

CH DESIGN

Design and Acess Statement

Church of the Holy Trinity, Derby Road, Milford, Derbyshire, DE56 0RA

Rev A: Oct 2026

Introduction

The applicant is the Diocese of Derby and they have appointed Chris Head Design to apply for Change of Use and Listed Building consent to convert Holy Trinity Church into a residential property.

Proposed Use

The building will be converted into a single 4 bedroom house.

Layout

The proposal is to convert the church into a dwelling comprising the sub-division of the nave using free standing partitions creating a cinema, office, lounge and seating area. The chancel will become the dining room and kitchen with both the timber panelling dividing it from the vestry and the southern stud wall of the corridor the north removed. Three bedrooms and a bathroom will be created in the north aisle which will require the infilling of the arches with modern timber/metal stud partition and a glass screen. A further bedroom and dressing room will be created by the subdivision of church room using a free-standing wall. The existing toilets will be removed to create an en-suite. A further W.C. will be installed in the Northern offshoot.

Landscaping

The existing hard and soft landscaping will remain unchanged. There are no known burials within the site. The boundary treatments will remain as existing also.

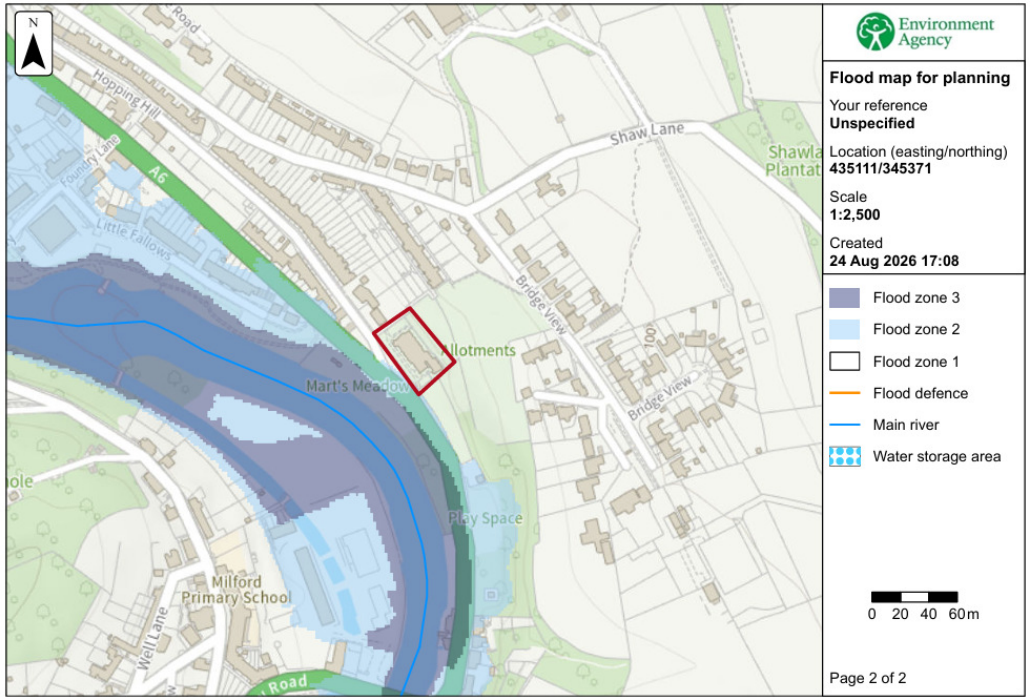
Appearance

The external appearance will remain unchanged with the small alterations to the Northern elevations to insert extract vents. The Eastern elevation will have a small wastewater pipe exit at finished floor level through the wall and down to a gully. The downpipe will be painted to match the stone. None of these alterations are visible from the street or public footpath to the West of the site.

Context

By making only internal changes the building will appear unchanged in its external context and the building will continue to be viewed as a church.

Flooding



The Environment Agency flood map shows the site to be within Flood Zone 1 and as none of the works will increase the risk of flooding no Flood risk assessment has been commissioned.

Ecology & BNG

All the works are internal and as such the no ecological report has been commissioned. The site is also BNG exempt falling under the de minimis rules.

Sustainability & Climate Change Assessment

The building is listed and as such is exempt from thermal upgrades. The floor is however being insulated as this helps protect the stone slabs and also allows for installing electric and heating without disturbing the fabric of the building. Furthermore, the heating system will be newly installed and be energy efficient to meet modern standards. All electrics will be energy efficient and fitted with LED.

No wall and ceiling insulation has been proposed as its installation in this instance would change the proportions of rooms and either partially or fully hide architectural

features which give the property its character and installing such would have a detrimental effect on the property.

Similarly, the windows are decorative stained-glass windows and proposing to change them to a more efficient glazing unit would not be acceptable as it would cause harm to the buildings listing.

The size of the building and lack of new insulation meant it is not suitable for other heating systems such as air source. Instead, the boiler will be upgraded to one that is both as energy efficient as possible reducing it's need for fossil fuels as much as possible.

Insulating the floor by laying it as a floating system not only retains the original floors and protects them it adds thermal insulation and, in this case, it can be done without having any negative impact upon the building. It further helps with the running of services meaning the original walls and structure remain as existing and without intrusion.

Materials that are to be used in the building's alterations are to be locally sourced wherever possible and local tradespersons will be used to carry out the alterations.

The building is also located within easy reach of both Derby and Belper with good public transport links.

In addition, the dwelling will meet the water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010.

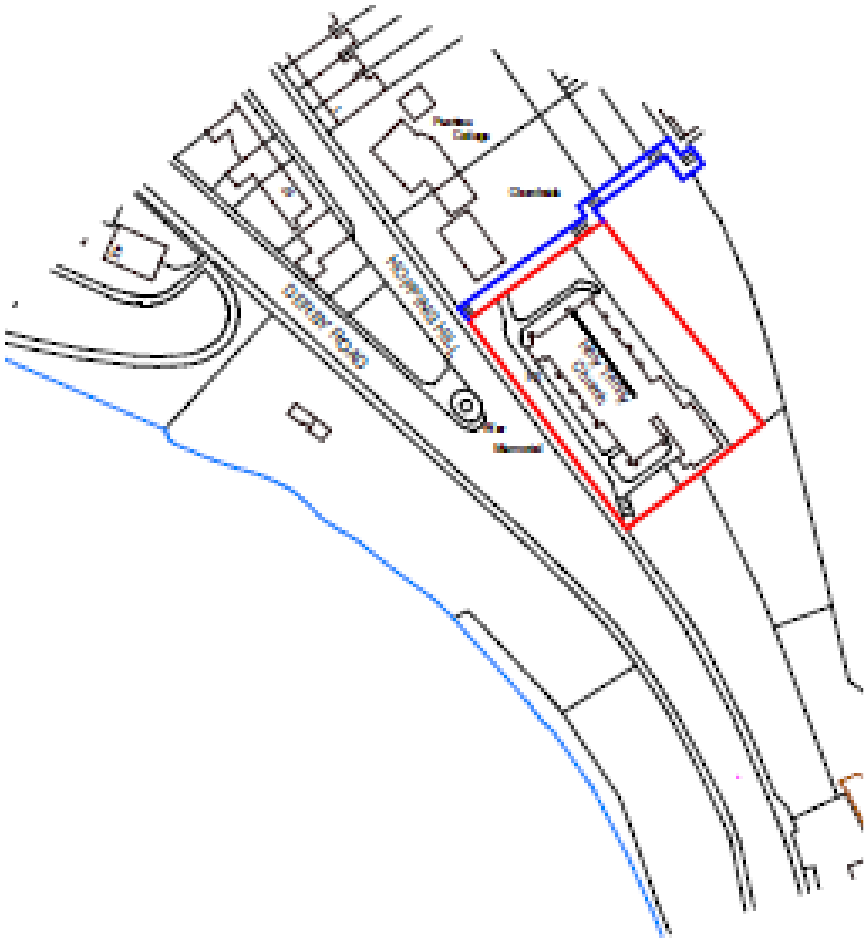
Heritage

A heritage impact assessment has been undertaken to ensure that the proposed works respect and protect the heritage asset. The below extract from the reports conclusion follows.

> *The conversion of the church would secure its long-term future and provide the opportunity to enhance the property by initiating a full scheme of repairs. The exterior will remain unaltered thus its character from Derby Road retained.*
>
> *Inevitably, the conversion will negatively impact on the historic fabric and floor plan of the interior. However, the use of free-standing dividing walls will minimise the impact on the historic fabric and make a reversal of the floor plan possible. Much of the furniture and plan form which it creates in the nave, north aisle and chancel is of early twentieth century date and thus of low significance. A partial reinstatement of the vestry will be achieved by the proposals. The floor plan of the Victorian church, comprising nave, north aisle, south porch, chancel and sacristy will be discernible following the conversion. New wiring, fixtures and fittings will inevitably impact on the historic fabric of the building though it will be slight. In conclusion, the majority of the proposals will cause less than significant harm to the property with the scheme considered broadly sympathetic to the building.*

The conversion has been designed to use the existing services and layout without destroying the character. The new infills are designed to minimal in their fixings and separated with material so that they don't scratch or damage the original stone, the glazed portions allow you to read the original proportions of the church. All bathrooms have been placed next to existing drainage, and the new floating floor not only protects the original but creates a service void for inevitable services required such as electrics and heating, furthermore the floating floor can be removed leaving the original floor unharmed.

Location Plan



Photos









