



**DESIGN AND ACCESS STATEMENT/HERITAGE STATEMENT**  
**528: Long Cottage, 79 High Street, Old Whittington, Chesterfield S41 9LA.**  
June 2023

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528: Long Cottage, Old Whittington, Derbyshire.**

1. Contents	2
2. Introduction	3
3. The Site	4
4. The Design	5
5. Listed Building Alterations	6
6. Summary	6

## 2. Introduction

Lomas and Mitchell Architects have been appointed by Jill Dentith and Jon Carr, the owners of Long Cottage, to design a garage conversion and garden room extension to their house.

This Design and Access Statement with Heritage Statement forms part of a new application for Listed Building Consent and a non-material amendment to the previously approved plans.

*CHE/23/00344/LBC – Listed Building Consent for works to dwelling, garage and boundary wall in conjunction with CHE/23/00343/REM1.*

*CHE/23/00343/REM1 - Variation of condition 2 (approved plans) of CHE/21/00338/FUL.*

The amended proposal is for planning (non-material amendment) and listed building consent for the following: proposed demolition of an existing lean-to glazed porch; conversion of the existing garage to habitable accommodation (utility and shower); erection of a new single storey glazed link between garage and house; erection of a single-storey extension attached to the rear of the garage (providing a garden room), and alterations to the existing front wall.

The amendment to the previously agreed proposals is as follows:

Omit the 2.no vertically-boarded doors with surface-mounted sliding door gear on the south elevation and add 2 no. framed and vertically-boarded, side-hung doors with strap hinges on the south elevation. Refer to drawings for details.

### 3. The Site

The site is identified on the location plan, and is located just off High Street on a short loop-road. The house is Grade 2 listed and within the Old Whittington Conservation Area.



South elevation on loop-road, just off High Street



Garage and lean-to glazed porch

As part of our research on the project, we have referred to the Old Whittington Conservation Area Character Appraisal, produced by Chesterfield BC and published in 2006.

As the appraisal says, *“the character of areas is a prime consideration as ...the experience of historic areas depends on more than individual buildings. The layouts of plots and thoroughfares; the mix of uses; the local materials...vistas along streets and between buildings...are all important factors.”*

Long Cottage is mentioned in the appraisal. In addition to mentioning details from its listing, it adds *“The cottage is typical of the period and is of significant importance in the conservation area.”*

The trees glimpsed through gaps between the buildings on the northern side of High Street are also mentioned as being notable.

#### **Property planning history**

The property has some recent planning history, having gained consent previously (both planning and listed building) for several proposals:

CHE/0702/0428, CHE/08/00750/LBC and CHE/18/00830/LBC.

CHE/18/00830/LBC, was given approval for replacement of the existing garage and the erection of a single-storey, rear extension.

CHE/21/00339/LBC and CHE/21/00338/FUL, were given approval in November 2021.

CHE/23/00344/LBC & CHE/23/00343/REM1 were approved 31<sup>st</sup> July 2023.

#### 4. The Design

The design concept developed from a brief to provide a space which would give the clients a better appreciation of their lovely garden, whilst minimising the proposal's impact on the surrounding site. Additional considerations were to provide, off-road parking for two vehicles and a utility space and WC on the ground floor.

A previously approved scheme - CHE/18/00830/LBC was scheduled to be implemented in the Spring of 2020, but was delayed due to the Covid pandemic. The coincidence of the first lockdown and the sunny weather at that time meant that our clients spent much more time at home, and in their garden, than ever before. They observed more closely the path of the sun and realised that the evening sunshine would fall where the proposed extension was to be built.

The design proposals seek to use much less of the garden immediately behind the main house than CHE/18/00830/LBC – it is rotated 90 degrees which helps frame the garden and take advantage of the westerly aspect. The new garden room now occupies the land to the east.

We are proposing to remove the single-storey, glazed lean-to on the eastern gable of the main house. This later addition to the original house currently provides utility space and a WC, but adds little to the quality of the street scene. The replacement with a narrower, solid-roofed replacement provides sufficient space to enable two cars to park off-road.

The design proposes a garden room at the upper (garden) level with utility, shower room and stores in the existing garage, with link spaces at a lower level (matching the ground floor of the main house).

The garden room is to be built approximately 4.7m behind the rear elevation of the main house, about 1.0m above the ground floor of the Cottage. This room will have a good relationship with the garden and benefit from more light at this higher level. The form and architecture are deliberately contemporary, but of a simple, understated design which will compliment rather than compete with the original house. A flat roof behind a parapet will give both a contemporary feel to the extension and limit its overall height compared with the main house. We will use high quality facing materials such as larch cladding (or similar), powder-coated aluminium glazed windows and doors.

The garage will now be retained and converted (previously, it was to be demolished and replaced). The shower room and utility will be within a tanked, insulated building envelope. The stores will be in the southern end of the garage and will have **side-hung, framed and vertically-boarded doors on strap hinges**. The glazed link connecting the house and garden is in two parts: the side extension attached to the main house will have a stone dwarf wall with glazing above. The link behind the house, which runs to the side of the garage and will connect to the garden room is to be rendered, separating the garden room from the Cottage, and has a flat roof.

The link element is important, as it provides circulation within the property without requiring any alterations to the host house.

The challenge at this property has been to create a balance between the functions of the spaces and the flow around the property with the respect for the heritage value of the host house.

External landscaping includes the formation of paths and steps which will link the house and garden room, and a modest terrace outside the garden room, enhancing our Client's use of their garden.

### **Access and Parking**

2 x off-road parking spaces will be provided.

## **5. Listed Building Alterations**

Our proposals do not include any alterations to the original stone house, other than the provision of a new glazed link between the house and garage. We are not proposing any changes to existing openings in the main house.

Changes are required to re-align a small section of the existing low stone boundary wall on the back of the pavement on the road frontage with the proposed glazed link.

## **6. Summary**

We believe that our proposals will enhance the character and appearance of the area, by removing the existing lean-to glazed extension and replacing it with a solid-roofed design which will link to the upgraded garage roof. The proposals will add a well-designed, contemporary extension to the rear and cause no loss of amenity to neighbouring properties.