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HERITAGE STATEMENT

32 Lodge Drive, Belper, Derbyshire, DE56 2TP

Proposed rear extension and replacement garage, including variation to garage roof pitch/orientation

Site	32 Lodge Drive, Belper, DE56 2TP
Proposal	Rear extension; replacement garage; revised roof orientation and associated external alterations
Applicant document	Heritage Statement / Heritage Impact Assessment
Prepared by	S.G Architectural Design
Date	11 Sep 2026

Purpose of statement. This proportionate statement identifies the heritage assets potentially affected by the proposal, describes their significance insofar as relevant to the application, and assesses whether the proposed works would affect that significance, including through changes within their setting.



Figure 1. Supplied Google aerial view showing 32 Lodge Drive and the approximately 50 m relationship to the nearby listed asset.

1. Executive Summary

1.1 The proposal relates to a modern detached dwelling at 32 Lodge Drive within an established residential area on the hillside above Belper. The works comprise a revised rear extension and replacement garage. The garage roof is reoriented to a simpler gabled form and the extension is arranged as a lower, split-level composition responding to the site contours.

1.2 The nearest designated heritage asset is the Grade II listed Arched Stone Structures and Ice House to the rear of No. 34A Lodge Drive (NHLE 1419077), approximately 50 m from the application site on the supplied mapping. The asset derives significance principally from its surviving late-eighteenth-century fabric, architectural form and historic association with Bridge Hill House and the Strutt family. Its wider historic context is now substantially altered by twentieth-century residential development.

1.3 The proposal does not alter the listed structure, does not interrupt an important designed or historic approach to it, and does not materially change the way in which the asset is experienced. The revised works remain within the established domestic envelope of Lodge Drive and are visually absorbed by existing housing, changes in level, boundary treatment and vegetation. The resulting effect on the significance of the listed building is assessed as neutral: no harm.

1.4 The site lies in the Derwent Valley Mills World Heritage Site Buffer Zone. The proposal is domestic in scale and is not readily perceptible as a distinct intervention in wider views. It does not affect the industrial valley landscape, key mill complexes, river corridor, historic transport infrastructure, or the attributes that convey the Outstanding Universal Value (OUV) of the World Heritage Site. The effect on the OUV, authenticity and integrity of the World Heritage Site is therefore assessed as neutral / no discernible adverse effect.

1.5 The revised scheme is materially less imposing than the earlier two-storey rear extension associated with application AVA/2022/1064. The current design lowers the overall massing, follows the stepped landform more closely and rationalises the garage/utility roofscape. The proposed masonry is to match the dwelling and the roof covering is a locally established tile type, including precedent at an adjacent property. In design and heritage terms, the scheme is considered to preserve the significance and setting of nearby heritage assets and to improve the coherence of the immediate street scene.

1.6 The primary conclusion is that the proposal causes no harm. If the Local Planning Authority were nevertheless to identify any residual heritage effect, it would, in the author's view, fall at the very lowest end of the spectrum of less-than-substantial harm and would be clearly outweighed by the design improvements, reduced massing, rationalised roof form, and continued beneficial use and enhancement of the dwelling.

2. Site and Proposed Development

32 Lodge Drive is a detached post-war dwelling set within a mature residential hillside characterised by detached houses of varied dates, roof forms, levels and extensions. The steep topography is a defining feature of the immediate setting. Existing built form, garden boundaries and mature planting substantially contain views between individual properties.

The proposal has been intentionally downplayed from the earlier approved concept. The principal changes now comprise:

- a split-level rear extension that uses the change in ground levels to reduce apparent height and bulk;
- replacement of the existing garage with a cleaner and more unified form on broadly similar building lines;
- rotation/reorientation of the garage roof to a gabled form, reflecting advice previously given during heritage consultation;
- matching masonry materials to maintain continuity with the existing dwelling; and
- a roof tile treatment consistent with established local precedent, including an adjacent dwelling where the same or comparable roof covering has previously been accepted.



Figure 2. Proposed front elevation and indicative street scene (Drawing 05). The replacement garage forms a simpler, more coherent composition and the revised scheme is lower in mass than the earlier two-storey rear proposal.



Figure 3. Proposed right-hand-side elevation (Drawing 05), illustrating the stepped relationship with the sloping site.

3. Heritage Baseline and Significance

3.1 Grade II listed Arched Stone Structures and Ice House, rear of No. 34A Lodge Drive

Historic England records the asset as Grade II, list entry 1419077. It comprises an ensemble of three parallel vaulted storage chambers with an integral ice house, dating from around 1793 and constructed as service facilities for Bridge Hill House. The listed structure is significant for its architectural quality, survival and its historic association with the nationally important Strutt family and the development of Belper. [1]

The former Bridge Hill House was demolished in 1938-39 and its estate was subsequently redeveloped for housing. This later suburban development is now an important part of the asset's present-day setting: it has altered the former estate character and means that the significance of the surviving ice house and vaulted chambers is principally understood through their fabric, form, historical associations and the limited remnants of the Bridge Hill estate rather than through an intact designed landscape. Derbyshire HER also records the former Bridge Hill House site and later residential redevelopment. [2]

3.2 Derwent Valley Mills World Heritage Site

The Derwent Valley Mills World Heritage Site was inscribed by UNESCO in 2001 for its exceptional testimony to the birth of the modern factory system and the associated industrial landscape. The Lodge Drive / Bridge Hill area lies within the World Heritage Site Buffer Zone, which is intended to protect the immediate setting, important views and the ability to appreciate the Site's Outstanding Universal Value. A previous DVMWHS consultation at 34A Lodge Drive expressly identified the location as being within the Buffer Zone. [3]

The proposal site is part of a dense, established residential hillside rather than one of the principal industrial, riverine or transport components that directly express the World Heritage Site's OUV. Its heritage sensitivity therefore arises primarily from the possibility of changes to wider setting and views rather than from direct physical impact on an attribute of OUV.

4. Planning Policy and Legislative Context

4.1 Statutory duty

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision-maker, when considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses. The proposal has been assessed with that duty in mind.

4.2 National Planning Policy Framework - August 2026

The current National Planning Policy Framework was published on 17 August 2026 and applies as a material consideration to decision-making. [4] The most relevant national decision-making policies are:

- DP3 - Key principles for well-designed places: development should respond appropriately to its context, including history, character, setting, massing, materials and architectural features;
- HE4 - Securing the conservation and enhancement of heritage assets: heritage assets should be conserved in a manner appropriate to their significance and change should be managed positively;
- HE5 - Assessing effects on heritage assets: proposals affecting heritage assets should be supported by a proportionate assessment of significance, including the contribution of setting, and the likely effect of the proposal;
- HE6 - Proposals affecting designated heritage assets: substantial weight is to be given to the conservation of designated heritage assets; harmful effects require appropriate justification and balancing; and
- HE8 - World Heritage Sites: proposals should have particular regard to OUV, its attributes, setting and buffer zone, and should assess potential effects, including cumulative effects.

The NPPF therefore requires a proportionate, significance-led assessment. It does not assume that proximity alone causes harm: the relevant question is whether the proposed change affects the heritage significance of the asset or the OUV of the World Heritage Site.

4.3 Amber Valley Borough Local Plan 2022-2040

The Amber Valley Borough Local Plan 2022-2040 was adopted on 2 March 2026 and carries full weight as part of the development plan. [5] The key policies are EN4, EN5 and EN15.

Policy EN4 - Heritage Assets supports proposals which preserve or enhance the significance of heritage assets. Where development may affect significance or setting, a heritage assessment should explain significance, identify the level of harm and show how harm has been avoided or mitigated through design. It also supports proposals that make a positive contribution to character, distinctiveness, materials, design and important views. [6]

Policy EN5 - Derwent Valley Mills World Heritage Site supports proposals that conserve or reveal OUV. Development within the World Heritage Site, its Buffer Zone or wider setting must be of appropriate scale, massing, siting, design and alignment and must protect the Site's authenticity and integrity. [7]

Policy EN15 - Quality and Design of Development requires proposals to reflect local character in height, scale, massing, layout and materials; respond to context; safeguard residential amenity; and recognise the importance of conserving heritage assets and their settings. [8]

5. Assessment of Effect on the Listed Building

5.1 Nature of the setting relationship

The listed ice house and vaulted chambers are close in plan terms, but the significance of their setting is not determined by distance alone. The listed structure was historically part of the Bridge Hill House service complex. The principal house and designed estate were lost and the area was subsequently redeveloped with housing. The present setting is therefore mixed and substantially suburbanised.

32 Lodge Drive is one component within that later residential layer. The proposed works remain firmly domestic in scale and character. They do not encroach on the listed asset, remove historic fabric associated with it, alter a surviving historic approach, or interrupt a key visual axis that contributes materially to understanding its significance.

5.2 Scale, massing and roof form

The current scheme materially reduces the massing compared with the previous two-storey rear extension. Drawing 05 notes that removal of the second-storey rear element brings the overall massing down significantly. The rear extension now works with the change in levels, and the garage remains close to its existing build line. The gabled garage roof replaces a more complex and visually disjointed arrangement and gives the side element a clearer architectural form.

The roof reorientation should not be regarded as an increase in heritage impact. Its simplified geometry improves the composition of the dwelling and is consistent with the earlier heritage/conservation advice described by the applicant and recorded on the submitted drawing. The resulting silhouette remains part of the established domestic roofscape of Lodge Drive.

5.3 Materials

Masonry is proposed to match the existing dwelling, retaining continuity of colour, texture and character. The proposed roof tile differs from the existing roof covering but is a material already established on nearby housing and, according to the applicant, has specific precedent at the adjacent property. In a residential context characterised by varied twentieth-century roof treatments, this limited change does not undermine the significance or setting of the listed structure. On the contrary, use of a consistent tile across the revised garage form will help produce a cleaner and more coherent roofscape.

5.4 Overall listed-building effect

Taking account of the asset's significance, the altered suburban nature of its wider setting, the intervening and surrounding built form, vegetation, topography and the reduced scale of the current proposal, there is no identified mechanism by which the proposal would harm the architectural or historic interest of the listed structure or the contribution made by its setting. The effect is assessed as neutral / no harm.

6. Derwent Valley Mills World Heritage Site and Views

The site is within the DVMWHS Buffer Zone and the proposal must therefore be considered in terms of OUV, authenticity, integrity and setting. The key question is whether the development would become a distracting, discordant or visually dominant feature in views that contribute to an understanding of the World Heritage Site.

The proposed works are modest extensions to an existing dwelling within a substantial concentration of residential development. They do not introduce development into undeveloped countryside, the river corridor or an important gap. They do not compete with the mills, historic workers' housing, water-management features, transport routes or other attributes of OUV. The revised extension is lower and more closely related to the contours than the previously approved scheme and is screened and filtered by surrounding houses, garden structures, walls, trees and mature vegetation.

In longer views from within or across the World Heritage Site, the change would be perceived, if perceptible at all, as a very minor adjustment within an existing mass of domestic roofs and buildings. There would be no meaningful change to the skyline, no interruption of a key view and no erosion of the ability to appreciate the industrial valley landscape. Accordingly, the proposal is assessed as having no discernible adverse effect on the OUV, authenticity or integrity of the Derwent Valley Mills World Heritage Site.

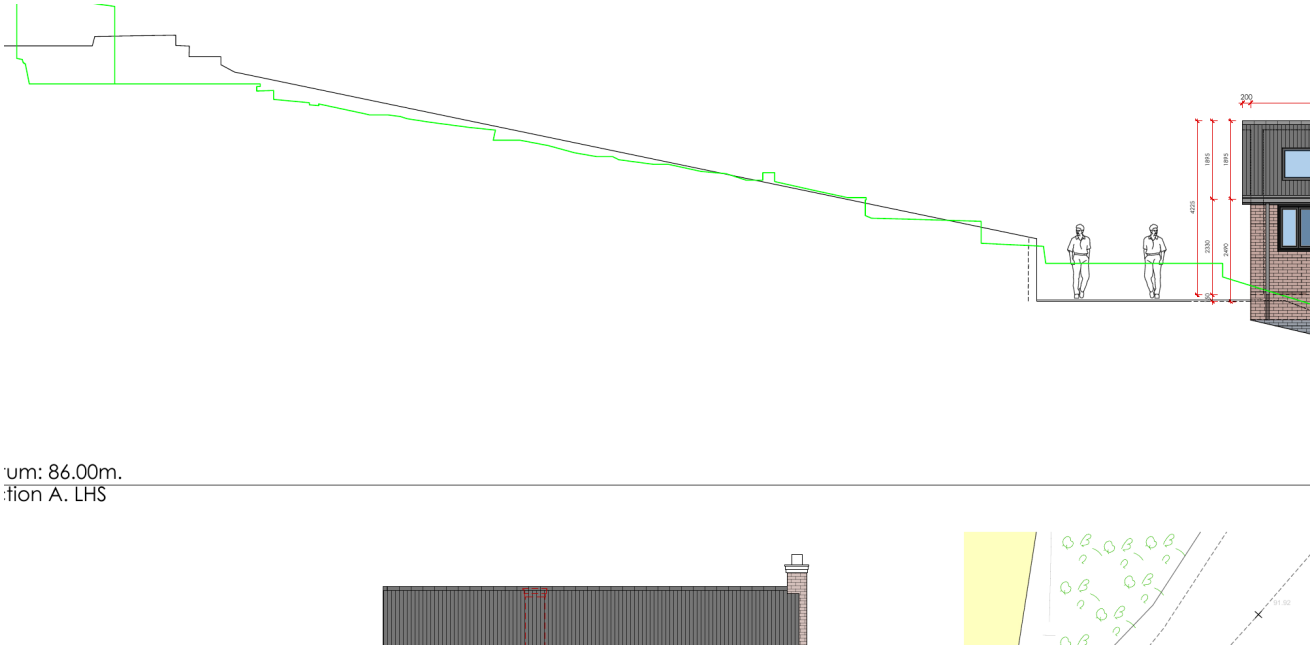


Figure 4. Left-hand section/elevation (Drawing 06). The section demonstrates the pronounced site levels and the way the extension is absorbed into the slope.



Figure 5. Proposed rear elevations (Drawing 06). The split-level solution and lower roof composition reduce apparent bulk compared with a two-storey rear addition.

7. Design, Street Scene and Local Character

The current proposal has a clearer architectural hierarchy than the existing garage/utility/side-entrance roof arrangement. The replacement garage reads as a deliberate element rather than a collection of competing lean-to and ancillary roof forms. This rationalisation improves visual order when seen from Lodge Drive and from neighbouring plots.

The split-level rear addition also represents a more contextual response to the hillside. Rather than raising a substantial two-storey form above the existing ridge line, the development steps with the land and keeps the bulk concentrated at lower level. This is consistent with the design objectives of NPPF policy DP3 and Local Plan policy EN15, which require proposals to respond to context, local character, massing, materials and setting.

The design therefore represents an improvement over both the existing complex roof arrangement and the more imposing previously approved rear-extension concept. The proposal is visually coherent, proportionate to the host dwelling and appropriate to the varied domestic character of Lodge Drive.

8. Previous Planning Context - AVA/2022/1064

Application AVA/2022/1064 related to a proposed two-storey and single-storey rear extension at 32 Lodge Drive and was identified as potentially affecting the setting of a listed building. Belper Town Council recorded no separate objection and asked the Local Planning Authority to have regard to the Heritage Consultant's response. [9]

The applicant advises that the earlier scheme was approved and that, during consideration of that scheme, heritage/conservation advice suggested rotating the garage roof into a gabled form. The present proposal adopts

that recommendation. More importantly, the revised rear extension substantially reduces the scale and visual prominence of the previously approved concept. The planning history therefore provides useful context: a larger form of development was previously considered acceptable in principle, while the current scheme reduces massing and incorporates the heritage-led roof adjustment.

The existence of a previous permission is not relied upon as a substitute for assessing the current proposal. Rather, it demonstrates the iterative design process and the way the present scheme has evolved to address scale, site levels, visual coherence and heritage setting more successfully.

9. Conclusions

- The Grade II listed Arched Stone Structures and Ice House behind No. 34A Lodge Drive are of clear architectural and historic significance, but their wider setting has been substantially altered by the loss of Bridge Hill House and later residential development.
- The proposed works at No. 32 remain within an established domestic plot and do not alter the listed building, its historic fabric, any surviving formal relationship, or an important view that contributes to its significance.
- The current scheme is demonstrably less bulky than the previous two-storey rear-extension proposal. Its split-level form responds to the hillside and reduces visual prominence.
- The garage roof reorientation produces a simpler and more balanced form and follows the heritage/conservation design direction described in the earlier planning process.
- Matching masonry and locally established roof tiles are appropriate to the residential context. The change in roof covering is not a heritage harm and is supported by local precedent.
- The immediate street scene is improved through removal of the visually complex garage/utility/side-entrance roof arrangement and its replacement with a cleaner, more coherent composition.
- Within views from the Derwent Valley Mills World Heritage Site, the proposal is absorbed into extensive existing residential development and would not alter the attributes, authenticity, integrity or Outstanding Universal Value of the Site.
- The proposal therefore accords with the statutory duty in section 66(1) of the 1990 Act, the current NPPF policies DP3, HE4, HE5, HE6 and HE8, and Amber Valley Local Plan policies EN4, EN5 and EN15.

Overall heritage conclusion: NO HARM / NO DISCERNIBLE ADVERSE EFFECT. The significance and setting of the Grade II listed asset are preserved, and the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site is conserved. If the decision-maker identifies any residual effect contrary to this assessment, it would be at the very lowest end of less-than-substantial harm and should be weighed against the clear design, townscape and amenity benefits of the revised, reduced scheme.

References and Sources

[1] Historic England, National Heritage List for England, List Entry 1419077 - Arched Stone Structures and Ice House to the rear of No. 34A Lodge Drive. Online source

[2] Derbyshire Historic Environment Record, MDR8051 - Bridge Hill House (site of), Bridge Hill, Belper. Online source

[3] Derwent Valley Mills World Heritage Site consultation response, 29 May 2018 - Lodge Drive, Belper. Online source

[4] Ministry of Housing, Communities and Local Government, National Planning Policy Framework, published 17 August 2026. Online source

[5] Amber Valley Borough Council, Adopted Local Plan 2022-2040, adopted 2 March 2026. Online source

[6] Amber Valley Borough Local Plan 2022-2040, Policy EN4 - Heritage Assets. Online source

[7] Amber Valley Borough Local Plan 2022-2040, Policy EN5 - Derwent Valley Mills World Heritage Site. Online source

[8] Amber Valley Borough Local Plan 2022-2040, Policy EN15 - Quality and Design of Development. Online source

[9] Belper Town Council Planning Committee minutes, 3 January 2023 - AVA/2022/1064. Online source

Application drawings used in this statement: Drawing 05 - Proposed Elevations - Front and RHS; Drawing 06 - Proposed Elevations - Rear and LHS, S.G Architectural Design, Project 505.