Design and Access Statement – April 2026

Angel Cottage, 59 Tamworth Street, Duffield, Belper, DE56 4EZ

The Property

A two-bedroom dwelling house comprising three main built elements immediately fronting the footway to the south of Tamworth Street.

1. The original stone cottage (positioned to the south east and dating to pre-1840), with timber sash windows and accommodated under a pitched clay-tiled roof.
2. A brick-faced two storey addition, slightly canted in plan from the cottage to follow the line of the pavement and featuring a car port to the ground floor and with a second bedroom over.
3. A two storey flat-roofed rear addition.

It would appear that the two recent additions may date from application AVA/1999/0945.



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59 Tamworth Street, Duffield – Front elevation



The property in context as viewed from the south east



View of the side elevation showing the recent additions and projecting parked car

The Proposal

The proposal looks to address two significant shortcomings of the existing property:

1. The car port opening set within the main building is large (in elevation) and is at odds with the vernacular architecture and wider street scene.
2. The car port is only 4m deep and allows safe parking for only the very shortest vehicles. An average size modern ICE or electric car would extend over the whole footway in front of the property.

The flat-roofed rear addition, whilst visually unappealing, remains concealed from most viewpoints and is retained in the proposal.

The new proposal comprises:

1. Bricking up the existing carport opening using a matching reclaimed brick (sample to be provided). The room thus created will incorporate an entrance hall and dining area, both absent in the original house.
2. Incorporation of a deeply recessed and painted timber front door to match those to the cottages adjacent (numbers 55 and 57 - see photo above).
3. A new bespoke painted sash window to the ground floor, with dimensions and materials to exactly match those at first floor level.
4. Stone lintels and sills, to match those adjacent and above (sample to be provided).
5. Demolition of the stone coal-store (currently owned by number 55) to create adequately sized off-street parking complete with a dropped kerb and finished in either tumbled grey block paving or local limestone.

The proposal will provide much needed accommodation and parking whilst improving the house frontage.

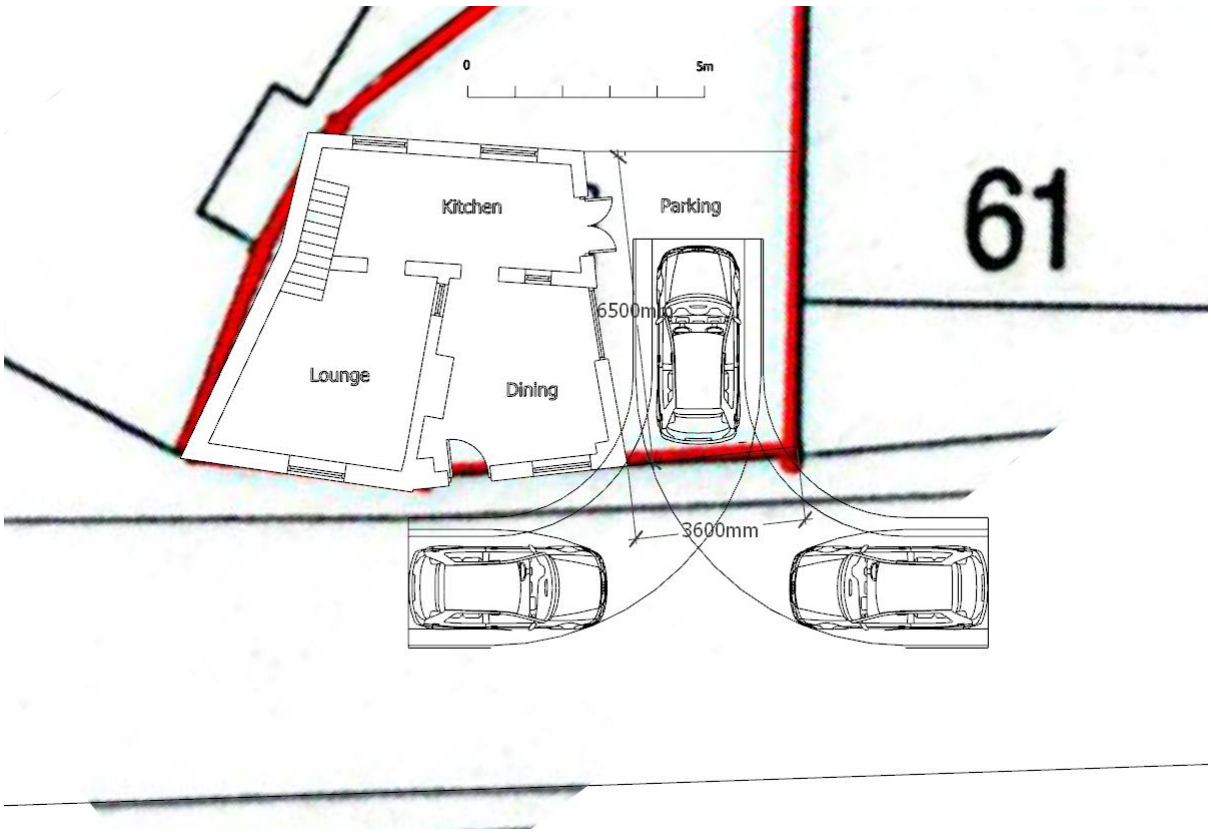
Highways Issues

As well as a new dropped kerb footway crossing, the proposal includes the replacement of the existing dropped kerbs at the access to the existing carport with full height kerbs - with footway levels to match.

The 'Site Layout Plan (ref Highways)', below superimposes the site dimensions for the proposed parking space on the red-edged block plan being 3.6m wide by 6.5m long. These accord with the requirements of Section 8.6 of the highway authority's Parking Guidance for New Developments which cites a minimum width of 3.3m (which includes a 0.9m circulation space) and a minimum length of 4.8m.

Turning into the new parking is also evidenced on this plan from both directions.

The existing car port has negligible visibility splays and it is not possible, given the site geometry, to provide the requisite 2m x 2m pedestrian visibility splays for the proposed layout. It should be noted however that, as the site is located on a visibly favourable slight bend in the road, visibility for pedestrians is excellent.



Site Layout Plan (ref Highways)

Schedule of Attachments

Drawings:

Location Plan LP1
Block Plan BP1
Existing Plans EP1
Existing Elevations EE1
Proposed Plans EP1
Proposed Elevations PE1
Proposed Front Door FD1