Mellor Reid

ARCHITECTS

DESIGN & ACCESS STATEMENT

37 HAZELWOOD ROAD, DUFFIELD

REV A

37 Hazelwood Road

Design & Access Statement

09.10.2026 Rev A

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1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the demolition of the existing garage and the construction of a two-storey side extension, together with a single-storey contemporary addition broadly following the footprint of the existing garage, at 37 Hazelwood Road, Duffield.

The proposed development seeks to provide additional family accommodation in the form of an annex and gym, designed to integrate with the existing dwelling.

The design has been carefully considered to complement the architectural character of the property, maintaining its established appearance whilst introducing a contemporary element through the use of zinc cladding and glazing.

2.0 SITE CONTEXT

The application site is located along Hazelwood Road, an established residential area characterised by substantial detached properties. The surrounding dwellings display a variety of architectural styles and materials, contributing to the varied character of the street, while generally maintaining a consistent domestic scale and spacious setting.

3.0 EXISTING USE

The existing dwelling is a family home incorporating a combination of traditional architectural features and materials. Its appearance is characterised by red brickwork, textured render, areas of tile cladding and a distinctive red pitched roof. Additional features include pane windows with lead detailing and a stained-glass entrance door with a stone surround. Internally, the property provides generous family accommodation, including a large kitchen, dining and living area, separate formal reception rooms and playroom, study and five bedrooms.

The property has previously undergone sympathetic alterations, including a rear extension and the alteration of a hipped roof to a pitched roof. These modifications have been undertaken with particular attention to architectural quality, materials and detailing.

The proposed development continues this established approach, seeking to enhance the property whilst maintaining its architectural integrity.

4.0 PROPOSAL

The proposal comprises a two-storey side extension providing an annex and gym, with the gym forming an integral part of the new development and connecting internally with the annex. The design seeks to create an addition that complements the character and form of the existing dwelling, while introducing a subtle contemporary contrast.

The gym is incorporated into the extension as a distinct but connected element. Its contemporary zinc cladding is complemented by matching brickwork and a glazed corner entrance, introducing a more modern architectural style while maintaining a visual relationship with the existing dwelling through the use of complementary materials.

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5.0 DESIGN PRINCIPLES

Amount

The proposal provides approximately 110 sqm of additional floor area to the existing dwelling. The additional built form is modest in relation to the overall scale of the property and has been designed to maintain a proportionate relationship with the existing building.

Layout

The proposed annex and gym are arranged to provide flexible additional accommodation that complements the existing dwelling and responds to the family's needs. The annex is laid out over two floors, with a modest open-plan kitchen, dining, living area and WC at ground-floor level, and two bedrooms served by a Jack and Jill bathroom at first-floor level. The gym forms an integral part of the extension, with an internal connection to the annex and a separate external entrance.

The layout has been designed to provide practical, well-connected spaces allowing the new accommodation to function alongside the main house.

Scale

The two-storey element will follow the existing roof angle, maintaining a consistent roofline and ensuring the addition remains visually integrated with the original building.

The proposal also includes a flat-roofed, single-storey element to the extension, which broadly follows the footprint of the existing garage. Its simple form and contemporary design help to distinguish it from the principal two-storey addition, while maintaining a clear relationship with the existing building.

Although the proposal increases the overall footprint, the extension represents a relatively modest addition when considered against the existing size of the property.

Appearance

The main extension utilises materials such as red brick and textured render, which are prominent features of the host dwelling. The use of zinc cladding further reflects the existing building where it features prominently around the original dormer windows and rear flat roof, as well as being successfully incorporated into the more recent curved extension. Extending the zinc cladding across the single storey addition introduces a contemporary element, combined with a glazed corner, these features provide a contrasting finish and visual interest whilst maintaining material continuity with the existing property.

The selected materials provide a considered balance between the traditional character of the existing property and a contemporary design reflective of the present day.

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6.0 ACCESS

The development will retain and utilise the existing access arrangements.

The proposed extension will be accessed internally via the existing dwelling, providing convenient access between the new annex and gym, as well as externally via the zinc-clad addition, providing a separate point of access to the new accommodation.

7.0 IMPACT ON THE SURROUNDING AREA

The proposal is proportionate to the existing dwelling and reflects the scale and character of the surrounding properties. Its materials and design have been selected to sit comfortably within the local context, while retaining the majority of the established landscaping.

8.0 SUSTAINABILITY

The proposal makes efficient use of the existing residential plot by extending the current dwelling, rather than creating a separate building. The design retains the established landscaping wherever practical and uses materials that complement the existing property, supporting a durable and cohesive addition.

The new accommodation will be designed to meet current Building Regulations requirements for energy efficiency and sustainability.

9.0 CONCLUSION

The proposed development represents a considered addition to the existing family dwelling, providing additional accommodation in the form of an annex and gym.

The design seeks to complement the architectural character of the property, with the main extension following the existing roof pitch and incorporating sympathetic materials. The contemporary zinc-clad element introduces a contrasting architectural feature whilst maintaining a visual connection with the existing dwelling.

Overall, the proposal provides a functional and carefully considered addition that responds to the needs of the family whilst respecting the character and proportions of the existing property.