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Hatters Mill, Lea Wood
Design, Access & Heritage Statement
Proposed Single-Storey Side Extension



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1. Introduction

This Design, Access & Heritage Statement has been prepared by Babenko Associates on behalf of Catherine Fraser (the Applicant). A full application has been submitted for the erection of a proposed single-storey side extension. The application relates to a property situated within Lea Wood near the village of Lea Bridge - part of the Amber Valley Borough Council Local Authority – see Fig.1 below. Lea Wood is also part of the Dethick, Lea and Holloway Parish and is influenced by the Dethick, Lea and Holloway Conservation Area Character Statement. Furthermore, the site is located in the buffer zone of the Derwent Valley Mills World Heritage Site.

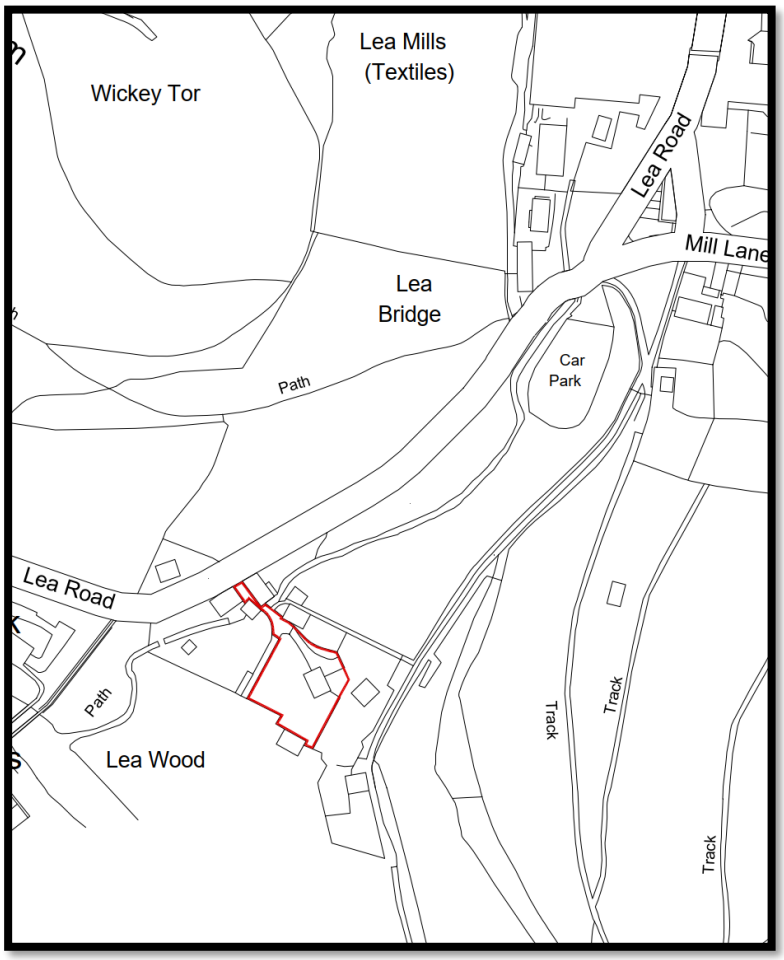

Fig. 1 - Location of Site

This statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and guidance set out within CABE document: 'Design and Access Statements: How to write, read and use them'.

The document provides information to explain and understand the proposal, demonstrate the decision-making process used and the reasoning behind key decisions that have shaped the scheme.

2. Assessment

Location and Land Use

The property is located on an unnamed road off Lea Road, southwest of the small village of Lea Bridge, part of the parish of Dethick, Lea and Holloway. The Dethick, Lea and Holloway Conservation Area Character Statement identifies the location of the property, in Lea Wood, as an Important Landscape Area.

The single-storey, detached, property is a modern 20th Century dormer bungalow with 2 bedrooms at first floor level. The property sits on a flat site approximately 0.22ha in area and roughly oblong in shape. The dwelling sits amongst a cluster of dwellings of various ages, forms and sizes near the River Derwent, which are serviced by the unnamed road, with older two/three-storey properties fronting Lea Road and more modern dwellings being constructed behind and out of sight.

The site is bounded to the:

1. North-west by Brook Cottage - a grade II listed building and dwelling - and its grounds;
2. East by Badgers Wharf - a dwelling - and its grounds. Access to Badgers Wharf is via the driveway approaching Hatters Mill;
3. South by Wharf Cottage - a dwelling - and its grounds;
4. West by a private access road leading to Wharf Cottage;
5. North - by a private access road serving the dwellings.

Urban Morphology and Vernacular Form

Lea Wood is located off Lea Road between the River Derwent and Lea Bridge. Hatters Mill is in the main residential development in Lea Wood, which is located east of the High Peak Junction car park.

As mentioned earlier, the residential development is visible as two stone dwellings fronting Lea Road - the three-storey Lea Wood House and the two-storey Lea Wood Cottage. Between these two 19th Century dwellings there is an entrance to an unnamed, private access road (see Photo 1) which leads to a further cluster of dwellings, some of a similar age to Lea Wood House, but others more modern such as Hatters Mill.

All the dwellings in the residential development are stone built with tiled roofs. However, the modern properties have modern details such as dormer roofs, casement UPVC windows and bay windows - see Photo 2.

As mentioned previously, Hatters Mill is a dormer bungalow with random coursed stone walls, brown tiled roof, dark stained timber cladding to the dormers and white uPVC windows and doors. In 2005, planning approval (AVA/2005/0835) was granted to convert and add a roof to the garage to the north side of the dwelling - see Photo 3.



Photo 1 – The private unnamed access road off Lea Road, between Lea Wood House (right) and Lea Wood Cottage (left), which leads to further dwellings which are not visible from Lea Road.



Photo 2 – The modern stone dwellings to the rear of the development, Hatters Mill to the right and Badgers Wharf to the rear.



Photo 3 – The original garage (to the right hand side) was converted to accommodation and roof added following planning approval in 2005.

Landscape Assessment

The property is surrounded on all sides by external spaces. To the north a private driveway approaches the dwelling - see Photo 4 - which also serves Badgers Wharf to the east of the property.



Photo 4 – The private drive approaching Hatters Mill from the north. The driveway veers off to the left where it also serves Badgers Wharf.

To the north-east of the property, there is a verge to the driveway and a stone wall which marks the boundary with Brook Cottage – see Photo 5.

Similarly, the entrance to Badgers Wharf and a stone wall marks the boundary between grounds belonging to Badgers Wharf and the east (front) garden/hardstanding of Hatters Mill - see Photo 6.



Photo 5 – The verge and stone wall boundary to Brook Cottage to the north-east of the dwelling (right hand side). On the left hand side of the garden, a concrete block fence and beech hedge delineates the rear garden of Hatters Milll from the drive.



Photo 6 – The boundary wall between Hatters Mill east/front garden/hardstanding and Badgers Wharf.

To the south and west (rear) of Hatters Mill is the main amenity space for the dwelling comprising sun terrace, lawns and planted borders - see Photo 7.



Photo 7 – The view west from the rear terrace showing the rear garden mainly laid to lawn and the planted borders.



Photo 8 – The view east from the rear garden towards the rear of the dwelling.

Impact on Listed Buildings

As mentioned earlier, Hatters Mill abuts land belonging to Brook Cottage, to the north-east, which is a listed building. Brook Cottage is one of two listed structures close by which are located as shown on Photo 9 (in proximity to Hatters Mill and the proposed new extension).

The official entry for the listed buildings are as follows:

Brook Cottage - Grade II (List Entry No.1335318). House. Late C18. Coursed squared gritstone with ashlar dressings, quoins central brick stack and stone slated roof three storeys, two bays, with 2-light casement windows below wedge lintels with projecting keyblocks. Doorway to end below a plain flat lintel and a fielded two panel door - See Photo 10.

Bridge to the Northwest of Brook Cottage - Grade II (List Entry 1052365). Bridge. Late C18. Single arch bridge in rubble gritstone, with semi-circular arch with plain voussoirs, below a plain flat band, with cambered parapet and rounded copings. Listed for group value - See Photo 11.

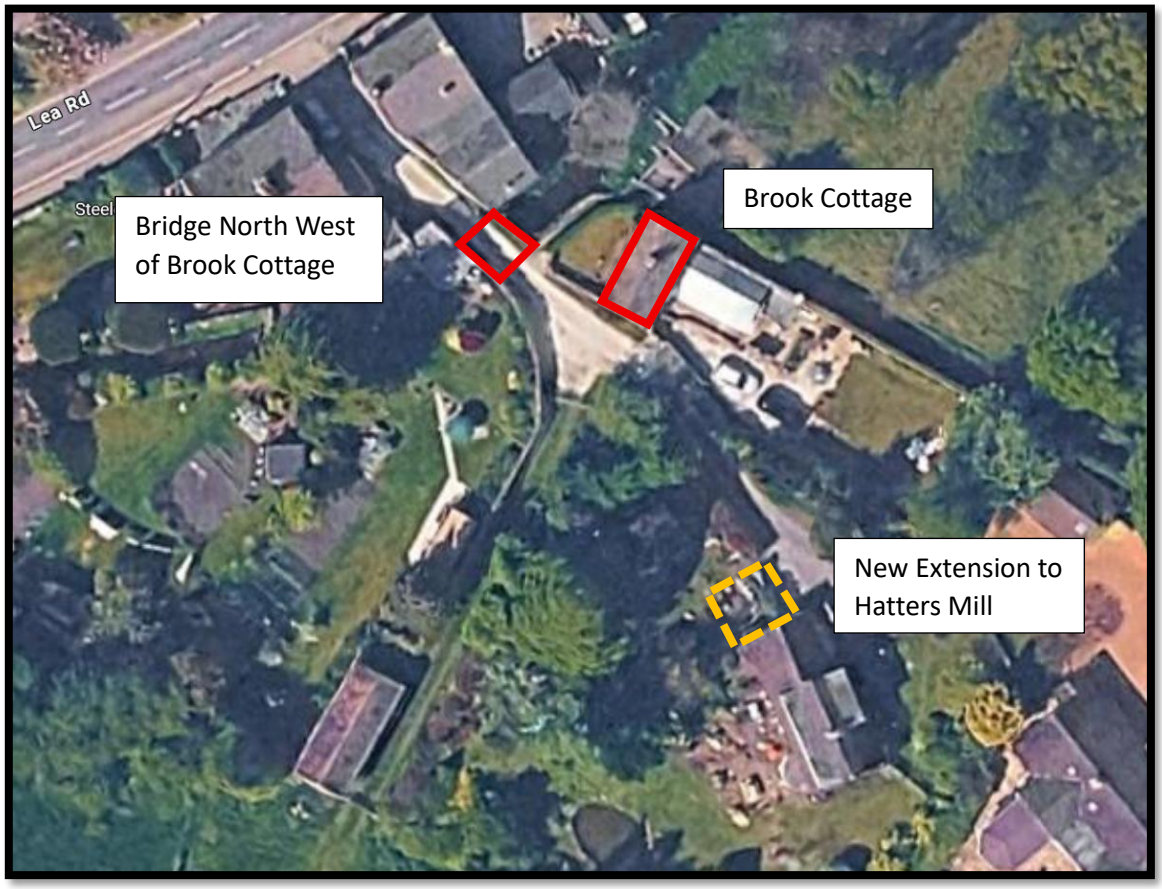

Photo 9 – The proximity of the listed buildings to Hatters Mill and the New Extension.

As previously mentioned, Hatters Mill is not visible to the public from Lea Road and is set well back behind the buildings fronting the residential cluster of housing and also the listed buildings, which themselves can barely be seen from Lea Road.

The Bridge is not visible from Hatters Mill and vice versa and this will remain the case following the extension.

The most visible parts of Brook Cottage from Hatters Mill are the new additions to the rear of the listed building - see Photo 12. The upper storeys of the rear of the original three-storey Brook Cottage can be glimpsed from Hatters Mill - see Photo 13 - but the majority of the listed building is obscured by the rear additions and trees and hedges.

The proposed extension to Hatters Mill is planned to be smaller and subordinate to the original dwelling and of the same materials and, although the footprint of the Hatters Mill will extend towards the listed building, we believe that the impact on the setting of Brook Cottage will be negligible.



Photo 10 – Brook Cottage.



Photo 11 – Bridge to the North West of Brook Cottage.



Photo 12 – New additions to the rear of Brook Cottage (on right).



Photo 13 – Glimpses of the rear of Brook Cottage from the rear garden of Hatters Mill

Planning Policy & Guidance

The existing property is within the Amber Valley Borough Council Local Authority and the proposals for the domestic extension have been considered in context with the following policies:

Amber Valley Borough Local Plan 2026

The planning application is deemed to comply with the relevant policies of the Amber Valley Borough Local Plan 2006 as follows:

SS1 – Presumption in favour of Sustainable Development

- Planning applications that accord with the policies in this Local Plan (and with policies in adopted neighbourhood plans) will be approved without delay unless material considerations indicate otherwise.

H3 – Housing Development in Countryside

In the countryside, planning permission will be granted for housing development, providing the proposals are in the form of one or more of the following:-

- The extension to or replacement of existing dwellings

EN1 - Climate Change

1. Unless it can be demonstrated that the nature of the proposed development precludes it, all development proposals will be required to maximise opportunities to reduce emissions and meet the Government's net zero target by:-

a) reducing embodied carbon through the reuse of the existing buildings and materials on the site, where possible,
b) demonstrating the use of sustainably sourced materials in construction,
c) using design and location to minimise travel distances and incorporate opportunities for sustainable modes of travel, such as walking and cycling,
d) reducing energy consumption through construction by having regard to landform, layout, building orientation, massing, landscaping and by following the Energy Hierarchy,
e) generating and using energy from renewable or decentralised energy sources - where this is not practical at the time of construction, proposals must demonstrate that the buildings are 'net zero ready' and able to incorporate renewable energy solutions in the future,
f) retaining existing trees and hedges wherever possible,
g) protecting and where possible enhancing land that acts as a carbon sink, such as woodland.

2. Unless it can be demonstrated that the nature of the proposed development precludes it, all development proposals will be required to incorporate measures to help to mitigate and adapt to the impacts of climate change and to take the opportunity to provide gains for nature, and the health and wellbeing of residents. The following will be sought where

appropriate:

> a) the provision of multi-functional green infrastructure, with climate change mitigations such as street trees and hedges for shading and rain gardens for surface water drainage,
> b) water management solutions such as including natural flood management, green roofs and grey water recycling, and adherence to the Drainage Hierarchy, and to ensure the use of Sustainable Drainage Scheme (SuDS) wherever practical,
> c) measures to reduce surface water and other types of flood risk to the site and beyond and taking the opportunities to improve water quality wherever practical,
> d) measures to avoid overheating including through orientation
> and design.

The above recommendations will be accommodated where possible.

EN3 - Flood Risk

- The Borough Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding.

The dwelling is in Flood Zone 2. A completed EA Flood Form has been completed and accompanies this application. Flood proofing measures are indicated in Section 4.

Policy EN4 - Heritage Assets

The Borough Council will support proposals that:

> b) make a positive contribution to the character, distinctiveness and appearance of heritage assets having regard to the elements which make up their special interest, including character, appearance, materials, design, original or long-established plan-form, historic fabric and detailing,
> e) retain important views where appropriate,

The proposed works acknowledge the location of the dwelling in the Dethick, Lea and Holloway Conservation Area and the Derwent Valley Mills World Heritage Site (see below) primarily through the use of materials, form and massing.

The development is close to 2no. listed buildings and, statements earlier in this report, explain why the extension will have negligible impact on the setting of these buildings.

EN5 - Derwent Valley Mils World Heritage Site

- Development proposals within the Derwent Valley Mills World Heritage Site, its Buffer Zone or its wider setting must be of an appropriate scale, massing, siting, design and alignment that will conserve the Outstanding Universal Value of the Site. The Borough Council will expect development to consider any adopted policy and design principles set out for the Site.

EN10 - Pollution

- New development should not itself lead to an increase in adverse impacts (including cumulative effects) on the existing quality of air, soil and water, or add to existing levels of noise, nuisances or artificial light, or other forms of pollution locally or in the wider area

This is not believed to be the case for the proposed extension.

EN15 – Quality & Design of Development

a) create high quality, sustainable and connected places that reflect the local character in terms of height, scale and massing, density, layout and use natural and high quality materials
b) contribute to the local and distinctive sense of place, which varies across the Borough; this shall be supported by an understanding of context through site analysis and demonstrating how this has informed good urban design principles which recognise sense of place and consider safety, residential amenity and sustainability.
c) be located in accessible locations which maximise or improve the opportunities for active travel through the provision of direct, safe -

The extension is subordinate to the existing dwelling and has similar form and materials. The extension is informed by the existing dwelling which itself recognises its sense of place by use of materials, massing and density. The existing housing development is located off Lea Road and has a bus stop adjacent to the private access road entrance.

IN1 –Transport

Development will be permitted where it can be demonstrated that:-

a) as a priority, the proposals make adequate arrangements for sustainable transport infrastructure, by promoting sustainable and inclusive access to the proposed development by public transport, walking and cycling, including the provision of secure cycle parking and other non-car transport, and promoting the use of green infrastructure networks, where appropriate,
b) local traffic circulation, existing rights of way and existing parking and servicing arrangements would not be adversely affected,
c) the highway network is, or can be made, suitable to cope with the traffic generated in terms of the number, type and size of vehicles involved, during construction and after occupation,
d) the proposals comply with the relevant car parking standards,

The existing housing development is located off Lea Road and has a bus stop adjacent to the private access road entrance. The existing parking provision is unaffected by the new works. The extension will not generate any additional car journeys.

National Planning Policy Framework

135: Planning decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Other documents considered:

Dethick, Lea and Holloway Conservation Area Character Statement.

Derwent Valley Mills World Heritage Site Management Plan 2020-2025

3. Involvement

The need for effective consultation as part of the development process became a statutory requirement in 2004, as laid out in the Planning & Compulsory Purchase Act, which requires those involved in planning to move towards a more proactive, inclusive approach.

At present Amber Valley Borough Council are not offering pre-planning advice on sites other than for Listed Buildings. Therefore, no consultation has been sought.

4. Design

Design Principles

At the beginning of the design process, a context and site appraisal was undertaken and opportunities were identified. In addition, key concepts and principles behind the proposed works were developed and set out, which are based upon the fundamental principles of good design – functionality, durability and aesthetics. These principles have informed the choices behind the massing, materials, detailing and styling of the design and the way that the scheme will be accessed and constructed. The key development principles are as follows:

- Function – the new side extension, together with some internal alterations is required to achieve a number of improvements to the functionality of the existing family dwelling. The extension will provide a new (third) bedroom - enabling each member of the family to have one. Removing internal walls, will improve the kitchen and dining functionality as well as improving internal connectivity and connection to the outside amenity space through new rear doors from the utility room and the dining room. A new guest WC to the front of the house, with cloakroom facilities near the front door will improve the experience of people arriving at the house.
- Size – The proposed single-storey side extension will be subordinate to the existing dwelling and will be set back from the front wall line.

- Massing & Shape – The new side extension will have the same gable roof shape as the main dwelling, with a slightly lower ridge, parallel to the ridgeline of the main dwelling roof.
- Materials – The proposed extension would to be finished in materials that are similar to the existing building. Randomly coursed stone walls, brown clay tiled roof and white uPVC windows and doors.
- Detailing and style – The detailing will reflect that found on the existing dwelling e.g. similar window proportions and openings. New north-east facing rooflights will be important to improve natural daylighting to the new bedroom and natural ventilation in the summer months.
- Relationship to surroundings – The extension, similar to the main dwelling will not be visible from Lea Road.
- Connectivity/movement – Internal connectivity and the relationship of the new spaces to the outside have been a consideration throughout the design. The new bedroom will face towards the rear with doors allowing physical access to the garden. Windows to the gable will allow views into the north garden as well as providing surveillance for the driveway. The new utility space will have a door access to the rear garden and there will be improved garden access from the dining room area. Internally, the kitchen and front playroom will be merged to form a larger more workable kitchen, with a morning dining area to benefit from the easterly morning sun through the existing bay windows.

Sustainable Construction

The design of the proposed extensions considers the need to reduce carbon and other greenhouse gas emissions so helping to address climate change issues.

Sustainable construction techniques used will include:

- Use of sustainable materials/reusing materials
- Maximising solar gain/improving ventilation
- Adopting a fabric first approach
- Use of high energy efficiency fittings
- Low flush volume WC and other water saving devices
- Construction waste management

Flood Proofing

The property is in a Flood Zone 2 Area and the new extension is to be set no lower than existing floor levels.

Furthermore, the following flood proofing/resilience and resistance techniques will be provided in accordance with 'Improving the flood performance of new buildings' CLG (2007):

- Increasing door thresholds above existing ground levels.

- Have the external ground slope away from the extension.
- Incorporate permeable paving adjacent to the property.
- Introduce a soakaway for new surface water drainage.
- Using flood resilient construction materials that will not be affected by water and that will promote easy draining and drying e.g. concrete floor slabs, masonry walls, closed cell insulation, internal render/plaster, etc..

5. Transport and Access

Both vehicular and pedestrian access to the development will remain via the unnamed road from Lea Road. The parking spaces (3no. min.) at the front of the property for residents and visitors will remain unchanged.

6. Conclusion

This statement has, through an assessment of the various characteristics of the existing building and surrounding area, identified constraints and opportunities that need to be considered for the proposed scheme.

In particular, the statement focusses on how the design responds to the initial context and site appraisal, such as addressing the existing built form, orientation and local site characteristics, existing planning policies and good design guidelines.

As a result, it is considered that the proposed extensions represent a sustainable and responsive proposal, which relates directly to its physical, heritage and environmental context and is mindful of existing and proposed planning policies and the fundamental principles of good design – functionality, durability and aesthetics.