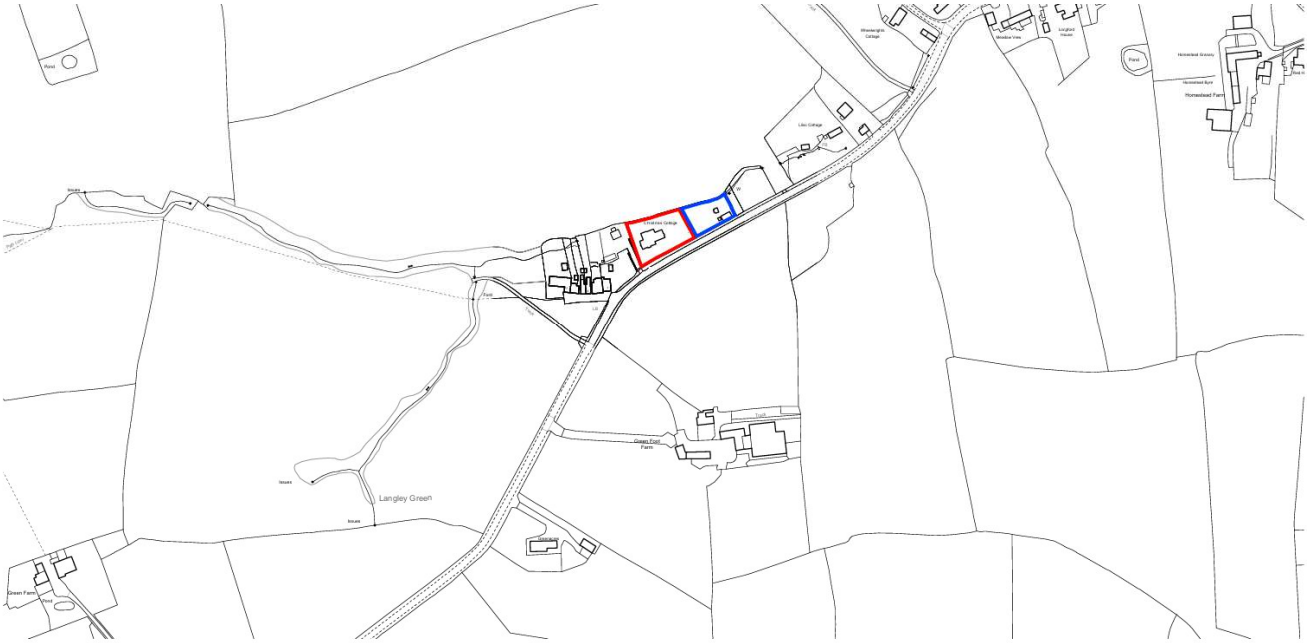

Figure 6 – Christmas Cottage site location plan with site extents outlined in red and the formally approved detached dwelling site area in blue, oriented north (adapted from [16]).

2.3 General description of the frontage of Christmas Cottage across Church Lane

The site topography raises from east to west approximately 3.3m over the entire length of the boundary between Christmas Cottage and Church Lane. Grassed verges continue both sides of Church Lane with the Christmas Cottage frontage being formed entirely by beech hedgerows fronted with timber post and rail fencing, which is currently interrupted by a closed boarded, arched top timber pedestrian gated access and a vehicular close boarded, arched top, timber double gate arrangement, having red facing brick piers each side with Staffordshire blue tile creasing and blue engineering brick coping detail over.



Figure 7 – Excerpt Greenhatch topographical site survey, oriented north (adapted from [17]).

3.0 REASONS FOR THE PROPOSED SITE ACCESS

3.1 The Applicant wishes to create the new entrance in keeping with the character and appearance of the Kirk Langley Conservation Area to improve site access and egress for Christmas Cottage and the new dwelling.

3.2 Separate entrances would result in reduced conflict between vehicular movements from the two dwellings. Two clearly defined and separated points of access and egress eliminates the risk of vehicles entering and exiting at the same time through a shared point therefore improving highway safety.

3.3 Two separate clearly defined points of access and egress removes ambiguity for general traffic, visitors and delivery vehicles therefore reducing unnecessary vehicular movements and reversing manoeuvres.

3.4 Separate entrances would also improve the privacy and independence of the two detached dwellings which would eliminate any potential for neighbourly disputes and would aid legal clarity for conveyancers, mortgage lenders and future management.

3.5 Separate clearly defined points of access and egress will also improve the security of each dwelling by removing ambiguity of vehicles coming to the site.

4.0 HERITAGE ASSESSMENT

4.1 The aims of this heritage statement are to assess the significance of Christmas Cottage within its setting, Church Lane, and to ascertain any harm or benefits resulting from the implementation of the proposals should they be actioned following consent.

4.2 This assessment will employ the advice given in Historic England's Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 publication, as follows: (18)

- Understand the significance of the affected assets (18)
- Understand the impact of the proposal on that significance (18)
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF (18)
- Look for opportunities to better reveal or enhance significance (18)
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change (18)
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected (18)

5.0 ASSET APPRAISAL

5.1 Christmas Cottage is firmly established by the Parish Council as "not [being] part of the history of Kirk Langley" (19) and is therefore not any kind of heritage asset, and by extension, has no discernible heritage value.

5.2 The existing hedgerow forming the boundary between Christmas Cottage and Church Lane appears to be beech and is not defined as having importance as outlined in the Hedgerow Regulations 1997. Christmas Cottage, the post and rail fence and its associated hedgerow are not more than 30 years old and do not relate to, and are not connected to, any physical heritage assets.



Figure 8 – Christmas Cottage, Church Lane Frontage, Looking East [20].

5.3 Since Christmas Cottage and its southern boundary to Church Lane have no significance in heritage terms, it is clear that the only discernible metric to consider is the character of the Church Lane boundary and its relationship to the immediate environs of the Kirk Langley Conservation Area.

6.0 ASSET CONTEXTUAL APPRAISAL

6.1 Whilst the NPPF acknowledges that "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve" (18) it is fair to say that despite the introduction of modern housing and extensions, the relevant historic context of Church Lane remains as Victorian detailed red facing brick buildings with Staffordshire blue tiled roofs with boundaries typically being formed from hedgerow with post and rail fences having gates of various styles.

6.2 Existing Entrance forming the precedent for the proposed entrance with red facing brick piers each side with Staffordshire blue tile creasing and blue engineering brick coping detail over



Figure 9 – Christmas Cottage, Existing Vehicular Access, Inside View [21].



Figure 10 – Christmas Cottage, Existing Vehicular Access, Eastern Pier, Outside View[22].

Existing gate styles along Church Lane running from east to west as numbered 1 through to 16:



Figure 11 –Church Lane, Gate Styles, East to West [23].

1/. Gated access galvanised steel, hedgerow post and rail fence.

2/. Post and rail fence with hedgerow, timber double gated double access Longford House.

3/. Galvanised steel gated access hedgerow and post and rail fence.

4/. Post and rail fence, double timber gated access Meadow View.

5/. Galvanised steel gate, post and rail fence with hedgerow.

6/. Hit and miss timber fence and hedgerow with matching hit and miss timber gates.

7/. Post and rail fence with hit and miss timber double gated access.

8/. Sliding black steel, electrically operated gated entrance between hedgerow.

9/. Double timber gated access between hedgerow.

10/. Post and rail fence with galvanised steel gates.

11/. Post and rail fence with timber gated access.

12/. Post and rail fence with hedgerow and timber gated access.

13/. Post and rail fence and hedgerow with timber gated access.

14/. Galvanised steel gated access, hedgerow and timber post and rail fence.

15/. Christmas Cottage: Post and rail fence with hedgerow with close boarded timber panelled. double gated access between facing brick piers.

16/. Christmas Cottage: Proposed matching new site entrance.

7.0 PROPOSAL IMPACT ASSESSMENT

7.1 Since Christmas Cottage has been established as carrying no heritage significance and does not meet the criteria for a non-designated heritage asset, it is clear that any perceived impact arising from the implementation of this scheme would fall under a balanced judgement approach for Local Authority assessment of the proposals and would also be of a negligible nature when compared to alterations to any designated or non-designated heritage asset within the Conservation Area.

7.2 A new entrance to Christmas Cottage off Church Lane would not cross any footway or any other land owned by any third party. It is also worth noting that Church Lane, USRN: 600336 is an unclassified road with the proposed main entrance set back from the highway in excess of 2 metres and would therefore pose no obstruction to the existing highway. Christmas Cottage is a lawful existing detached dwelling and is not itself listed or in any way a heritage asset. This arguably puts the proposals within the bounds of Permitted Development save for the site being in the Kirk Langley Conservation area and having a potential bearing on the character of the Conservation Area. This demonstrates the minor nature of the proposals in planning terms.

7.3 Christmas Cottage does employ construction details commensurate with the character area of the western portion of the Kirk Langley Conservation Area.

7.4 The proposed entrance has been carefully designed to match the existing facing brickwork and detailing in deference to the aesthetic of the western character area of the Kirk Langley Conservation Area. Appropriate permeable surfacing has been specified, minimising the visual impact of the proposals whilst sympathetically referencing the 'Victorian detailing' [13] and predominantly red facing brick of the "West end of the village" [13] and interspersed red facing brick boundary treatments throughout the Conservation Area.

7.5 The proposed boundary treatment matching the existing arrangement conforms to the established pattern of boundary treatments along Church Lane in the easterly direction and therefore the proposal sits at no harm to negligible harm to the conservation area.

7.6 The scheme has been designed so as to minimise the portion of existing hedgerow to be removed to provide the necessary clearance for vehicular movements with any alteration being a like for like replacement of post and rail fencing fronted hedgerow.

7.7 Any removal of hedgerow required will be carried out between September and February, where programmes do not allow the site will receive a pre-clearance check by a suitably qualified ecologist.

7.8 In conclusion, the proposal, by virtue of improving Church Lane, would support and enhance the frontage as an asset within the Conservation Area, in accordance with paragraph 203(d) of the NPPF.

8.0 CONCLUSION

8.1 Separate entrances for each dwelling would represent an enhancement to the frontage along Church Lane by bringing both properties in line with the overarching existing arrangement of separate entrances for separate dwellings along Church Lane.

8.2 Individual entrances are also commensurate and in keeping with the higher value housing typically found in the west of the district as outlined in pages 52 and 53 of the Amber Valley Borough Local Plan 2022-2040 Adopted 2026.

8.3 Providing clear routes to both properties is also in accordance with SPD Design for Community Safety Oct 2007.

8.4 The implementation represents an opportunity to enhance the current site access arrangements for both detached dwellings on the Christmas Cottage site. The benefits of the new site entrance have been thoroughly investigated and represent demonstrable enhancements to both properties fronting Church Lane, for improved privacy, clearly defended independence of the properties and their occupants aiding any future neighbourly relations, conveyancing, maintenance, and the like whilst also enhancing the security and safety of both dwellings, thereby satisfying Planning Policy EN4.

8.5 A new entrance would provide a lasting functional benefit to the immediate area along Church Lane in line with the sustainable developments requirements of the NPPF. [24]

8.6 Given the principle of the new dwelling at Christmas Cottage has already been established in existing planning approvals with respect to massing, height and scale, it naturally follows that separate site entrances for both dwellings, as per all other dwellings along Church Lane, is an entirely proportionate response in scale and character with the immediate area, which is also evidenced in the scale plan listing gated access points 1 through to 16, with the density of the gated access points being higher moving eastwards from Christmas Cottage into the Conservation Area.

8.7 The form of the new entrance, notably the brick piers, being in likeness to the existing entrance clearly represents a proportionate and sensitive intervention clearly directly derived from the character of the immediate locality of the Kirk Langley Conservation Area.

8.8 The new entrance is a genuine benefit to immediate locality and follows the existing arrangement along Church Lane which demonstrates that the proposal is consistent with the established pattern within the Kirk Langley Conservation Area and therefore has no cumulative impact and does not offset harm elsewhere and is entirely reversible.

8.9 We have also demonstrated, through careful design and consideration, that we have been careful to minimise and mitigate any impact whilst meeting the objectives of the NPPF. We have consulted the Local Authority's Adopted Local Plan 2022-2040 and other documentation in this report. Our scheme demonstrably poses a less than substantial harm and provides the Church Lane frontage with improved access arrangements entirely within the bounds of reasonable balanced judgement commensurate with decision making appropriate to non-designated heritage assets. In the spirit of paragraph 215 of the NPPF our scheme also represents an optimum use of the Church Lane frontage. Realising this opportunity to improve the frontage will ensure the sustainable uplifting of Church Lane therefore representing an enhancement of Church Lane frontage as a heritage asset. This scheme is a clear opportunity for sustainable development within the conservation area which will enhance both detached dwellings. In the alternative, should any harm be identified at all, it falls at the very lowest end of less than substantial harm, well below any threshold requiring a formal balancing exercise, and is outweighed by the public benefits and enhancement demonstrated throughout this statement

8.10 The proposals are considered to preserve and enhance the character and appearance of the Kirk Langley Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.11 We have also demonstrated that, through careful design and consideration, the aspects of significance mainly prevalent in the main frontage to Church Lane remain unaffected.

8.12 It is for the above reasons that we trust that the Local Authority will agree that the scheme represents a beneficial, sustainable enhancement to Christmas Cottage and Church Lane and we trust that the Local Authority will look favourably upon this application.

9.0 REFERENCES

[1] Indigo Architects, “Christmas Cottage Front Elevation,” photograph, Indigo Architects, Derbyshire, U.K., 2005

[2] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 60.

[3] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 61.

[4] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 62.

[5] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 62.

[6] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 61.

[7] Creative Heritage Consultants Ltd, Kirk Langley Conservation Area Description, Oct. 2018, p. 2.

[8] Derbyshire County Council, “Derbyshire Mapping Portal: Ordnance Survey Maps,” Derbyshire County Council, [Online]. Available: https://maps.derbyshire.gov.uk/connect/analyst/mobile/#/main?mapcfg=Ordnance_Survey_Maps [Accessed: 07-Jul-2026].

[9] Amber Valley Borough Council, “Kirk Langley Conservation Area – Map Image,” Amber Valley Borough Council, [Online]. Available: https://www.ambervalley.gov.uk/images/conservationAreas/kirkLangley.jpg [Accessed: 07-Jul-2026].

[10] Historic England, “Search the List: Map Search,” Historic England, [Online]. Available: https://historicengland.org.uk/listing/the-list/map-search/ [Accessed: 07-Jul-2026].

[11] Creative Heritage Consultants Ltd, “Kirk Langley Conservation Area Description,” Creative Heritage Consultants Ltd, p. 2, Oct. 2018

[12] Creative Heritage Consultants Ltd, “Kirk Langley Conservation Area Description,” Creative Heritage Consultants Ltd, p. 10, Oct. 2018

[13] Creative Heritage Consultants Ltd, “Kirk Langley Conservation Area Description,” Creative Heritage Consultants Ltd, p. 11, Oct. 2018

[14] Amber Valley Borough Council, “View a Planning Application, AVA/2022/1096” Amber Valley Borough Council, [Online]. Available: https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/ [Accessed: 07-Jul-2026].

[15] Amber Valley Borough Council, Amber Valley Borough Local Plan 2022-2040, p. 167, Mar. 2026.

[16] Indigo Architects, “Site location plan,” architectural drawing, Indigo Architects, Derbyshire, U.K., 2026.

[17] Greenhatch Group, “Existing Topographical Survey,” technical drawing, Greenhatch Group, U.K., 2022.

[18] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 78.

[19] Amber Valley Borough Council, “View a Planning Application, AVA/2022/1096” Amber Valley Borough Council, [Online]. Available: https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/ [Accessed: 07-Jul-2026].

[20] Indigo Architects, “Christmas Cottage, Church Lane, Looking East,” photograph, Indigo Architects, Derbyshire, U.K., 2005

[21] Indigo Architects, “Christmas Cottage, Existing Vehicular Access, Inside View,” photograph, Indigo Architects, Derbyshire, U.K., 2005

[22] Indigo Architects, “Christmas Cottage, Existing Vehicular Access, Eastern Pier, Outside View,” photograph, Indigo Architects, Derbyshire, U.K., 2005

[23] Indigo Architects, “Church Lane, Gate Styles, East to West,” architectural drawing, Indigo Architects, Derbyshire, U.K., 2026.

[24] Ministry of Housing, Communities & Local Government, National Planning Policy Framework, Dec. 2024, p. 6.