Mellor Reid

ARCHITECTS

DESIGN & ACCESS STATEMENT

HILLCREST, LAMBHOUSE LANE - REV B

Hillcrest, Lambhouse Lane

Design & Access Statement

01.07.2026 REV:B

PROPOSAL

Retrospective application for the retention of an office and gym building situated to the front of the residential plot, removal of .boundary trees and installation of fencing above stone wall.

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a retrospective planning application for the retention of an office and gym building together with associated boundary works at Hillcrest, Ashbourne Road, Shottle Gate, Belper, DE56 2LY.

The application seeks to regularise the retention of an ancillary office and gym building, the removal of boundary trees and the installation of fencing above the existing stone boundary wall. The office and gym are ancillary to the occupation of the dwelling and the operation of the owner's roofing business.

2.0 SITE CONTEXT

Hillcrest is a detached residential property located on Ashbourne Road within the settlement of Shottle Gate. The property occupies a generous plot with established boundaries and benefits from an existing vehicular access onto the public highway.

The surrounding area is characterised by detached dwellings, mature landscaping, stone boundary walls and a mixture of residential outbuildings. The office/gym building and boundary works remain contained within the established residential curtilage.

3.0 DESIGN PRINCIPLES

The office and gym building has been designed to provide practical ancillary accommodation while remaining proportionate to the scale of the site.

The building adopts a simple, functional appearance which reflects the character of domestic outbuildings commonly found within similar residential properties. Materials and finishes have been selected to complement the existing dwelling and ensure the structure integrates well within its surroundings.

The boundary treatment has also been carefully considered. The existing stone wall has been retained as the primary boundary feature, with fencing installed above it to provide additional privacy and security. This approach maintains the established character of the frontage while creating a more secure enclosure for the property.

4.0 JUSTIFICATION FOR LOCATION

The office/gym building has intentionally been located towards the front of the plot to support the day-to-day operation of the owner's roofing business.

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The owner operates a roofing and maintenance business using commercial vans which are stored and parked within the property. Positioning the office at the front of the site allows direct supervision and management of the vehicles and provides a practical workspace for administrative duties associated with the business.

The location also enables the owner to utilise the adjacent hardstanding area for the cleaning and maintenance of company vans. This arrangement improves operational efficiency by keeping business-related activities concentrated within a single area of the site and reduces unnecessary vehicle movements around the property.

The chosen position therefore serves a clear functional purpose while remaining within the residential curtilage and maintaining the overall amenity of the site.

5.0 BOUNDARY WORKS

The application also includes the retrospective removal of boundary trees and the installation of fencing above the existing stone boundary wall.

The removal of the trees has improved visibility at the property's access onto the nearby T-junction, allowing improved views of approaching vehicles for drivers entering and leaving the site. This contributes to improved highway safety while also making the access more practical to use.

The replacement fencing has been installed above the existing stone wall to enhance privacy and security for the occupiers without significantly altering the established boundary. The stone wall remains the dominant visual feature, with the fencing providing a discreet extension that is appropriate within the character of the surrounding area.

6.0 ACCESS

Vehicular access to the property is gained from the existing entrance on Ashbourne Road. No changes have been made to the access arrangement as part of the development.

The office and gym building is readily accessible from the existing driveway and parking area. The retained building and boundary works do not adversely affect pedestrian or vehicular access.

The improved visibility resulting from the removal of the boundary trees provides a safer environment for vehicles entering and leaving the property, particularly in relation to the nearby T-junction.

7.0 IMPACT ON RESIDENTIAL AMENITY AND CHARACTER

The office and gym building is used solely as ancillary accommodation comprising a private office and gym. The office supports the administration of the owner's roofing business but does not generate significant customer visits, additional traffic or activities beyond those ordinarily associated with a residential property.

The building's scale, appearance and position ensure there is no material overlooking, overshadowing or loss of

privacy to neighbouring properties.

The replacement boundary treatment preserves the traditional stone wall while improving privacy and security. The removal of the boundary trees has opened views from the site access and does not detract from the overall character of the area. Overall, the development remains sympathetic to its surroundings and has no unacceptable impact on the visual amenity of the locality.

8.0 CONCLUSION

The retained office and gym building, together with the boundary improvements, represent an appropriate form of development within the residential curtilage of Hillcrest.

The office provides a practical administrative space for the owner's roofing business, while its position at the front of the plot allows efficient management, supervision and cleaning of company vehicles. The gym remains ancillary to the residential use of the property.

The removal of the boundary trees has improved visibility for vehicles using the site access at the nearby T-junction, and the installation of fencing above the existing stone wall provides enhanced privacy and security while respecting the character of the site.

Overall, the development is proportionate, functional and visually appropriate, preserves neighbouring amenity and highway safety, and is considered to represent sustainable development that accords with the relevant planning policies.

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Image 01 - Current workshop



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Image 02 - August 2022



Image 03 - April 2026

