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Design and Access statement

for

84-86 Mansfield Rd, Heanor DE75 7AQ

4nr dwellings

for

Asamin Properties Ltd

original 27 October 2026

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1.0 introduction

- This Design and Access statement is to identify the surrounding landscape features and indicator buildings in the context of the proposed development, and to highlight the elements that have been utilised within the design.

- Because it is an application document, it is hoped that it will serve as both guidance and design aspiration for the proposal as it progresses towards the detailed Planning stages.

1.1 background

- Asamin Properties Limited has submitted proposals for 4nr dwellings on the site, comprising 2nr detached dwellings fronting onto the A608 Mansfield Road, and 2nr semi-detached dwellings fronting onto Howitt Street. Parking for Mansfield Road dwellings exist as 5nr retail parking spaces with dropped kerbs, and parking for the Howitt Street properties is proposed to be behind those dwellings, accessed alongside the buildings.

1.2 aim

- The purpose of this statement is to demonstrate the design process that has been adopted in developing the scheme proposals for the site and will outline the philosophy and reasoning behind the development of that response. It will form the basis for the detailed design going through towards the Full Planning application.

1.3 parameters

- The design proposals put forward for consideration have been developed following an appraisal of both streetscapes, an analysis of the existing buildings already on the site, the aspirations of current and potential lifestyles, sustainability, access requirements and proposals, and National and Local Planning policies.

2.0 site analysis

2.1 site location

- The development site is situated between Mansfield Road and Howitt Street, in what is primarily a residential area on the outskirts of Heanor town centre.

- It does not fall into any Conservation Area, nor any designated Planning areas. However, there is open countryside to the north, which will have a bearing on the biodiversity on the site, and the proposals. Wev cannot provide a direct link to the countryside areas, but we are able to create a small island within the built up area, and possibly link to the surrounding gardens.

2.2 context

- Mansfield Road is bounded by detached, semi-detached and stepped terraced houses on both sides with an occasional retail or commercial unit tucked between. The site is currently a fishing tackle shop and a maggot farm, and is closing permanently; it is interesting to note another larger fishing tackle shop has also recently closed in Mansfield, and, although fishing is still a very common pastime, we believe these closures are indicative of the pressures faced by small businesses, and internet shopping.

- Most of the dwellings have paved their front gardens to enable off-road parking, or cars park directly in front of their dwellings on the road side.

- Howitt Street is primarily a residential street. The houses are mostly terraced and have little or no on-site parking, cars are parked on both sides of the road, and understandably outside of the owner's houses. Residents are clearly aware of the potential bottleneck, and park accordingly to allow vehicles to travel along the street.

- There is very little off-road parking along Howitt Street in the immediate vicinity of the site.

3.0 planning considerations

3.1 national planning policies

- The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. There is a presumption in favour of sustainable development.

- Under ‘Achieving sustainable development’, paragraph 11 states that “Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.”

- Paragraph 14 states that at “the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

- Paragraph 15 states “Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”

- Paragraph 17 covers the core planning principles. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. Amongst the twelve principles are that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- Under the section ‘7. Requiring good design’, paragraph 56 states “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- The development has not yet been discussed in detail with the Planning Department, but it is expected that there will be close liaison during the design process. We anticipate further information, and analysis may be necessary as the application progresses through the Planning process.

- The National Space Standards have been consulted, and all dwellings will comply. In addition to adhering to the NPPF policy guidance, careful consideration has also been given to the local Planning policy.

3.1 local planning policies

- The Amber Valley Borough Council Local Plan, 2 March 2026, is the very recent culmination of reports by working parties for every aspect of development and covers, amongst other types of development, all residential policies.

- Analysing the Policy maps of the Local Plan, it is noted that the site falls within the Borough boundary, but it does not appear to be subject to any special development requirements beyond general guidance of 'Policy H1 Housing Development Within and Adjacent to Urban Areas and Key Villages':
    - scale and character to be reflective and proportionate to the settlement it relates to, and to the settlement hierarchy as set out in Policy SS3, taking account of the cumulative impact of other proposals and the landscape setting
    - it needs to constitute sustainable development by being accessible to a range of services and facilities or improving the viability and accessibility of existing services and facilities in the settlement
    - there must be sufficient infrastructure capacity, either existing or proposed.

- Amongst other parameters, 'Policy H2 Housing Development Within and Adjacent to Other Villages and Settlements' states that housing development will be permitted on land within the built framework of Other Villages and Settlements (as defined in policy SS3 Settlement Hierarchy) where it involves, amongst others, the following types of development:
    - new dwellings, providing the site is previously developed or development is in the form of infilling of small gaps within existing groups of houses and where the land is not specifically allocated for any other purposes in the Local Plan (unless it can be demonstrated it is no longer required for that purpose)

- 'Policy H4 Housing Types, Mix and Choice' states that proposals should provide a mix of new housing on development sites which reflect the local housing needs, having regard to:
    - any imbalance in the existing mix of housing within settlements
    - the local circumstances relating to the site and viability of the development
    - all new dwellings will need to be constructed to Accessible and Adaptable Dwellings Standard M4 (2) of the Building Regulations 2010, as amended.
    - unless it can be shown not to be viable, new development will be expected to meet the needs of wheelchair users.

- 'Policy H12' develops the 'Policy1' and states that in considering applications for housing development, the Borough Council will require that the proposals:
    - are in scale and character with their surroundings
    - have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe
    - provide adequate amenity space for each dwelling unit
    - do not unduly affect the amenities or privacy of adjoining or adjacent properties, including loss of light, overshadowing or overlooking
    - provide satisfactory access to the transport network

  The Borough Council will require all new housing development to be at a minimum net density of 30 dwellings per hectare, unless it can be demonstrated that there are significant constraints to development, or that development would have an adverse impact on the character or appearance of the locality. In locations with good public transport accessibility, including town centres or around

major nodes along public transport corridors, the Borough Council will seek to secure development at higher densities

- The Amber Valley Borough Council Local Plan makes no specific allowance for off road parking associated with developments but relies on the sustainability philosophy of dwellings being in close vicinity to transport links. Allowance in the design has been made for off road parking, although it is hoped that agreement can be reached to create small front gardens instead.

4.0 scheme design

4.1 philosophy

- It is intended to emulate the two different styles of housing, to maintain and enhance the two different existing street scenes.

4.2 Mansfield Road

- The Mansfield Road side is proposed to follow the existing style of link detached houses. We intend to refurbish the existing two storey building and return it to the original house. The ground floor retail frontage will be removed and a new façade created, which is likely to follow a style sympathetic to the Edwardian age of the building.

- The existing single-storey building will be demolished, and a new two-storey house built in its place, the frontage either matching the existing building or the adjacent number 88. This will be of contemporary design but will still maintain the style and proportions of the adjacent buildings.

- This dwelling will be set back from the buildings on either side to enable a vehicle turning head. It is intended to create a hard surface at the front to allow vehicle parking, which is in keeping with the existing vehicle arrangement and the street scene.

4.3 Howitt Street

- The development on Howitt Street is proposed to follow the existing stepped terraced houses and will bring back the sense of enclosure to the street.

- It is proposed to set it back a small distance from the existing building line, to enable either small front gardens overlooking the street, or vehicle parking spaces. This will be determined following deeper discussion with the Highways department and with the Planning officer.

- The new two-storey houses will be of contemporary design but will still maintain the style and proportions of the adjacent buildings.

4.4 landscape / biodiversity

- The rear of both Mansfield Road and Howitt Street developments will become a central internal court and will be turned over to hard and soft landscaped gardens, allowing free access for fauna between each and will be designed in line with flora and fauna requirements of the proposed ecological and biodiversity reports. Alternatively, an area can be set aside for vehicular parking, whilst still maintain areas for gardens.

- A bat survey will be carried out.

4.5 sustainability / environmental design

- It is intended that the dwellings form part of the sustainable fabric of Heanor, and clothes driers, and bicycle and bin storage will be integral to the designs.

- The proposed dwellings will be designed to maximise the use of natural methods of ventilation and daylight, the latter designed by sun tracking.

- They will be thermally insulated internally beyond the requirements of the Building Regulations. As such, these measures will contribute to the overall energy efficiency of the dwelling.

- The houses will be designed to reduce the impact on services infrastructure, by design and by using rainwater attenuation. Photovoltaic panels will also be considered.

5.0 access

5.1 travel

- It is intended that the dwellings form part of the sustainable fabric of Heanor.

5.2 inclusive design

- The design approach, where reasonable, ensures full compliance with the Equality Act for ambulant disabled, Approved Document M of the Building Regulations, and the recommendations of BS 8300:2009.

6.0 conclusion

- Muddy Dog Architects have endeavoured to meet the guidelines set out by the National Planning Policy Framework, Derbyshire County Council and the Amber Valley Local Planning Guidance to create dwellings which sit comfortably within and add to the existing footprint of the vicinity.

7.0 appendix