CREATION
BUILDING DESIGN

Architectural and Structural Designers

Design & Access Statement

Site

Land at Eden Bank,
Ambergate,
Belper,
Derbyshire.
DE56 2GG

On behalf of

Mr G. Partridge – Partridge & Street Property Services Ltd

22nd July 2026

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Proposal

This statement has been prepared in support of a detailed planning application for the conversion and extension of an existing stone barn to form a dwelling at land at Eden Bank, Ambergate, Belper. The statement should be read in conjunction with the submitted plans and application form.

The existing stone built barn is approx. 4.0m x 7.0m in plan size with a tiled roof to the western elevation and a corrugated metal sheet roof covering to the eastern elevation. The front elevation of the barn (western) is composed of a wooden personel door and previous large door opening infilled with timber boarding. On the southern elevation there is a window opening with a wooden frame present with no glazing.

Internally the barn has a timber framed roof structure which support the timber rafters, battens and roof coverings. There are several holes and cavities in the stonework and mortar joints to the walls.

Adjacent to the southern elevation of the barn is an area for off-street parking and to the rear of the barn is sloping garden land which has been cleared of overgrown vegetation.

Adjacent to the sides and front of the property there are a mixture of dwellings and to the rear are wooded fields.

The applicant seeks planning permission to convert and extend the existing barn to form a new two storey two bedroomed dwelling with off-street parking for two vehicles with the rear land landscaped to provide garden and amenity. This application is exactly the same application that was granted planning permission in August 2022 (ref. AVA/2021/0293) which elapsed before any work had commenced.

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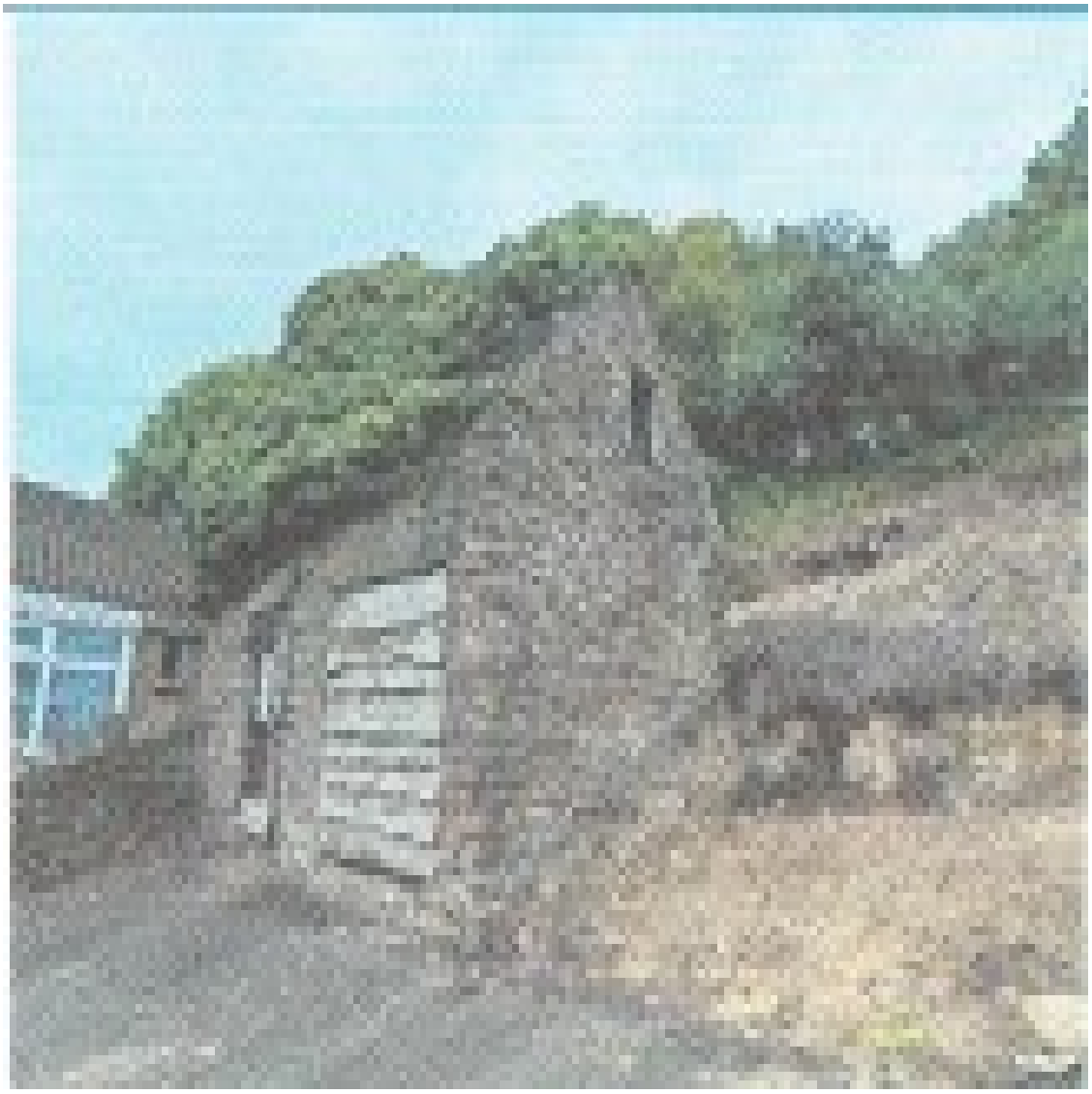

Existing West/South Elevation

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Existing East Elevation

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Site

The site is situated in the centre of the village of Ambergate located to the north of the town of Belper in Derbyshire. The land is surrounded by private dwellings of varying size and design to the north, west and south and fields to the east.

The property is located at the end of a steep private road off the main A6 Derby Road. The property has the existing stone built barn located at the front of the plot adjacent to the end of the private road with an area adjacent for off-street parking with sloping garden land to the rear.

Design & Layout

The existing stone building walls are solidly built but require any holes and cavities to be infilled and mortar joints repaired as necessary. The existing timber roof construction is in need of replacement due to the failure of the main support beam and deterioration of the rafters and battens due to water ingress etc over several years of neglect.

The existing structure is to be converted to provide the main entrance to the property with a Sitting Area and Kitchen area with a Bedroom and En-Suite over. The proposed two storey rear extension is to provide a Dining and Lounge Area with a new staircase to access a Bedroom with En-Suite over.

The roof to the existing barn and extension is to be finished with plain clay tiles. The proposed extension walls are to be constructed using random stonework to match the existing barn to the approval of the local authority. New and existing door and window openings are to be infilled with timber framed double glazed units and guttering supported on rise & fall brackets and RWP's are to be black round uPVC, all to the approval of the local authority. The proposed rooflights are to be Velux Conservation rooflights to the approval of the local authority and to comply with the World Heritage corridor requirements and policies.

Off-street parking for 2No. vehicles is to be provided to the side of the proposal constructed using approved porous materials and landscaped garden/amenity formed to the rear of the property formed using stonework retaining walls to match the proposed dwelling.

It is considered that the proposed extension has been designed to complement the existing stone building to be able to provide adequate internal accommodation space and height to be able to form a liveable, practical new 2 bedroomed dwelling on the currently abandoned plot of land, and meets with current national and local planning policies.
The existing main access to the property will remain unchanged.
The interior of the proposal is subject to Part M of the Building Regulations.
The proposed conversion of the existing building and rear extension complies with current National Planning policy.

Conclusion

Overall, it is considered that the proposed scheme conforms to relevant current National and Local planning policies and guidance, and should therefore be approved bearing in mind that the exact same Application was granted planning permission in 2022.