Design & Access Statement

**Site Address: 50-52 Holbrook Road, Belper, Derbyshire, DE56 1PB**

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**Planning Application Description: Proposed Single Storey Front Extension and Retrospective Side Extension to Residential Home**

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the proposed single storey front extension and retrospective side extension at 50–52 Holbrook Road, Belper.

The statement is proportionate to the small scale and straightforward nature of the development and explains the design rationale and access considerations.

Site and Surrounding

The application site comprises an established residential care home accommodating elderly residents.

The property is located within a predominantly residential area characterised by traditional two-storey dwellings of mixed brick and render finishes. The surrounding pattern of development is domestic in scale and appearance, with consistent building lines along Holbrook Road.

The care home building is of traditional form and materials, comprising red brick at lower level with cream roughcast render above and white casement windows.

Proposal

The application seeks consent for:

- A single storey front extension, and
- A retrospective single storey side extension.

Front Extension:

The proposed front extension infills a small corner at ground floor level adjacent to the main entrance. The extension facilitates internal reconfiguration of the existing layout in order to improve operational functionality within the care home.

Currently, the office is located to the left of the entrance hall, and the laundry room is positioned to the right. The existing laundry space is undersized for operational requirements. The proposal enables the relocation of the laundry room to a more functional position, utilising dual access points from the hallway to improve efficiency of movement. The vacated space will then provide an appropriately sized office.

The extension provides approximately $3m^2$ of additional internal floor area. The scale of development is therefore very limited and modest in nature.

Retrospective Side Extension:

The retrospective side extension provides additional storage space required for mobility equipment used by residents. The space ensures safe and appropriate storage, thereby maintaining clear circulation routes within the building and supporting the day-to-day operation of the care facility.

Design rationale

Scale and Massing:

Both extensions are single storey in form and remain clearly subordinate to the host building.

The front extension is minor in footprint and does not project beyond the established front building line in a manner that would appear prominent or overbearing within the street scene.

The side extension sits below the lowest eaves line of the main roof and reads as a modest ancillary addition.
Given the limited scale ($3m^2$ at the front and small ancillary side addition), the proposals do not materially alter the character or overall massing of the building.

Appearance and Materials:

The design approach has been to match the existing building in materials and detailing to ensure visual continuity.

Materials include:

- Roughcast cream render above plinth level
- Red brickwork at lower level
- White casement windows to match existing
- Matching brick detailing and proportions

Window placement on the front elevation has been carefully positioned to align with the existing fenestration pattern, maintaining symmetry and consistency across the façade.
The retrospective side extension utilises the same material palette. Due to its position, it is largely screened from public view and has limited visibility from the highway. The extension is set behind a high-level gate and sits discreetly within the side area of the site.

Overall, the proposals integrate seamlessly with the host building and preserve the established character of the property and surrounding area.

Impact on Character

Given the modest scale, matching materials and subservient design, the development does not result in visual harm to the street scene.

The proposals respect the character of the surrounding residential area and maintain the appearance of the existing building.

The works are minor in nature and do not give rise to overlooking, loss of light or amenity impacts to neighbouring properties.

Access

The proposals do not alter the primary access arrangements to the site.

The main entrance remains unchanged and continues to provide level access suitable for residents, staff and visitors.

Internally, the reconfiguration improves operational efficiency and circulation, particularly in relation to laundry facilities and storage of mobility equipment. The retrospective side extension allows for safe storage of equipment, reducing clutter within circulation routes and supporting inclusive access throughout the building.

There are no changes to parking arrangements or pedestrian access from the public highway.

Conclusion

The proposed single storey front extension and retrospective side extension are modest, well-designed additions that respect the scale, character and appearance of the host building and surrounding residential context.

The development matches existing materials and detailing, remains visually subordinate, and supports the continued effective operation of the care home without giving rise to adverse planning impacts.

Photographs






