Design and Access Statement

TO BE READ IN CONJUNCTION WITH
PLANNING DRAWINGS NUMBERS FDL-17-164-01, 02C, 03C, 04C & 05C
FOR FULL SCOPE OF PROPOSED DEVELOPMENT

Full Planning Application for
Proposed New Dwelling sited on Brownfield Land

Located at

Fisher Lane
Duffield
Belper
Derbyshire
DE56 4ET

For

Mr K Freestone

FDL-17-164-DAS v2

Revised following email from planning officer of 22-12-2020, email / discussion with conservation officer of 17-12-2020 and 11-01-2021 respectively and email from conservation officer of 01-02-2021.

Date: 4 March 2021

FREESTONE DESIGN LIMITED
ARCHITECTURAL DESIGN CONSULTANCY

Colin N Freestone Dip. HI. MCIAT
Chartered Architectural Technologist

33 Nursery Avenue, West Hallam, Ilkeston, Derbyshire DE7 6HT • telephone: 0115 829 3909 • mobile: 0776 1818 937
website: www.freestone-design.co.uk • email: info@freestone-design.co.uk

Design and Access Statement for

Proposed New Dwelling with Undercroft Parking sited on Brownfield Land at: Fisher Lane, Duffield, Belper, Derbyshire DE56 4ET

1. INTRODUCTION

This Design and Access Statement has been prepared by Colin Freestone Dip HI MCIAT of 'Freestone Design Limited' on behalf of the applicant, Mr K Freestone, to accompany a full planning application for a new dwelling specifically design for use by an occupant with restricted mobility and to be erected on brownfield land located at: Fisher Lane, Duffield, Belper, Derbyshire DE56 4ET.

The purpose of the proposal is to provide a modern sustainable new home for the applicant and his son, who is registered disabled and has mobility requirements. Therefore, the dwelling is designed for the specific needs of the building users, with guidance taken from the Building Regulations Approved Document M Volume 1: Dwellings M4(3) Category 3: Wheelchair user dwellings.

This is the second planning application for a dwelling on this site, the first by the same applicant (reference: AVA/2019/1173) being withdrawn after a meeting held on 10 March 2020 with Amber Valley Borough Council planning officer, Sarah Pearce and conservation officer, Paul Warren.

This statement has been prepared in accordance with guidance issued by The Commission for Architecture and the Built Environment (CABE) and with reference to the following documents issued by Amber Valley Borough Council:

- Amber Valley Local Plan 2006.
- Supplementary Planning Document: Residential Development.
- Supplementary Planning Document: Listed Buildings and Buildings in Conservations Areas.

2. ASSESSMENT

Physical

The application site is previously developed land, currently vacant and without a locally related use, triangular shaped in layout and located at the lower end of Fisher Lane just before the junction with Tamworth Street. The area is predominately residential situated slightly north of the town centre of Duffield and within the Conservation Area.

The housing in the area is of various dates, from semi-detached brick built three storey dwellings and terraced houses to stone built detached and terraced cottages. All houses are sited close to the road, which is a narrow highway with minimal or no footpaths.

The River Ecclesbourne is close by, located south of the site and a Flood Risk Assessment has been commissioned and is included with this application.

Previously to the present ownership the site was under the control of two owners with a central boundary line, one of these owners buying the other plot so that the land could be sold as a single building plot.

Although the site is currently vacant, existing low level stone walls, indicating the existence of previous buildings, have been located, surveyed and depicted on drawing No: FDL-17-164-03 revC. These coincide with Historical Ordnance Survey Maps published in 1885, 1900, 1914 and 1946 all of which show that buildings once existed on this site and establishing the application site as previously developed land otherwise know as brownfield land.



Fig 1: View looking at the remains of existing stone wall with lime mortar joints, the side wall of the previous cottage building which follows the length of west boundary.



Fig 2: Extract of 1946 Ordnance Survey Map, clearly showing buildings located on the site.



Fig 3: View north/east, looking at the site, the end of Fisher Lane and No. 8 Tamworth Street.



Fig 4: View west, looking at the front of the site and the side elevation of No. 8 Tamworth Street.



Fig 5: View east, looking at the north part of the site and opposite the high stone wall and open car parking area for Brook Cottage.

Social
For this brownfield site a new dwelling with undercroft amenity space/car parking is proposed and, once complete, will provide a modern home for the applicant and his disabled son. The applicant is local to Derbyshire and is interested in protecting and enhancing the character of the conservation area for future generations. The applicant is particularly interested in the development of this site for the main reason that it is an ideal location for his disabled son by having very easy level access to all local amenities and public transport.

The proposal will provide a new home in a highly sustainable location which will be of great benefit for the applicants son, who is registered disabled, has mobility requirements and unable to drive. Eventually, it is hoped that the home will provide future independent living for the applicants son who lives with a brain arteriovenous malformation (AVM), a life threatening condition that is very difficult to treat, cannot be cured and has already caused brain damage.

Therefore, the dwelling is designed specifically to the needs of the building users, with reference and guidance taken from the Building Regulations Approved Document M Volume 1: Dwellings M4(3) Category 3: 'Wheelchair user dwellings' for access to the dwelling, accommodation, internal circulation layout, Bathrooms, Bedrooms and Living areas etc.

This sustainable location is perfectly sited for a person with poor mobility having local shopping and public transport available on Town Street, only a short walk away, over level terrain, at the end of Tamworth Street - ideal for people with poor mobility or wheelchair use. In addition, there is a local Park situated off Snake Lane again only a short walk away which provides good outdoor amenity space for the occupants and all local residents.

This location is ideal for a person who, because of mobility issues, is unable to drive and requires easy and level access to all local amenities and public transport.

Economic
The proposed development will provide local economic benefits by providing work for: local design consultants; construction work for the local building industry and associated trades, businesses and suppliers of building materials.

The site is in a sustainable location, close to the centre of Duffield with all its amenities, such as: shops, schools, businesses, places of work, local bus routes and a railway station giving very good access to larger towns and cities.

Planning History
This planning application is the second application for a dwelling on this site, the first by the same applicant (reference: AVA/2019/1173) being withdrawn after a meeting on 10 March 2020 with Amber Valley Borough Council planning officer, Sarah Pearce and conservation officer, Paul Warren. At this meeting the planning team advised that the current proposal would likely be refused planning permission and any future application should show more consideration to the following:

- Scale and character with the surrounding conservation area.
- Provide adequate amenity space for the dwelling.
- Better consider adjacent properties.

In addition, the conservation officer, Paul Warren commented that wrap-around balconies, large opening to the car parking area and roof mounted solar panels on the front elevation are not in character with the conservation area and he could picture a curved roof of plain blue clay tiles would look quite pleasing on this corner site and in character with the area.

This latest design proposal has been developed to address the above points and comments. In addition, following an email from the planning officer, Sarah Pearce, of 22 December 2020 and a detailed email from the conservation officer, Paul Warren, of 17 December 2020 and a subsequent

telephone discussion between Colin Freestone and Paul Warren of 11 January 2021 the design has been further modified to address the following concerns raised:

- Scale and character has been addressed by significantly lowering both ridge and eaves heights, reducing the roof span, removing balconies with overhanging roof and reducing the width of the whole dwelling. The amenity undercroft/parking space is designed more sympathetically to the conservation area by providing two small vehicle openings. The front elevation now simply follows the curve of the highway similar in character to the layout of the previous buildings on this site (as indicted on the old OS maps). Significant lowering of the ridge and eaves heights and reduction of the pitched roof span now provides a two and a half storey Front Elevation with two storey appearance at the rear.

- The nearest adjacent dwelling, No. 8 Tamworth Street, has been given more consideration by reducing the width of the dwelling and repositioning further away by a distance of 700mm from 3.3m for the first design to a new distance of 4.0m. Using as reference the existing stone and lime mortar wall of previous buildings, still visible on site, the proposal in this new position is well within the footprint of the previous development.

- The eaves being significantly lower than the eaves of the adjacent listed building Nos. 8 and 10 Tamworth Street ensures the new dwelling is appropriately subservient to the historic Georgian dwelling. In addition, the scale also now associates better with other dwellings on Fisher Lane with the roof height and scale of the end gable being similar to No. 4 Fisher Lane. The elevational relationship with all these existing buildings is indicated on drawing no. FDL-17-164-05 revC.

- In order to better reflect the local character of the conservation area a brick chimney has been incorporated to replace the previous stainless steel flue from the wood burning stove.

- Amenity space for the dwelling is improved by providing an undercroft area which in addition to car parking also provides an outdoor living space for the dwelling with raised planter included, ideal for an occupant with disabilities. Openings in the side gable wall provide ventilation and light to the seating area and raised planter and within this space.

- Amenity space for the neighbourhood has been better considered by incorporating a collection day bin storage area specifically for the residents of Tamworth Rise. A raised planter built using reclaimed stone from the site is proposed for the remainder of this elevation to further enhance the amenity of the area. This being achieved by the reduction in width and repositioning of the dwelling further away from No. 8 Tamworth Street as detailed above.

Previous application (AVA/2019/1173):
The agent, Colin Freestone, on behalf of the Applicant, attended a meeting on 19 October 2017 with Sarah Pearce, Planning Officer, at the offices of Amber Valley Borough Council. Sarah gave the following suggested advice:

- The site is close to the River Ecclesbourne, therefore, a Flood Risk Assessment may need to accompany an application.
- Regarding access from the highway, consulting with the Highways Department at Derbyshire County Council would be a good idea prior to making any formal application.

As the site is within a Conservation Area a modern approach to the design was also briefly discussed and it was felt that this would not by itself provide grounds for refusal, particularly if both the design and external materials were of high quality.

Subsequently, the advice given at the meeting was followed up by Colin Freestone, resulting as follows:

- A Flood Risk Assessment was commissioned and forms part of this application.
- The Highways Department at Derbyshire County Council were consulted by issuing them with two preliminary site layouts. It was confirmed that the first site layout would receive a negative response due to visibility issues. However, a second site layout received a favourable response from Adrian Martin, Development Control Technician of the Economy, Transport and Environment Department at Derbyshire County Council emailing the following comments:

"Colin, this layout looks much more suitable and provides an acceptable level of visibility bearing in mind the expected low vehicle flow and speeds.

Should the layouts attached be submitted as part of an application to the LPA it is likely that the development would receive favourable Highway Authority comments."

On this basis planning drawings have been prepared following the above site layout design referred to by Adrian Martin.

Planning Policy
From the website of Amber Valley Borough Council: *'The council resolved on 25 September 2019 to prepare a new Local Plan for Amber Valley, with a plan end date of at least 2038.'*

Reference has been made to the relevant saved policies of the Amber Valley Local Plan 2006:
LS1 - Sustainability criteria
LS3 – Good Design
LS4 - Needs of people with disabilities
H3 - Housing development within urban areas
H12 - Design and amenity considerations
TP1 - Impact on the Transport Network
TP6 - Parking

In order to meet Planning Policy LS1, the proposal takes in account the following sustainable criteria, by:

- Being well-related to existing pattern of development in this area of Duffield and with the site being previously developed land, permission is sought for a new dwelling within an existing residential area, infilling of a small gap within an existing group of houses.
- Protecting and enhancing the quality of the Built Environment and Conservation Area.
- Minimising the need for car journeys, as the dwelling is located close to all amenities provided by the of centre of Duffield and is served by local employment, shops, bus routes and Railway Station.

With reference to Planning Policy LS3, the proposal reflects the principals of good design, by:

- Enhancing the quality and local distinctiveness of the Conservation Area. The proposal is of a simple design with traditional domestic scale and proportion, is subservient to the neighbouring grade II listed building, slightly contemporary reflecting the period of construction and adding to the character of the local area by use of materials that take reference from the locality, such as locally sourced natural coursed stone walling, brickwork and blue plain clay roof tiles.
- Respecting the character of the locality in terms of scale, proportions and nature of development. The layout, density, height, massing, architectural style, materials and landscaping have all been carefully considered in the design proposal. The design is consistent with the local area and subservient to the neighbouring grade II listed building which is considered appropriate for the location within the Conservation Area.
- Taking account of the relationship between the development proposals and neighbouring buildings, and the spaces between and around those buildings have all been carefully considered. The existing dwellings nearest to the development site have been indicated on

the Proposed Elevations (drawing no. FDL-17-164-05 revC) to ensure a good relationship and subservient massing. In particular, the design respects the character of the area; the size and scale of nearby dwellings and the size of plots in which they are sited.

The proposal easily meets the requirements of Planning Policy LS4, as the design is specifically to meet the access requirements of a disabled occupant with poor mobility and unable to drive a vehicle.

The location of this application is in Duffield and thus falls within part a). 3. of Policy H3, as the proposes is for a new development on previously developed or brownfield land.

With reference to Planning Policy H12, the proposal addresses the following principals:

- Is in scale and character with the surroundings and is subservient to the neighbouring grade II listed building.
- Provides adequate car parking and amenity space for a small dwelling with raised garden areas which are ideal for a disabled occupant, an undercroft serving as an outdoor living area and car parking space.
- The privacy of adjacent properties has been considered. The side elevations of the three immediate neighbouring dwellings face the proposal and thus have none or only small side windows facing the development. Equally, the proposed dwelling does not overlook the private amenity space of any nearby properties.
- Has good accessibility to public transport with both local bus routes and a Railway Station nearby.
- Is close to a town centre where the Borough Council actively promotes development at higher densities.

Regarding Planning Policy TP1, pre-application negotiations with Adrian Martin at the Derbyshire Country Council's highways department has found that the achievable visibility splays from the proposed access are acceptable, bearing in mind the expected low vehicle flow and speeds. The proposal is for a single dwelling and thus will only generate traffic during both its construction and occupation that can easily be accommodated on the existing local road network.

Regarding Planning Policy TP6, the proposal meets car parking requirements as two cars can be accommodated.

3. EVALUATION, DESIGN AND IMPACT OF PROPOSAL

Use
The land is currently vacant and unused, being previously developed or brownfield land possibly occupied by two cottages as the deeds to the site indicate that it was previously owned by two separate owners with a central boundary line. The existing site is not associated as amenity space for any of the local dwellings. A new small two-bedroom dwelling situated in a residential street comprising a majority of two & three storey housing is considered an appropriate proposed use.

Amount
The amount is for one new dwelling with off street car parking. The dwelling will become the home of the owner and his disabled son. This is an appropriate amount for the site when considered in context with the neighbouring houses, size of plots and the location within the Conservation Area.

Layout
The internal layout of the proposed dwelling has been carefully designed with the needs of a disabled occupier in mind, as follows:

- The dwelling will face the highway reflecting the existing street scene;
- Principal windows to Living and Bedrooms positioned to providing views to the access drive and highway, therefore, contributing to making the place safer;

- Glass windows to principal rooms face south making best use of solar gain from the sun;
- Circulation spaces, Living, Bedroom and Bathrooms designed to accommodate wheelchair occupancy;
- The raised gardens and undercroft outdoor living area provide easy/low maintenance amenity space which is ideal for disabled occupancy.

In accordance with comments received during pre-application negotiations with Adrian Martin at the Derbyshire Country Council's highways department the site layout has been designed to achieving good visibility for the proposed vehicular access. The application site is edged in red on the location plan.

The layout reflects the existing character of Fisher Lane, being close to the highway, with achievable vehicle access incorporating a level approach to the front door, an undercroft amenity/outdoor living space and raised garden areas where existing low-level stone walls will be retained, repaired and rebuilt as required using reclaimed stone from the site.

The main body of the proposed dwelling will follow the layout of the area having a pitched roof facing the front and rear with massing similar or lower than neighbouring houses. Using as reference the existing stone wall with lime mortar pointing of previous buildings, still visible on site, the proposal is well within the footprint of the previous development.

Amenity space for the neighbourhood has been considered by incorporating a collection day bin storage area specifically for the residents of Tamworth Rise. A raised planter built using reclaimed stone from the site is proposed for the remainder of this elevation to further enhance the area.

Scale
Scale and character has been addressed with significantly lower ridge and eaves heights, reduced roof span, removal of balconies and overhanging roof and reduced width of the whole dwelling now provides a two and a half storey Front Elevation with two storey appearance at the rear. In addition, the scale also associates with other dwellings on Fisher Lane with the roof height and scale of the end gable being similar to that of No. 4 Fisher Lane.

The main body of the house incorporating roof slopes facing the front and rear is designed with simple massing, significantly smaller in scale than that of the adjacent building, Nos. 8 and 10 Tamworth Street (as depicted on the elevation drawing no: FDL-17-164-05 revC). This ensures the new dwelling is appropriately subservient to the historic Georgian dwelling.

The doors and windows have been carefully considered being similar in proportion to other properties in the area. The amenity undercroft area has been designed more sympathetically to the conservation area by providing two small vehicle openings.

Appearance
The predominant character of the area is of intimate enclosure enhanced by features such as: tall stone boundary walls, narrow streets with little or no footpaths and two and three storey dwellings. There is no dominant architectural style or continuity to the housing.

The appearance of the proposal is traditional in scale and proportion with a contemporary feel introducing a modern architectural style to the Conservation Area and continuing the development pattern that has been established over decades - this building being a 'house of its time'.

Taking reference from some of the cottages and boundary walls in the area, it is proposed to construct the external walls of the entrance storey with locally sourced natural coursed stonework with facing brickwork above this and roofing using natural clay dark blue plain tiling. The windows to the front elevation will be similar in proportion to those used in domestic properties in the area. Natural stone heads and sills with generous depth and bearings will be incorporated together with a stone string course to separate the lower stone and upper brick finishes. The walls to the rear

flat roof part are proposed to be treated with a contrasting brickwork finish and a brick string course is incorporated to further articulate the wall surfaces.

The construction of the proposed dwelling will enhance the neighbourhood, street scene and skyline by continuing the theme of intimate enclose already present in the Conservation Area.

Sustainability
For this brownfield site a new dwelling with undercroft amenity space is proposed and, once complete, will provide a modern home for the applicant and his disabled son. The applicant is local to Derbyshire and is interested in protecting and enhancing the character of the conservation area for future generations. The applicant is particularly interested in the development of this site for the reason that it is ideally located for his disabled son, who is unable to drive, by having very easy level access to all local amenities and public transport.

The proposal will provide a new home in a highly sustainable location which will be of great benefit for the applicants son, who is registered disabled, has mobility requirements and unable to drive. Eventually, it is hoped that the home will provide future independent living for the applicants son who lives with a brain arteriovenous malformation (AVM), a life threatening condition that is very difficult to treat, cannot be cured and has already caused brain damage.

This sustainable location is perfectly sited for a person with poor mobility having very good access over level terrain, to the centre of Duffield with all its amenities, only a few hundred meters away. Local amenities, most of which are available on Town Street, a short walk away, at the end of Tamworth Street, include: shops, schools, businesses, places of work, local bus routes and a railway station giving access to larger towns and cities. This location is ideal for a person who, because of mobility issues, is unable to drive and requires easy and level access to all local amenities and public transport.

In addition, there is a local Park situated off Snake Lane again only a short walk away over level terrain which provides good outdoor amenity space for the occupants of this proposal and all local residents.

The internal layout has been carefully considered and the design benefits from solar heat gain with the positioning of Principal Rooms, Bedrooms and Living Area facing south making full use of the morning, afternoon and evening sun. A waste/recycling bin storage area has been allocated within the undercroft area. Amenity space for the neighbourhood has been considered by incorporating a collection day bin storage area specifically for the residents of Tamworth Rise.

External wall materials will be locally sourced natural coursed stonework for the undercroft/entrance storey with facing brickwork above this and wall constructions will be highly thermally insulated. In addition, natural clay blue plain tiled roofing with a highly insulated roof construction using timber from managed forests (Forest Stewardship Council FSC or similar)

The proposal sited in a sustainable location, an essential requirement for a disabled occupant, will provide a contemporary residential property built to modern requirements for thermal comfort, energy efficiency, low carbon emissions and lower levels of water consumption at least to the latest Building Regulation standards for new build homes.

Access
The proposed vehicle access from Fisher Lane will be located adjacent to the neighbouring domestic car parking space of No. 8 Tamworth Street and the footpath, Tamworth Rise.

Fisher Lane is a ‘one way’ street and thus only has vehicles approaching the site from the north, which tend to be slow moving due to the narrow nature of the highway. However, a visibility splay has been achieved from the centre of the drive above the low-level stone boundary wall.

Pre-application negotiations with Adrian Martin at the Derbyshire Country Council's highways department has found that the visibility splays proposed for the drive access are acceptable, bearing in mind the expected low vehicle flow and speeds.

The proposed Entrance level will relate to the access driveway with a gentle gradient, the main entrance door threshold will benefit from level access suitable for wheelchair use in accordance with current Building Regulations.

Landscaping
The boundary treatment to the front garden comprises a low-level stone wall which is intended to be retained, repaired and slightly increased in height by reusing natural stone obtained from within the site. The front garden will become a raised bed and be planted with small shrubs and perhaps a small native tree, such as: Rowan/mountain ash *Sorbus aucuparia* – a small to medium tree which is on the RSPB list of garden planting for birds and is widely used in streets and town squares.

Amenity space for the neighbourhood has been considered by incorporating a collection day bin storage area specifically for the residents of Tamworth Rise. A raised planter built using reclaimed stone from the site is proposed for the remainder of this side elevation wall which will soften the built structure and further enhance the amenity of the area by providing a more pleasing treatment against the existing footpath.

Another similar raised garden for planting is proposed within the undercroft amenity space, raised planters being perfect for use by the disabled occupant and will enhance this outdoor living area.

Located to the rear of the properties at Nos. 1 to 4 Fisher Lane and to the rear of the neighbouring side garden is an existing hawthorn hedge. There is one existing tree on the located on the adjoining side garden which is indicated on the Site Plan (drawing No: FDL-17-164-02 revC) and a Tree Survey Report for this tree is included with the application.

Topography
The topography of the site is gently sloping with the north boundary being significantly higher than the south, as depicted in the Site Plan drawing no: FDL-17-164-02 revC and in the pictures contained within this report.