Design and Access Statement

Crich Lane Dwellings

Address: 158 Crich Lane, Belper DE56 1EU

Project: 2209

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1. INTRODUCTION

This statement has been prepared by Matthew Montague Architects on behalf of the client, Mr Edward Tomlinson and has been submitted as part of an outline planning permission: Some matters reserved, for the proposed erection of 2no dwellings. This document is to be read in conjunction with the associated planning application and drawings.

Located approximately 0.9 miles Northeast of Belper town centre, the site is formed of unused additional separate garden space. The plot is associated with and adjacent to a single dwelling 158 Crich Lane. A series of vacant glass houses, brick built shed and single garage are located on the site.

The proposal aims to utilise this space by demolishing the existing above-mentioned outbuildings and erecting 2no detached house dwellings with garages/ garden space.

The plot of land is sited towards the outskirts of Belper North, nestled within a predominantly suburban residential area. Generally, the surrounding buildings are detached/ semidetached houses built in the following construction: red brick walls with white render finish, pitched roof with clay tile, white UPVC rainwater goods, UPVC windows and doors.

2. DESK STUDY

A. MICRO/MACRO SITE ARIAL VIEWS



The extent of the site is shown in transparent red hatch and the outline of the building is denoted by the red line in the above/below figures. As can be seen in the above arial view, all boundaries of the site face gardens of existing residential housing. The East boundary faces Crich Lane and provides vehicular and pedestrian access into the site through an existing shared drive. There are no prominent frontages, as the site is pushed back away from surrounding roads and is well hidden from incoming views.



The above figure denotes surrounding educational institutes, green space, local amenities and key transportation links.

B. TRANSPORATION LINKS AND ACCESSIBILITY

The site is located off Crich Lane, which is used as an entrance into Belper Town Centre from surrounding settlements such as: Ambergate, Bullbridge, Fritchley and Crich. Various public bus routes travel this road and provide regular accessible links to the town centre and surrounding Derbyshire settlements. Bus stops are located outside of the site on the lane.

The town centre is located approximately 1 mile from the proposed plot and other local public amenities are within walkable distance, these include the following: Belper Leisure Centre 1.2miles, St Johns Church Primary School 0.5miles, Belper School & Sixth Form 1.1miles, Whitemoor Medical Centre 1.2miles and a local recreational ground 0.2miles.

The A38/ A6 are easily accessible via Chesterfield Road and Kilbourne Road. The A52 and M1 are also accessible by the previously mentioned A roads. Additional transportation links include Belper train station is (0.9 mile) and Belper bus station (1 mile).

C. VIEWS AND VISTAS



Site Photograph 1 - Vacant Glass Houses



Site Photograph 2 - Facing Southeast



Site Photograph 2 - Facing Southwest



Site Photograph 4 - Facing South



Site Photograph 5 – Existing Dwelling 158 Crich Lane



Site Photograph 6 – Existing Driveway into Site



Site Photograph 7 – Existing Access into Neighboring Property



Site Photograph 8 – Crich Lane Facing Southwest



Site Photograph 9 – Crich Lane Facing Northeast



Site Photograph 10 – Entrance into Site from Crich Lane

D. CONSERVATION, GREEN SPACE AND WILDLIFE

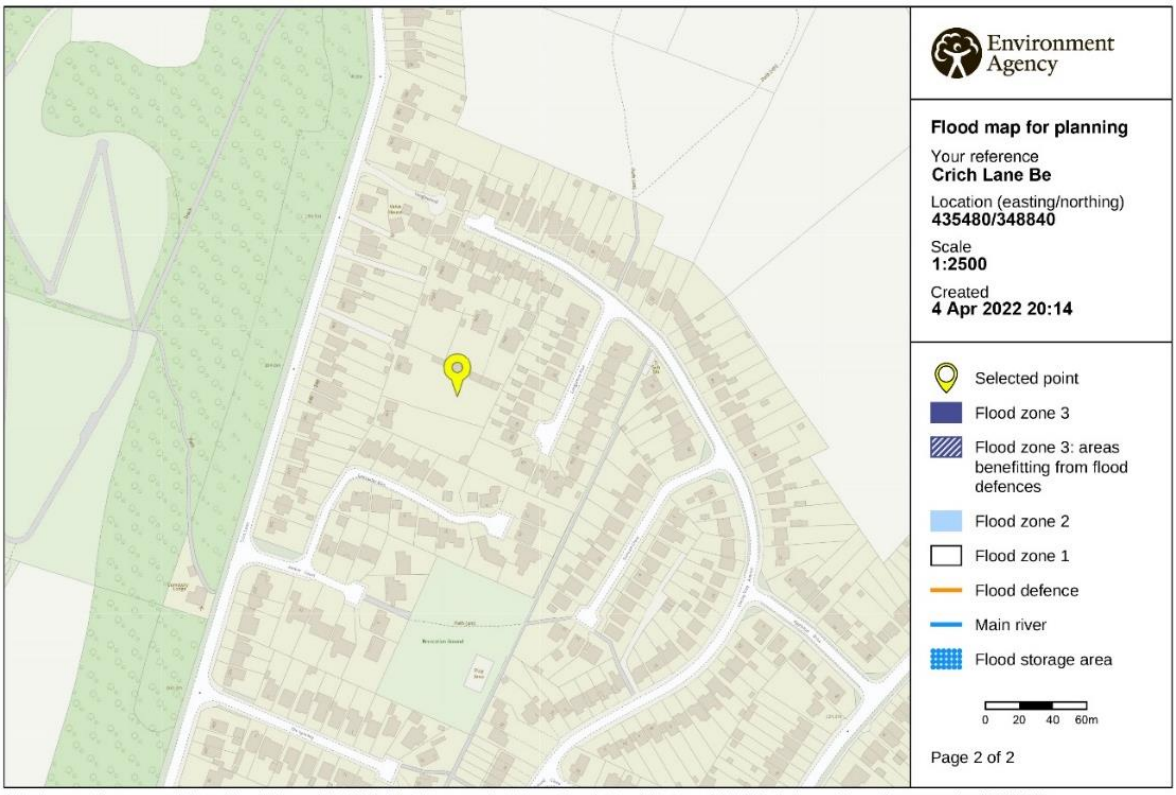
The site does not fall within a conservation area; however, Derwent Valley Mills World Heritage Site (Unesco ref: 1030) is approximately 0.8 miles from the plot. According to Amber Valley Council's "My Property" research tool the proposed site falls within a World Heritage Buff Zone.

The plot is within walkable distance to but is not within the immediate vicinity to: Belper Cemetery, The Crich Lane Festival Garden, Belper River Gardens.

No species of bat or bird are known to roost on the site or within any outbuilding.

E. FLOOD RISK ASSESMENT

The below figure from the Environment Agency online mapping system indicates that the site is located within a flood zone 1 with a low probability of flooding.



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3. EXISTING SITE
A. EXISTING SITE ANALYSIS

Current access into the site is located of Crich Lane via a private access in need of repair. This route forms the only entrance/exit and serves both 144 & 158 Crich Lane. Good vehicular visibility is present at the head of the current access, as can be seen on drawing: 2209 - 02001 - Crich Lane - Proposed Site Plan.

A private access drive to serve 144 Crich Lane forms part of the southern boundary and cur through the plot. This private access is to be preserved and shared access through the site is to be retained with improvements to be made.

Vehicular parking for 158 Crich Lane is provided to the front of the building via a single detached garage and small graveled area, which is not clearly defined. It is worth noting at present visitors need to navigate between buildings to gain access to both existing dwellings and the proposed site.

The existing site consists of a several adjoined outbuildings/ glass house, additional separate garden space/garage serving the adjacent dwelling (158 Crich Lane) and the above-mentioned shared access route.

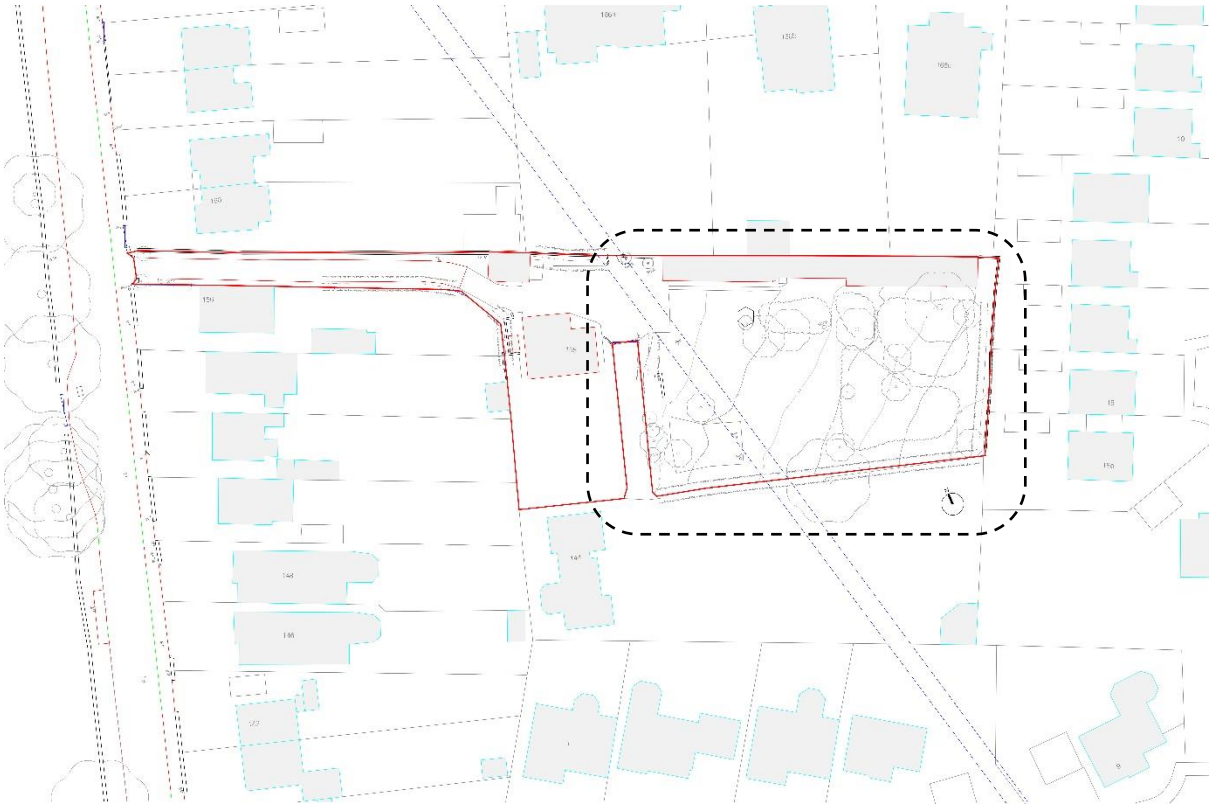
The separate garden space is formed of grassed lawn, low level shrubbery and 2no trees. Although there is presently no TPO's on the site, prominent trees are to be retained and utilised, to add to the original character of the site.

An existing aqueduct runs under part of the site as denoted in blue dashed line on the existing site plan, refer to following page. Works above aqueduct will be minimal and only comprise of surface finishes.

The plot is approximately 0.223 hectares with a combination of brick walls, timber fencing, high-level hedging providing a boundary line. There are no security gates into the site from Crich Lane.

The area surrounding the site comprises only of residential buildings. To the East and West 2 storey detached housing, with rear of gardens adjoining site boundaries. To the North a combination of detached 2 storey housing and bungalows, with rear gardens adjoining boundaries. To the South a single detached house with garden parallel to the boundary. Although access to the site is located on the East boundary, there is no active frontage/ relationship between the street and site. Views into the site are obscured by surrounding buildings.

B. EXISTING SITE PLAN





For further drawing information please refer to Matthew Montague Architects planning submission.

4. THE PROPOASAL

A. APPEARANCE AND DESIGN CONSIDERATIONS

The proposed development would be in keeping with the character of the area and will have a sympathetic approach the distinctive features of the site. The overall appearance of the dwellings is to be in keeping with the surroundings and enhanced by a combination of traditional building methods, sustainable and modern systems/ materials.

Both new dwellings will meet accessibility standards with max 1:15 ramps to main entrance doors which will be of a minimum clear width of 775mm with flush thresholds. As the dwellings will be new build, they will be fully accessible and compliant with approved Document M.

Careful consideration to the provision of natural light will be taken into account and subtle window/door additions to the exterior elevations will allow for healthy/comfortable living spaces internally. All window opening locations will also be carefully determined to not impede on neighbours privacy.

The orientation of the dwellings fit comfortably within the site whilst also allowing the rear of the dwelling and garden to face a Southeastern direction, which can also present opprtunities of natural daylight and passive solar gain. Feasible opportunities for integration of renewable energy will be fully considered during the design process.

Northwestern facing elevations to be primary frontages with main entrances and windows at ground/first floor. Plot B integral garage door to integrated into elevation od dwelling. Northeastern and Southwestern facing elevations to be gable ended. Minimal additions to be made on facades. Southeastern elevation to face rear of plot. Windows at ground/first floor, with patio/bifold doors opening onto rear garden.

The site sits within the buffer zone of Derwent Valley World Heritage site (EN29), however there are no known points of archaeological or historic interest located within or close to the site. The proposed site is fully enclosed on all perimeter boundaries and all construction works/ proposed dwellings will have no detrimental effect on the mills or the immediate vicinity.

B. INTERNAL SPACE SCHEDULE

Please note that the following schedule is based on a typical 2 storey, 4 bedroom detached house.

Plot A Dwelling

Area's: Garage - 33m2, ground floor habitable - 89m2, first floor habitable - 84m2.

Ground Floor Spaces:
Porch, entrance hall, snug, kitchen, living room, dining room, utility, WC and adjoined single storey double garage.

First Floor Spaces:
Master bedroom with ensuite, 3no standard bedrooms, Bathroom, Cupboard.

Plot B Dwelling

Area's: Garage - 33m2, ground floor habitable - 73m2, first floor habitable - 98m2

Ground Floor Spaces:
Porch, entrance hall, kitchen, living room, dining room, utility, WC and integral double garage, located within the footprint of the dwelling.

First Floor Spaces:
Master bedroom with ensuite, bedroom with ensuite, 2no standard bedrooms, Bathroom, Cupboard.

The Internal layout of each dwelling will be configured to provide modern living with comfortable spaces, that are fit for purpose. The kitchen, living room and dining area will more than likely be positioned to the rear of the property with double/ bi-folding doors overlooking the rear garden. At first floor bedrooms are to be appropriately proportioned and scaled to suit available floor space. Bathrooms to be of an appropriate size to serve 4no bedrooms. Staircase to be provided centrally within the dwelling and within close proximity to an external door at ground floor.

C. SCALE

Plot A Dwelling

Two storey detached house with adjoined single storey double garage. Footprint of house to be L shaped, with additional front gable end protruding outwards at ground and first floors in a Northwest direction, towards the front of the site. This front gable to diminish and form the double garage at ground floor.

Plot B Dwelling

Two storey detached house with integral double garage. Additional front gable protruding outwards at ground and first floors in a Northwest direction, towards the front of the site. Rear gable protruding outwards at ground and first floors in a Southeast direction, towards the rear of the site.

Dwellings to be a maximum of two storeys high, with a ridge height comparable to that of surroundings and the relevant adjacent skyline. The minimum distance from the new development to the closest point of another dwellings is 23.5m ensuring right to light, privacy and separation standards are maintained.

The new development respects the scale, character and materials typical to the area and will produce an attractive and well-integrated piece of residential development.

D. SITE AND LANDSCAPE

Treatments to existing perimeter boundaries to be minimal. Hedges to be retained and where required new hedges to be planted/ timber fencing to installed to match existing. Site to be separated into two plots with new boundary line between proposed plot A & B clearly defined with the installation of timber fencing or similar. Rear gardens to be enclosed with timber fencing and gate to separate from front of dwelling. Tree root protection is to be provided for a prominent tree adjacent to plot B. Site boundaries either side of private access drive to serve 144 Crich Lane to be remain as is.

The existing shared drive into the site to be resurfaced to match existing. Shared drive to also be extended into the site forming vehicular passing point and links to all plots. Driveways and all other hardstanding areas are to be constructed with permeable construction materials to allow moisture to penetrate the ground and

disperse amongst planted areas and existing trees. By doing so the need for surface water drainage will be lessened.

Lighting into and around shared drive to be provided as required, however, all proposed lighting to not exceed 150W per light fitting and have an energy efficacy greater than 40 lumens per circuit-watt.

E. ACCESS

Entrance into the site from Crich Lane to remain as is with 2mx 43m visibility splay at head. Due to boundary constraints this access route into the site is to remain as a single lane and not widened, however a passing point is to be provided at the rear in place of the existing garage serving 158 Crich Lane. This passing point will be an improvement for all using the site as it will provide clear unobstructed views when travelling to and fro the site.

Please note that a separate Householder planning application will be submitted for the proposed siting and erection of a new garage to serve 158 Crich Lane.

Vehicular access and parking to be provided for both plot A and B as shown on drawing: 2209 - 02001 - Crich Lane - Proposed Site Plan.

F. SUSTAINABILITY AND ECOLOGY

The site is well located within an established residential area. It is within easy walking or cycling distance of Belper Town Centre and other amenities/ facilities and has good public transportation links. In relation to existing patterns of residential development in the vicinity the proposal is contextually befitting and utilises un-used land in a sustainable location.

It is acknowledged that the existing trees and hedges around the site provide a habitat for wildlife. As such the prominent features will be retained as an integral part of the development thereby continuing to provide a suitable habitat for local wildlife and limiting the impact of the proposal.

Where possible/ feasible sustainable technologies and systems to be incorporated into the project.

G. PROPOSED SITE PLAN



For further drawing information please refer to Matthew Montague Architects planning submission.

5. SUMMARY

The proposed scheme aims to repurpose vacant land into a more contextually befitting use to that of its surrounding area, by providing sort after housing in an easily accessible area close to local amenities, transportation links and educational institutes.

The developments massing and scale are proportionate to the site and do not impede on neighbouring properties, nor will it have a detrimental impact on the streetscape or Derwent Valley Mills World Heritage Site. Construction materials are to be in keeping with the surrounding area and adjacent buildings.

This development is an ideal opportunity to make a more efficient use of an un-used site and introduce high-quality housing in this location.