# DESIGN & ACCESS STATEMENT and

# HERITAGE IMPACT ASSESSMENT

***Listed Building Consent Application for:***

Proposed Internal Refurbishment and Non-Structural Alterations

**Property:**
**Codnorgate Farmhouse**
Nottingham Road
Ripley
Derbyshire
DE5 3JX

**Grade II Listed Building**
Historic England Listing No. **1335402**

Prepared in support of a Listed Building Consent Application to Amber Valley Borough Council

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## 1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the refurbishment and internal alteration of Codnorgate Farmhouse, a Grade II Listed Building.

The proposals comprise sympathetic, non-structural refurbishment works intended to secure the long-term residential use of the property whilst preserving its architectural and historic significance.

The scheme has been designed using established conservation principles of minimum intervention, repair rather than replacement and the retention of historic fabric wherever practicable.

## 2. Site Description

Codnorgate Farmhouse is situated on Nottingham Road, Ripley and is identified as a Grade II Listed Building dating from the late eighteenth century with later nineteenth-century alterations.

The farmhouse is constructed of red brick with stone dressings beneath a plain clay tiled roof and retains many original architectural features including:

- exposed structural timber beams
- original roof purlins
- chimney breasts
- traditional brickwork
- original openings
- historic room layout
- timber roof structure

The existing survey identifies that the building has suffered from prolonged vacancy and deterioration with boarded windows and doors together with areas requiring repair.

## 3. Description of the Proposal

The application relates solely to internal refurbishment together with limited external repair works.

The proposals include:

- refurbishment of internal accommodation
- installation of a new kitchen
- refurbishment of bathrooms
- new utility room
- replacement of modern services
- repair / replacement windows within existing openings
- replacement external doors
- minor internal layout alterations using only non-loadbearing partitions
- repair and repointing of defective masonry
- replacement rainwater goods
- like-for-like roof repairs
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No extensions are proposed.

No structural alterations are proposed.

No historic walls are to be removed.

No principal structural timbers are affected.

## 4. Design Principles

The design has been developed around four key conservation principles.

### Minimum Intervention

Only those works necessary to return the building to a sound residential condition are proposed.

Historic fabric is retained wherever possible.

### Repair Rather Than Replacement

Where existing materials remain serviceable they will be repaired rather than replaced.

Replacement is limited to elements that have deteriorated beyond economic repair.

### Reversibility

Where new work is introduced it has been designed so that future removal could occur without unnecessary loss of historic fabric.

### Respect for Historic Character

The proposals preserve the original character and appearance of the farmhouse by retaining its principal plan form and significant architectural features.

## 5. Heritage Significance

The significance of the listed building derives from:

- its eighteenth century origins
- surviving traditional construction
- historic plan form
- exposed timber beams
- chimney breasts
- traditional brickwork
- contribution to the rural historic environment

These features remain largely intact and form the basis of the building's special architectural and historic interest.

## 6. Heritage Impact Assessment

### Internal Alterations

The proposed internal alterations consist primarily of refurbishment together with limited alterations to improve the usability of the dwelling.

Only lightweight non-loadbearing partitions are introduced.

No historic structural walls are removed.

Impact on significance:

***Negligible***

**Structural Timber**

Existing timber beams, purlins and roof members are retained.

No cutting or removal is proposed.

Impact:

***None***

**Fireplaces and Chimney Breasts**

All fireplaces and chimney breasts remain in situ.

These important historic features are retained throughout the scheme.

Impact:

***None***

**Windows**

Existing deteriorated windows are proposed to be replaced within the existing openings.

No enlargement or alteration of openings is proposed.

Replacement windows will follow the proportions of the existing building whilst improving weather resistance and allowing the property to remain in active residential use.

Impact:

***Low***

**Front Door**

The front doorway will be retained.

Impact:

***None***

**Brickwork Repairs**

Areas of defective render will be carefully removed.

Brickwork will be repaired and repointed using an appropriate lime mortar where necessary.

Impact:

***Beneficial***

**Roof Repairs**

Existing roof coverings will be retained wherever possible.

Replacement tiles will match the existing in material, colour and profile.

Impact:

***Beneficial***

**Rainwater Goods**

Existing defective rainwater goods will be replaced on a like-for-like basis in black round profile.

Impact:

***Neutral***

## 7. Planning Policy

The proposals have been developed having regard to:

**Planning (Listed Buildings and Conservation Areas) Act 1990**

Sections 16 and 66 require special regard to preserving listed buildings and their settings.

The proposals preserve the character and special interest of the listed building.

**National Planning Policy Framework**

The application accords with Chapter 16 of the National Planning Policy Framework by:

- conserving the significance of the heritage asset
- retaining historic fabric
- avoiding unnecessary intervention
- securing the optimum viable use of the building through continued residential occupation

**Amber Valley Borough Local Plan 2022–2040**

The proposals accord with:

**Policy EN4 – Heritage Assets**

by preserving the architectural significance of the listed building.

**Policy EN15 – Quality and Design**

through the use of sympathetic design, repair and appropriate materials.

The proposals also support Strategic Objective 7 by protecting and enhancing the Borough's historic environment.

## 8. Schedule of Proposed Works

| Ref | Proposed Work | Drawing Reference |
|---|---|---|
| 1 | Internal refurbishment | 1102-007, 008, 009 |
| 2 | New kitchen installation | 1102-007 |

| | | |
|---|---|---|
| 3 | New utility room | 1102-007 |
| 4 | Bathroom alterations | 1102-008, 009 |
| 5 | New non-loadbearing partitions | 1102-007 & 008 |
| 6 | Retain all fireplaces | Existing & Proposed Plans |
| 7 | Retain chimney breasts | All Plans |
| 8 | Retain exposed beams | Existing Plans |
| 9 | Retain roof purlins | Existing & Proposed Loft Plans |
| 10 | Repair /replace windows within existing openings | 1102-010, 011, 012 |
| 11 | Replace external doors | 1102-010 & 011 |
| 12 | Retain front doorway | 1102-007 & 1102-010 |
| 13 | Repair brickwork and remove defective render | 1102-011 & 1102-012 |
| 14 | Like-for-like roof repairs | 1102-011 |
| 15 | Replace rainwater goods | 1102-010 to 012 |

## 9. Access Statement

The proposals do not alter existing access arrangements.

Pedestrian and vehicular access remain unchanged.

The refurbishment improves the functionality of the dwelling without altering its historic circulation or external access arrangements.

No alterations are proposed that would adversely affect neighbouring properties or the surrounding historic environment.

## 10. Conclusion

The proposed refurbishment has been carefully designed to preserve the special architectural and historic interest of Codnorgate Farmhouse.

The works are limited in scope, involve no structural alteration to the historic building and retain all significant heritage features including the principal structural timber frame, chimney breasts, fireplaces and historic plan form.

External works are confined to sympathetic repairs, replacement of deteriorated elements on a like-for-like basis and modest alterations necessary to secure the continued use of the property as a dwelling.

Overall, the proposals represent a conservation-led approach that will safeguard the long-term future of this Grade II Listed Building while preserving its significance in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the Amber Valley Borough Local Plan 2022–2040.

## Drawing Schedule

| Existing Drawings | Proposed Drawings |
|---|---|
| 1102-001 Existing Ground Floor Plan | 1102-007 Proposed Ground Floor Plan |

| | |
|---|---|
| 1102-002 Existing First Floor Plan | 1102-008 Proposed First Floor Plan |
| 1102-003 Existing Second Floor Plan | 1102-009 Proposed Second Floor Plan |
| 1102-004 Existing Front Elevation | 1102-010 Proposed Front Elevation |
| 1102-005 Existing Rear Elevation | 1102-011 Proposed Rear Elevation |
| 1102-006 Existing Side Elevations | 1102-012 Proposed Side Elevations |
| 1102-013 Existing Block Plan | 1102-14 Proposed Block Plan |
| 1102-015 Overall Site Location / Red Line Plan | |

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