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Architectural Design

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DATE: 30th August 2026 **OUR REF:** R0516

DESIGN AND HERITAGE STATEMENT

(To be read in conjunction with Statement of Heritage Significance)

NEW OUTBUILDING

AT

THE FERNS, 56 TOWN STREET, DUFFIELD, DE56 4GG



FIGURE 1: VIEW FROM TOWN STREET

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APPLICANT:
Mr & Mrs Bulldeath
The Ferns
56 Town Street
Duffield
DE56 4GG

SITE ADDRESS:
The Ferns
56 Town Street
Duffield
DE56 4GG

PROPOSAL:
Planning Consent for the erection of a detached outbuilding in the rear garden of The Ferns, 56 Town Street, Duffield

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1.0 INTRODUCTION

1.1 Rees CM have been instructed by Mr & Mrs Bulldeath to seek planning consent for the a new detached outbuilding in the rear garden of the Grade II listed property, The Ferns, 56 Town Street, Duffield. The statement is to be read in conjunction with the architectural drawings and submitted details.

1.2 This statement forms part of the detailed planning application and should be read in conjunction with the Statement of Heritage Significance and the drawings.

2.0 BACKGROUND AND PLANNING HISTORY

2.1 The Grade II listed property is situated in the village of Duffield, within the Duffield Bank Conservation Area. Duffield is located in the Amber Valley district of Derbyshire, approximately 5 miles North of Derby.

2.2 The Ferns is believed to have been built in 1756 in the Georgian style. The property has a small open garden to the front with a central path to the front door. To the rear is a larger garden bounded by masonry walls.

2.3 The site lies within the Derwent Valley Mills World Heritage Site Buffer Zone and comprises a single main dwelling house with an annex to the rear and a modern lean to shed/garage to the north. The three-storey dwelling is of a traditional construction of solid masonry walls with stone cills, heads and quoins and internal loadbearing walls with traditional pitched slate roofs.

2.4 There is off road parking to the North of the main dwelling which maintains a pedestrian right of way for 54 Town Street.

2.5 Historic England official list entry as follows:

'SK 34 43 PARISH OF DUFFIELD TOWN STREET 7/30 (West Side) 13.2.67 No 56 The Ferns GV II House. Said to have been built in 1756. Red brick with sandstone dressings. Welsh slate roof hidden behind a coped parapet. Two brick ridge stacks. Stone quoins, first and second floor stone sill bands. Stone dentil eaves cornice. Chamfered stone plinth. Three storeys. Broad symmetrical three bay east elevation. The centre bay advanced with quoins and a dentilled pediment. Venetian door with moulded stone surround and stepped keyblock. Raised and

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fielded panelled door with narrow side lights and a traceried fanlight. Flanked on each side by glazing bar sashes under chanelled stone lintels with stepped keyblocks. To the left, a doorway with rusticated surround, basket arch and raised and fielded panelled door. The first floor has a central glazing bar sash with moulded architrave and stepped keyblock, flanked on each side by glazing bar sashes under channelled stone lintels with stepped keyblocks. Three similar but smaller windows above. The interior has a dogleg open string staircase with ramped handrail and stick balusters. Segmental arch across the entrance hall before the staircase. Tall staircase window. Chimneypiece with carved surround; another similar chimneypiece in an upstairs room.'

2.6 There is a single planning application registered to the application site and known in reference to the main dwelling.

TRE-2002-0034 *Prune a Silver Birch and a Thorn*

3.0 THE PROPOSED WORKS

3.1 The application is for the construction of a detached outbuilding within the rear garden to replace the existing dilapidated garage and to provide an external storage facility for the owners.

3.2 The new outbuilding would be sited 3300mm back from the line of the existing garage away from the property concealed on the whole behind the boundary wall of the adjacent property.

3.3 The outbuilding would be clad in 'log lap' horizontal timber cladding painted grey.

3.4 The proposed outbuilding has been sited to cause minimal impact on the historic setting and being remote from the property having no adverse impact on the historic integrity of the Grade II listed house.

3.5 The siting alongside the boundary wall ensures very limited visual impact on the neighbouring property.

4.0 DESIGN CONSIDERATIONS

4.1 The following considerations have been taken into account to ensure full compliance for local/ national planning policy and consideration to the listed building and its surroundings.

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4.2 USE/ LAYOUT

- No planned alteration to or connection to the existing dwelling house
- Replaces the existing dilapidated and dangerous modern garage structure and to be used for storage purposes – garden tools, machinery etc.

4.3 APPEARANCE

- The outbuilding is to be clad in horizontal timber cladding 'log lap' installation and painted grey to minimise the impact on the setting.
- The roof is mono-pitched sitting at the low point at the level of the boundary wall and increasing to just under 2m in height at the high point.

4.4 LANDSCAPE AND ECOLOGY

- The proposed outbuilding will be sited on flagstones within a lawned area in the rear garden.
- There will be no removal of existing landscaping and no impact on the boundary wall.

4.5 HERITAGE AND ARCHAEOLOGY

- The new outbuilding has been sited discreetly to the side of the rear garden, hunkered down behind the existing boundary wall. It is removed from the listed property and sits independently not impacting on any historic fabric.
- The new outbuilding is not considered to affect the character and appearance of the heritage asset.
- The Statement of Heritage Significance should be read in conjunction with this statement.

4.6 OTHER MATTERS

- There are no other material planning considerations that are considered relevant to the determination of this application.

5.0 CONCLUSION

5.1 The proposals outlined in the application are all sympathetic of the character of the existing building and the character and appearance of the surrounding

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areas. The proposal will not derive any material adverse harm to the significance of the listed building as a heritage asset and is therefore considered to meet the requirements of core policy 14 and paragraph 197 of the NPPF.

5.2 The proposed outbuilding provides necessary storage facilities for the occupants of the Ferns within a separate building to ensure no direct impact on the historic asset, The Ferns.