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Heritage Statement

Proposed 2 Storey Side Extension and 1st Floor Extension

@ No 2 The Field, Shipley, Heanor. DE75 7JH

Client: Mr Lobina

Ref: KJ3749

Introduction

This Heritage Statement has been prepared by Lacey & Owen Architectural Services Ltd on behalf of Mr Lobina, for the proposed 2 Storey Side Extension and 1st Floor Extension @ No2 The Field, Shipley.

Site Analysis and Evaluation:

The dwelling subject to this application is situated within: 'The Field, Shipley Park Conservation Area'. It is a substantial two storey Victorian dwelling constructed in or around 1900, the building is one of two detached properties, with heavily wooded areas to their: North and Western boundaries, and allotments to the East, beyond these lies a row of Victorian terraced cottages.

The property sits within a mature plot of approx 1700 m^2: which despite additions of outbuildings and extensions, still retains large garden spaces to all sides.



Picture 1: Aerial view of site,

Historical Context:

The property is a substantial two storey Victorian dwelling constructed in or around 1900, whilst the main dwelling retains most of its original features, it has been subject to some extensions/alterations over the years, the most notable of these being the following:

Application reference

AVA-2024-0427. LDC application for the proposed construction of a garden building (construction due to be completed August 2026)
AVA-2022-1009 . Householder application for extension to garage to create ancillary accommodation. (Now being constructed as extension to garage only, works start on site August 2026)

AVA-2021-0423. Householder Application, Single storey side extension and front Porch extension
AVA-2012-0259. Householder Application. 2 Storey rear extension



Front Elevation

Proposed:

The property as it stands is currently a 4 bedroom dwelling, the client requires additional bedroom space, and also form a Play room area on the ground floor.

It is proposed to construct a 1st floor extension over the existing utility space, and a further 2 storey side extension to create additional bedroom space and ground floor accommodation.

Both extensions have been designed such that they are sympathetic and in keeping with the host dwelling. All external materials will be carefully selected, to match the existing so as to ensure the character of the existing building is retained.

The brickwork will be either reclaimed or close match imperial brick laid with lime mortar. The roof will be a traditional cut timber construction, covered with either reclaimed or close match clay tile, with soffit and fascia to match existing. All roofing details are to match the existing dwelling.

The location of the proposed development within the site retains ample garden/amenity space.

Please see drawings for further details.

Arboricultural:

The mature trees on the West boundary are approximately 10m from the proposed extension and are not thought to be within the zone of influence for the proposed extension works, however if a tree report is required we can arrange for one to be produced.

Sustainability:

The new extension will be designed to meet the current Building Regulations and ensure that the carbon emissions are kept to a minimum.

Ecological:

No environmental issues are expected to be affected by the proposed

Planning Policy

Carful regard has been given to National, Regional & Local Planning Policies in formulating the designs of the proposed and also this statement:

National planning policy guidance in PPS5: (Planning and the Historic Environment)
PPS1 (Delivering Sustainable Development), PPS3 (Housing), and PPG13 (Transport) has also been taken into account in the formulation of the development proposals.

The National Planning Policy Guidance where used as a broad outline as set out on the National Planning Portal website.

Regard as been given to The following Local & Regional policies
Amber Valley Supplementary Planning Document, Listed Buildings & Buildings in Conservation Areas: April 2007, and the adopted Local Plan (July 2005).

Policy LS1: Sustainable Development:
Proposals for development should be located taking account of the following sustainability criteria by:-

a) Being well-related to existing patterns of development

b) Re-using previously developed land and buildings in preference to greenfield sites, except where circumstances such as location or accessibility preclude their use

c) Protecting and enhancing the quality of the built and natural environment

d) Minimising the need to travel between home, work and other activities and providing opportunities for journeys other than by car

e) Ensuring the capacity of existing infrastructure to absorb further development

Policy LS3: Design
The Borough Council will require development proposals to reflect the principles of good design, by:-

a) **Conserving or enhancing the quality and local distinctiveness of the natural and built environment**

b) **Respecting the character of the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style, materials and landscaping**

c) Taking account of the relationship between the development proposals and neighbouring buildings, and the spaces between and around those buildings

Policy EN26: Conservation Areas
Development proposals that would result in the demolition of buildings within Conservation Areas will not be granted planning permission where the building makes a positive contribution to the character or appearance of the Conservation Area, unless

a) every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition, or

b) there is clear evidence that the building is wholly beyond repair

Policy EN27: Conservation Areas:
Planning permission will only be granted for development proposals within and adjacent to Conservation Areas, as shown on the Proposals Map, if they would contribute to the preservation or enhancement of the Conservation Area. Special consideration will also be given to proposals for development adjacent to and affecting the setting of a Conservation Area.
Proposals involving the change of use, alteration or conversion of existing buildings must respect the character and design of the existing building and, in the case of extensions, be clearly subordinate to the original building.

Summary & Conclusion:

We feel that the proposed extension is proportionate to the existing building and surrounding land and will complement the architectural style of the existing and surroundings buildings.

Our proposal does not negatively affect the appearance of the street scene, and will not affect the neighbouring property or appear over bearing or result in any loss of light.

My client and I believe that the proposed development, fully respects the character of the surroundings in terms of scale, height, massing, materials and construction and if permitted would preserve the character and appearance of the locality.