Design and Access Statement

Proposed 1-Bedroom Bungalow

Land Adjacent to 77 Flowery Leys Lane, Alfreton

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the construction of a modest single-storey bungalow on land adjacent to 77 Flowery Leys Lane, Alfreton.

The statement explains the design principles that have informed the proposal and demonstrates how the scheme responds appropriately to the site context, surrounding development and the physical constraints of the plot.

The proposal seeks to deliver a small and sensitively designed dwelling that makes efficient use of a constrained site while respecting the character and amenity of the surrounding residential area.

2. Site Context

The application site comprises a small parcel of land located on the corner of Flowery Leys Lane and forms part of the side garden area associated with the neighbouring property at No.77.

The surrounding area is characterised by established residential development consisting primarily of two-storey houses. However, bungalow development is also present within the wider area, including examples located within approximately 30 metres of the site.

The site lies within the defined settlement boundary where residential development is generally supported in principle.

The plot is relatively compact and constrained in terms of its overall width and corner position, and these physical characteristics have strongly influenced the design approach taken.

3. Design Principles

The design of the proposed bungalow has been guided by three key principles:

- responding appropriately to the limited size and shape of the site
- minimising the visual impact of development on the corner plot
- ensuring an acceptable living environment for future occupants

Rather than seeking to maximise development potential, the scheme has been deliberately designed as a small and modest single-storey dwelling which sits comfortably within the plot.

This approach represents a restrained design response which respects both the site constraints and the character of the surrounding residential area.

4. Scale and Massing

The proposed dwelling has been designed as a single-storey bungalow with a simple rectangular footprint and traditional pitched roof.

The building has a ridge height of approximately 5.1 metres, which ensures that it remains visually subordinate to the surrounding two-storey dwellings.

The modest scale of the building significantly reduces the visual prominence of development on this corner plot when compared with the previously refused two-storey dwelling.

The proposal therefore represents a much more proportionate form of development that sits comfortably within the street scene.

5. Layout

The layout of the dwelling has been carefully arranged in order to maximise the usability of the site while maintaining appropriate relationships with neighbouring properties.

The application site is relatively narrow, measuring approximately 12 metres in width, which requires a balanced approach to the positioning of the building within the plot.

A 1 metre wide access corridor is retained along the boundary with No.77 Flowery Leys Lane. This provides separation between the properties and allows practical access for maintenance and servicing.

The dwelling has been positioned slightly offset within the site in order to maximise the width of the private garden area to the opposite side of the building.

This arrangement ensures that the principal living space benefits from an open outlook across the garden, creating a pleasant living environment for future occupants.

Importantly, the modest single-storey scale of the proposed bungalow ensures that the relationship with neighbouring properties remains appropriate.

6. Appearance

The design of the bungalow adopts a simple and traditional domestic form that reflects the character of surrounding residential development.

The building incorporates:

- brick external walls
- pitched tiled roof
- white uPVC windows and doors

These materials are typical of the surrounding area and ensure the development integrates comfortably into the established streetscape.

The overall appearance of the building is intentionally modest, avoiding overly complex architectural features in favour of a straightforward and functional design.

7. Residential Amenity

The proposal has been designed to ensure a satisfactory level of residential amenity for both future occupants and neighbouring residents.

The single-storey height of the dwelling avoids issues relating to overlooking or overshadowing.

The internal layout prioritises the main living space, which benefits from direct outlook across the private garden area. This ensures that the principal habitable room receives good levels of natural light and a pleasant outlook.

The proposed garden area provides usable outdoor amenity space which contributes to a comfortable living environment.

8. Access and Parking

Vehicular access to the site will be taken directly from Flowery Leys Lane.

Two off-street parking spaces are provided within the site boundary to accommodate both residents and visitors.

This level of parking provision is considered appropriate for a one-bedroom dwelling and will ensure that the development does not result in additional parking pressures within the surrounding area.

Pedestrian access to the dwelling is provided via a path leading from the driveway to the front entrance.

9. Response to Previous Planning Refusal

A previous planning application for a two-storey dwelling on the site was refused in 2022 due primarily to concerns regarding the scale of development and the provision of amenity space.

The current proposal has been substantially redesigned in response to these concerns. The scheme now comprises a modest single-storey bungalow with significantly reduced scale and massing together with a generous private garden area.

The revised proposal therefore represents a materially different form of development which responds positively to the issues previously identified.

10. Efficient Use of Residential Land

The proposal represents a modest and appropriate use of residential land within the settlement boundary.

The development makes use of a small underutilised section of side garden which forms part of an established residential setting. The scale and layout of the proposed bungalow have been deliberately designed to respond to the constraints of the plot rather than to maximise development potential.

The scheme therefore reflects the principles of efficient land use promoted by national planning policy while maintaining an appropriate relationship with neighbouring properties and the surrounding street scene.

11. Good Design Principles

The design approach adopted for the proposal reflects a number of widely recognised good design principles often applied to small infill developments:

• The scale of development has been carefully calibrated to reflect the physical constraints of the site.

• The design prioritises the quality of the principal living environment by orientating the main habitable space toward the most open part of the plot.

• The proposal adopts a simple and familiar domestic form that integrates comfortably into the existing residential streetscape.

12. Conclusion

The proposed bungalow represents a carefully considered design response to the physical constraints of the site.

The development has been deliberately designed as a modest single-storey dwelling which minimises visual impact while providing a comfortable and functional living environment.

The scheme responds appropriately to the constrained nature of the plot, respects the character of the surrounding residential area, and provides adequate amenity space and parking provision.

The proposal therefore represents a proportionate and appropriate form of development within this established residential location.