GREY
RICHARDS
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ARCHITECTURE

Lea Wood View, Holloway

Design, Access & Heritage Statement — August 2026

Prepared on behalf of: Mr & Mrs Cooper

Introduction

The application site is situated on The Hollow, a steeply sloping road leading up the hill from a central junction of several roads in the village of Holloway.

Situated on a steep south-facing slope, with woodland to the north, the site commands spectacular views over the Derwent Valley.



Satellite image with Lea Wood View highlighted.

Holloway is famous for being the home of the Nightingale family, wealthy industrialists in their time and ancestors of the infamous Florence Nightingale who spent much of her early years at Lea Hurst.

The Derwent Valley remains largely rural despite being the setting for early industrialisation and as such the whole area is protected and has been included on the UNESCO World Heritage List.

The site is situated within the Dethick Lea & Holloway Conservation Area.

Lea Wood View (formerly Escape), is one of a collection of mid-century homes built out from the central historic area of Holloway village. As such it is situated on a larger plot than those nearby.

Existing Dwelling

The existing home dates from around 1970 with obvious modernist features of the time like sections of contrasting brickwork above and below windows and a sprawling balcony to enjoy the spectacular views the site affords.

Set into the hillside, the house appears modest from the roadside, and as such is laid out as an ‘upside-down house’ inside with living accommodation accessed from the driveway and bedrooms below.

The existing driveway is slightly raised above the entrance to the house and the garden cascades from a stone wall abutting the road to a patio that is showing signs of having settled.

A two-storey extension was added in 2018/2019 to provide additional bedroom and living accommodation. As part of this scheme a workshop was formed at the lower garden level which doubles up as a terrace accessed from the bedroom that was created at the lower ground floor level.



Existing property, 2018/19 extension and roof deck.

Proposal

This application seeks to build over this workshop, utilising the structure already in place to create an extension to the master bedroom at the lower ground floor level.

Use

The extension to the bedroom will enable the space to be shared [redacted]

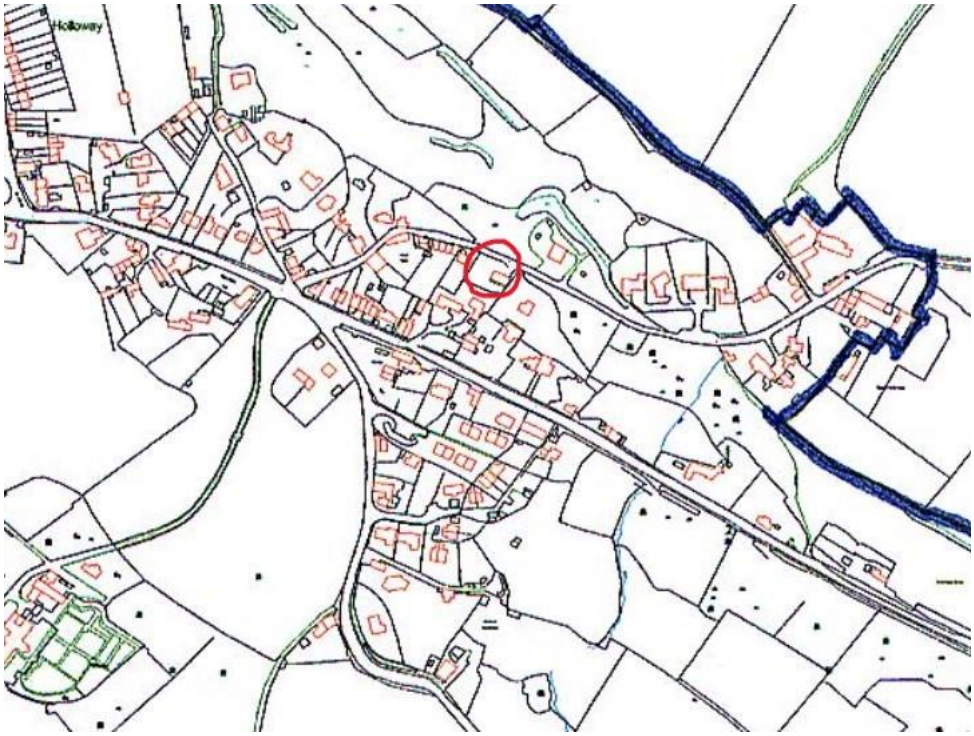
Design

The form and materiality of the proposed extension follow that of the previous addition and will harmonise with the existing context.

The single-storey nature of the proposal ensures subservience whilst retaining distant views over the extension. There is plenty of space between the proposed extension and the property boundary to maintain the openness and views across the valley.

Heritage

The application property is with the Conservation Area and the Derwent Valley Mill World Heritage Site although it does not, in itself contribute directly to these designations.



Extract from Dethick, Lea and Holloway Conservation Area Map with Lea Wood View highlighted.

The proposal does not have any detrimental impact upon the setting or nearby designated heritage assets.