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DESIGN AND ACCESS AND HERITAGE STATEMENT

PROPOSED NEW PENTHOUSE FLAT AT:

EXTENSIONS AND ALTERATIONS AT
38 DERBY ROAD, MELBOURNE, DE73 8FE

CLIENT: DUNICLIFF DEVELOPMENTS
DATE: 10th MAY 2023



CONTENTS

3	PRACTICE INTRODUCTION
4	PROJECT INTRODUCTION
5	SITE INTRODUCTION
8	THE PROPOSAL
9	ACCESS
10	HERITAGE STATEMENT

PRACTICE INTRODUCTION

ABOUT US

bi Design Architecture was established in 1998, we are an award winning team of vibrant and talented architectural designers based in Repton Derbyshire and Sutton Coldfield in the West Midlands. bi Design offers a straightforward and fresh approach to residential and commercial architecture alike.

We are driven by design and we love the collaborative process required to arrive at each architectural solution. Each member of our team has extensive experience in the architecture industry, they bring to our company a variety of knowledge and creativity that allows us to excel with innovative designs for a wide variety of different conditions.

We work closely with our clients and planning officers to understand their needs and ambitions and, through well considered ideas and imaginative residential architecture we aspire to exceed our clients expectations to help make their dreams a reality.



AWARDS

Winner of Burton Civic Society Awards for Best New Build Project 2016

Winner of LABC Regional and National Best Small Commercial Building 2015

Highly Commended Southern Staffordshire Partnership Design Awards 2013

Winner of Refurbished Buildings Award from Burton Upon Trent Civic Society 2007

Winner of Innovative Barn Conversion Award from Ashfield District Council 2006



PROJECT INTRODUCTION

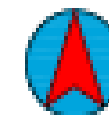
THE BRIEF

The site is located central to the market town of Melbourne in Derbyshire. The site is located on the east side of Derby Road, between the junctions of South Street and Blanch Croft. The existing building is a two storey terraced house with two bedrooms. The rear of the site is a communal area, with private gardens arranged easterly and down slope of the site, filling in the void between the properties and the public footpath connecting Derby Road to Chapel Street where it meets Station Road.

The proposal is to carry out general repairs and renovations, to replace the existing doors and windows to the Derby Road elevation, increase the occupancy to three bedrooms, and replace the existing timber conservatory with a more robust structure. Finally, a new raised patio is proposed to the rear of the site to provide a private seating area on the same elevation as the ground floor of the property.



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SITE INTRODUCTION

SITE LOCATION

The site is located on the eastern side of Derby Road, opposite the Alma Inn Public House, and six doors south of the Amalfi White Restaurant. The property has a flying freehold, with an alleyway underneath that services the rear patios and gardens of numbers 38, 40, and 42 Derby Road. The gardens of numbers 38, 40, and 42 are arranged in an odd manner, being arranged in a row eastwards of the site, with a shared footpath alongside the gardens of numbers 40 and 42, in order to access the garden of number 38 at the far end. Each property has a smaller patio area to the immediate rear of their properties, with right of access across each for access to the alleyway under number 38, and each properties garden area.

The site has no private or dedicated parking. On-street parking is available outside the property, but this only extends northwards of the site from the frontage of number 40 onwards, is only available on the eastern side of the road, and with the close proximity of the Alma Inn and the Amalfi White, as well as other shops further south on Derby Road, there is significant competition for these parking spaces.

The site lies within the Melbourne Conservation Area, and the property is identified in the Melbourne Conservation Area Character Statement, alongside its neighbours as an "other buildings which contribute positively to the special architectural or historic character". Furthermore, Melbourne lies under an Article 4 direction from the Secretary of State, which withdraws permitted development rights within the defined area to protect local amenity.

PLANNING HISTORY

South Derbyshire interactive Mapping System indicates there has been no planning applications made upon the site in recent history.



SITE ASSESSMENT

SOCIAL

The existing property is of residential use in a mixed commercial and residential area. The proposed use will remain that of residential, and the alterations do not make a significant alteration to the anticipated occupancy.

ECONOMIC

The proposal will regenerate a significantly neglected existing dwelling, updating the amenities to those expected within a modern residential property. The return of a currently unoccupied and uninhabitable residence into the viable housing stock is desirable for the settlement as a whole.

PLANNING POLICY

The Planning and Compulsory Purchase Act 2004, Section 38(6) states an application for planning permission is to be determined in accordance with the development plan unless other material consideration indicate otherwise. The NPPF is considered as a material planning consideration as per Section 38(6).

The development plan for South Derbyshire currently comprises the adopted local plan part 1 2011-2028 and the local plan part 2, and the Melbourne neighbourhood plan 2022.

Local Plan Part 1

The key relevant policies identified are as follows:

Policy SD1 Amenity and Environmental Quality

The proposed development protects the environment and enhances the amenity of existing and future occupiers through a betterment of the following:

- Improved street scene.
- Reduced energy usage through the installation of a new insulation.
- Replacement of windows and doors to enhance the appearance of the historic built environment.
- Improved thermal resistance of the windows and doors.
- Improved habitable space for modern living standards whilst retaining historic features.



Policy BNE1 Design Excellence

The proposed development is to fully refurbish the existing house and it is designed to embrace sustainable development through integrating new energy efficient heating system, low energy lighting, and thermal improvements, all designed to reduce the carbon footprint of the existing dwelling.

Through the construction of new openings to the front elevation and new feather edge fencing to the rear the occupants and other residents will feel more comfortable and safer.

Once the existing uneven concrete yard has been raised and levelled up this will allow level access in/out of the property from the rear and makes the property become accessible for all user groups.

The local character, with regards to landscape and heritage characteristics will be retained and enhanced through the proposed sympathetic changes. The proposed additional window to the front elevation will aid in the creation of creating a superb no.3 bed home whilst the occupants will enjoy the historic views of the street.

The proposed design changes are therefore supported by the Council's Design SPD.

Policy INF2 Sustainable Transport

The site is already established as a residential dwelling with ample on street parking for cars. At the end of the road there is a public bus route linking Burton and East Midlands Airport. The route also allows easy access to alternative bus routes to Derby and East Midlands Parkway Train station.

There is an abundance of public footpaths within close proximity of the site for the occupants to enjoy the great outdoors.

Policy H27 Residential Extensions and other Householder Development
The proposed development incorporates boundary treatment and construction of large openings to enhance the character of the property, whilst simultaneously improving the living conditions of the occupants, and adjoining owners by privatising residential amenity space.

Policy BNE5 Development in Rural Areas
The proposed development is inside the settlement boundary and enhances the landscape, historic character and biodiversity of the existing dwelling.

Policy BNE7 Trees, Woodland and Hedgerows
The proposed development does not affect any existing trees or hedgerows.

Policy BNE10 Heritage
As detailed within the proposed works and heritage statement below, the proposed development is an enhancement of the site and setting, and positively contributes to the character and heritage of the site and adjacent heritage asset.

The only proposed excavations are for the building of the raised patio to the rear yard. This area has previously been excavated when constructed, therefore, there is no impact on any potential archaeology.

Melbourne Neighbourhood Plan
POLICY HC1 – THE PRESERVATION AND ENHANCEMENT OF THE DESIGNATED HERITAGE ASSETS IN THE PLAN AREA WILL BE PROMOTED AND SUPPORTED IN ORDER TO MAINTAIN THEIR IMPORTANCE TO THE HISTORIC CHARACTER AND DISTINCTIVENESS OF THE AREA. ALL PROPOSALS FOR DEVELOPMENT SHOULD TAKE ACCOUNT OF THE DESIGNATED HERITAGE ASSETS AND NON-DESIGNATED HERITAGE ASSETS. THERE SHOULD BE NO ADVERSE IMPACTS UPON SUCH ASSETS.

This proposal supports the preservation and enhancement of an existing terraced house located within Melbourne's conservation area. It provides the appearance of the new window to the front elevation always having been in situ simulating the historic form of the original building.

National Planning Policy Framework (NPPF)
It is felt that significant support for the proposed development is provided by the NPPF here, due to the sustainability of the development.

Paragraph 11 - Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 8, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed 7 ; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 38 - The NPPF dictates that there is a presumption in favour of sustainable development. This paragraph advises that local planning authorities should approach decisions on proposed development in a positive way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Applications for sustainable development should be supported wherever possible.

Paragraph 84 - Supporting a prosperous rural economy - States that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new

b) sustainable rural tourism and leisure developments which respect the character of the countryside; and

c) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 194 - Proposals affecting heritage assets - Confirms that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using a propriety expertise where necessary."

Paragraph 195 - Proposals affecting heritage assets - advises that "Local Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking into account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets, conservation and any aspect of the proposal.

Paragraph 196 - In determining applications, local planning authorities should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;

(b) The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and

(c) The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 - Considering Potential Impacts - Advises the following: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Proposals that preserve these elements of the setting that make a positive contribution to the asset should be treated favourably.

It is considered that the proposal has only a positive impact on the property as it enhances the original form of the site's original use, and retains the key features of the property. The development also includes multiple energy improvements to the existing dwelling making this a sustainable development.

c) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

THE PROPOSAL

DESIGN PRINCIPLES USE

The existing dwelling is a two-storey terraced house, comprising a ground floor lounge and kitchen, two first floor bedrooms, and a first floor shower room. The property has a small basement area and loft storage space, though neither provide full standing height. Finally, a small, timber-constructed lean-to conservatory is provided to the rear.

The proposal seeks to subdivide the existing front bedroom to create two bedrooms, and to slightly enlarge the shower room to provide a more rational arrangement. This alteration will require the insertion of a new first floor window to the front elevation to provide light and emergency escape provision to the new bedroom. The existing conservatory is to be demolished, and replaced with a more substantial rear extension to provide a suitable dining room space for the property.

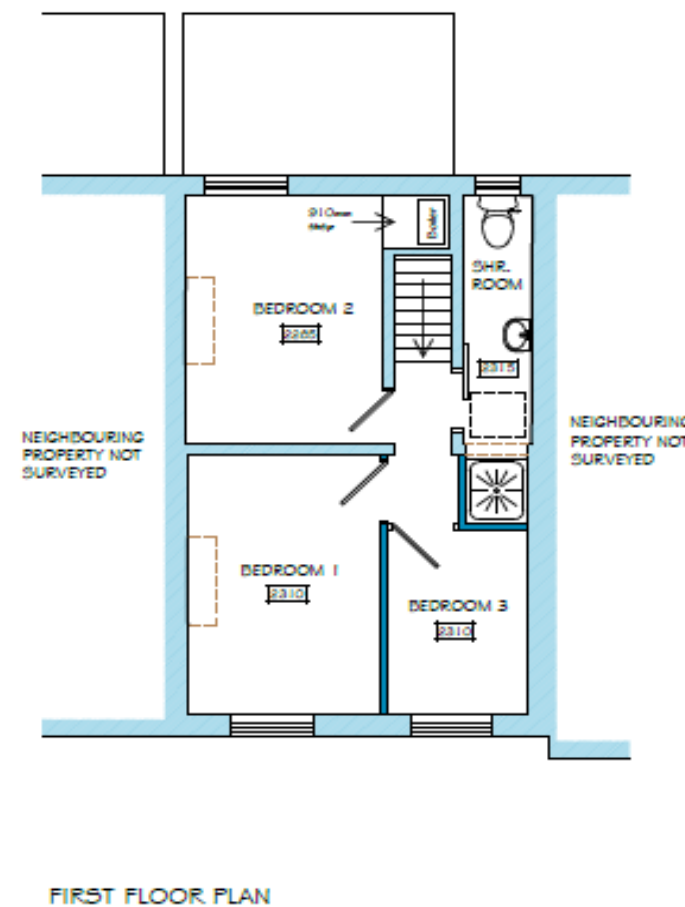
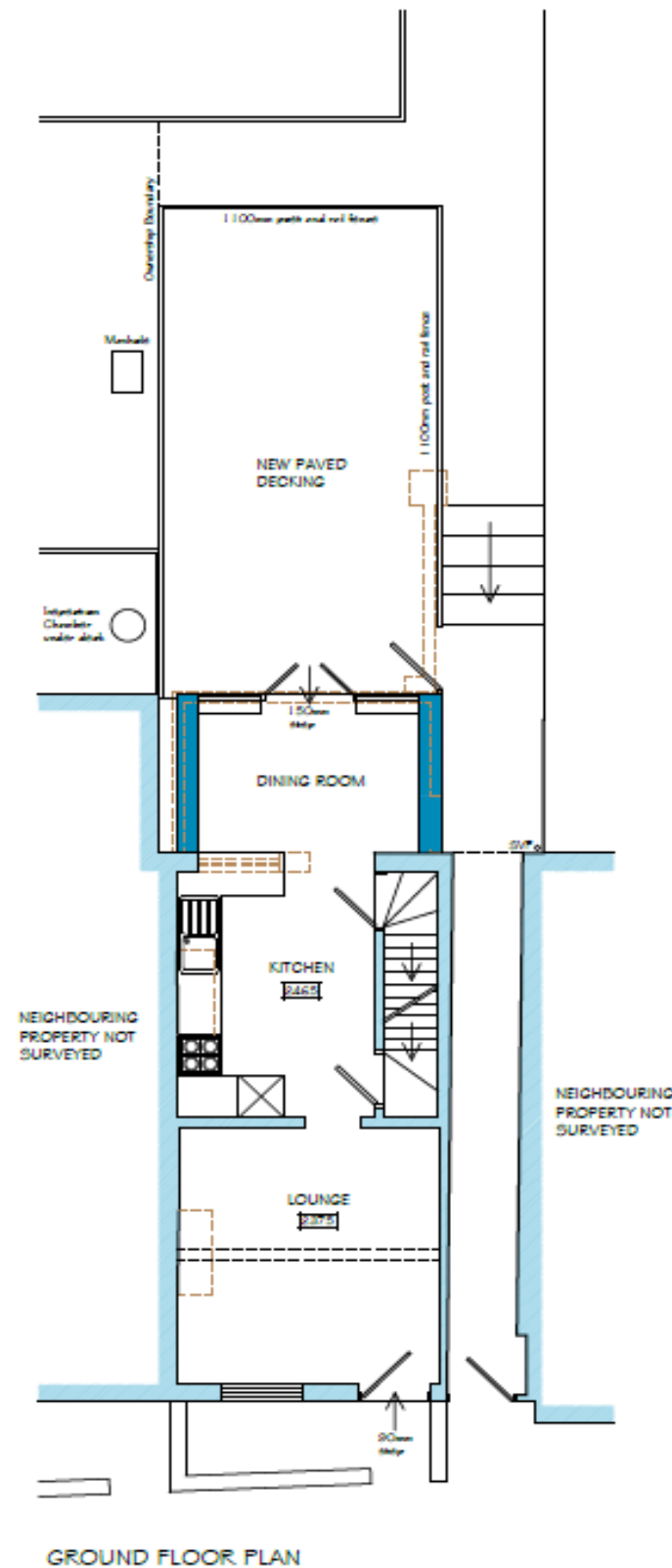
Finally, a new raised decking is to be provided to the rear, on the same level as the new dining room extension, to provide an immediate external amenity space for the owners, and the low level brick wall to the front of the property is to be rebuilt as existing..

AMOUNT

The existing site area is 375 square meters. The existing building footprint area is 37.2 square meters, less than 10% of the total site area. The proposed scheme is to result in a finished footprint area of 36.9 square meters, no greater than the existing built footprint.

SCALE

The proposed rear extension is to be entirely built within the footprint of the existing conservatory, and to be single storey in height only. As such, there is no change in the scale of the property



LANDSCAPE

To the front of the property is located a low brick wall, encircling a small area of hardstanding to the front of the site, that is traditionally used by the property and its neighbours to store bins off the main footpath. This wall is in significant disrepair, and as part of the scheme, it is proposed to demolish and rebuild this wall, retaining what materials can be salvaged, and using bricks to match where using reclaimed bricks are not possible.

APPEARANCE

The proposal includes for the replacement of the existing timber doors and windows to the front of the site, facing onto Derby Road. The replacement doors and windows are to be painted timber sliding sashes to match the windows on the neighbouring terraced properties in size, colour, and style. Where a new window is proposed, this window will match the existing, and be provided with stone header and cill to match the existing windows on the same elevation.

The proposed rear extension is to be built in red brick with a slate roof to match the existing house, and the patio door and windows to this extension are to be in white uPVC.

ECONOMIC

The proposal will provide a desirable residential dwelling within an existing residential area. The development will also have the potential to provide employment for local tradesmen, both part time and full. It will also provide opportunity for local retailers and service providers to service the ongoing requirements of the property. The proposal will represent a positive addition to the local economy.

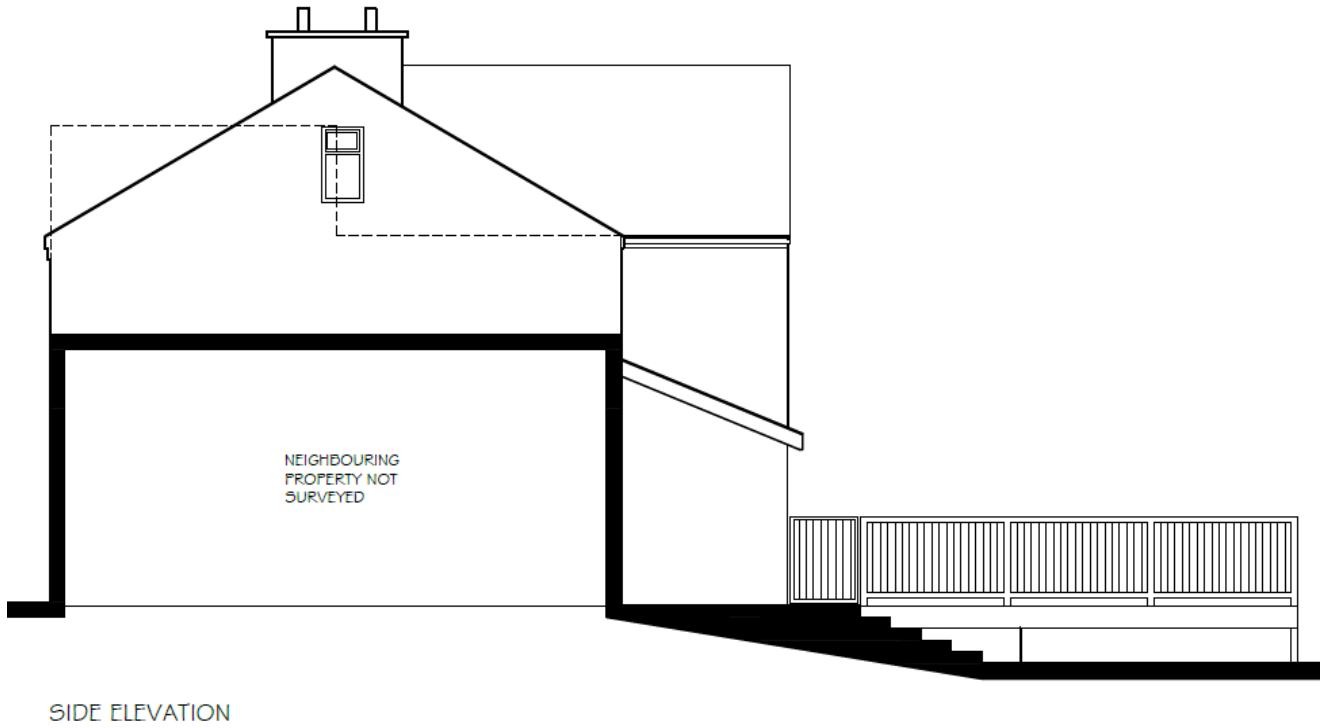
ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located in the centre of the village of Melbourne, within 3 miles of both the A50 and A42, giving direct access to Derby, Nottingham, Stoke on Trent, Birmingham, the M1 and M6. A bus stop is located within 20 meters of the site on Derby Road, and the local bus routes provide easy access to Derby, Ashby de la Zouch, and East Midlands Airport, which is located a mere 5 miles from the settlement.

INCLUSIVE ACCESS

The existing property has significant issues with disabled access, with a significant level difference to the rear amenity area, and no provision for WC access on the ground floor. Unfortunately, due to the restricted size of the property, it is impossible to rectify all these issues, although the proposal does provide an external amenity area to the rear of the property at ground level, which was previously lacking. Furthermore, the adjustments to the rear patio area does include alterations to the previously uneven and high treads of the external steps serving the alleyway under number 38, altering these treads to a rise and going better suited for ambulant disabled users.



HERITAGE STATEMENT

The site is located on the eastern side of Derby Road, within the market town of Melbourne, Derbyshire. The site lies within the Melbourne Conservation Area, and the property is identified in the Melbourne Conservation Area Character Statement, alongside its neighbours as an “other buildings which contribute positively to the special architectural or historic character”. There is no listings for this property with Historic England.

ASSESSMENT

Whilst not a listed property, the site is mentioned multiple times within the Melbourne Conservation Area Plan. The Plan states the following:

The predominant character of Melbourne is that of a late Georgian town, with a large amount of red brick housing, most with stone wedge-lintels, lining the streets.

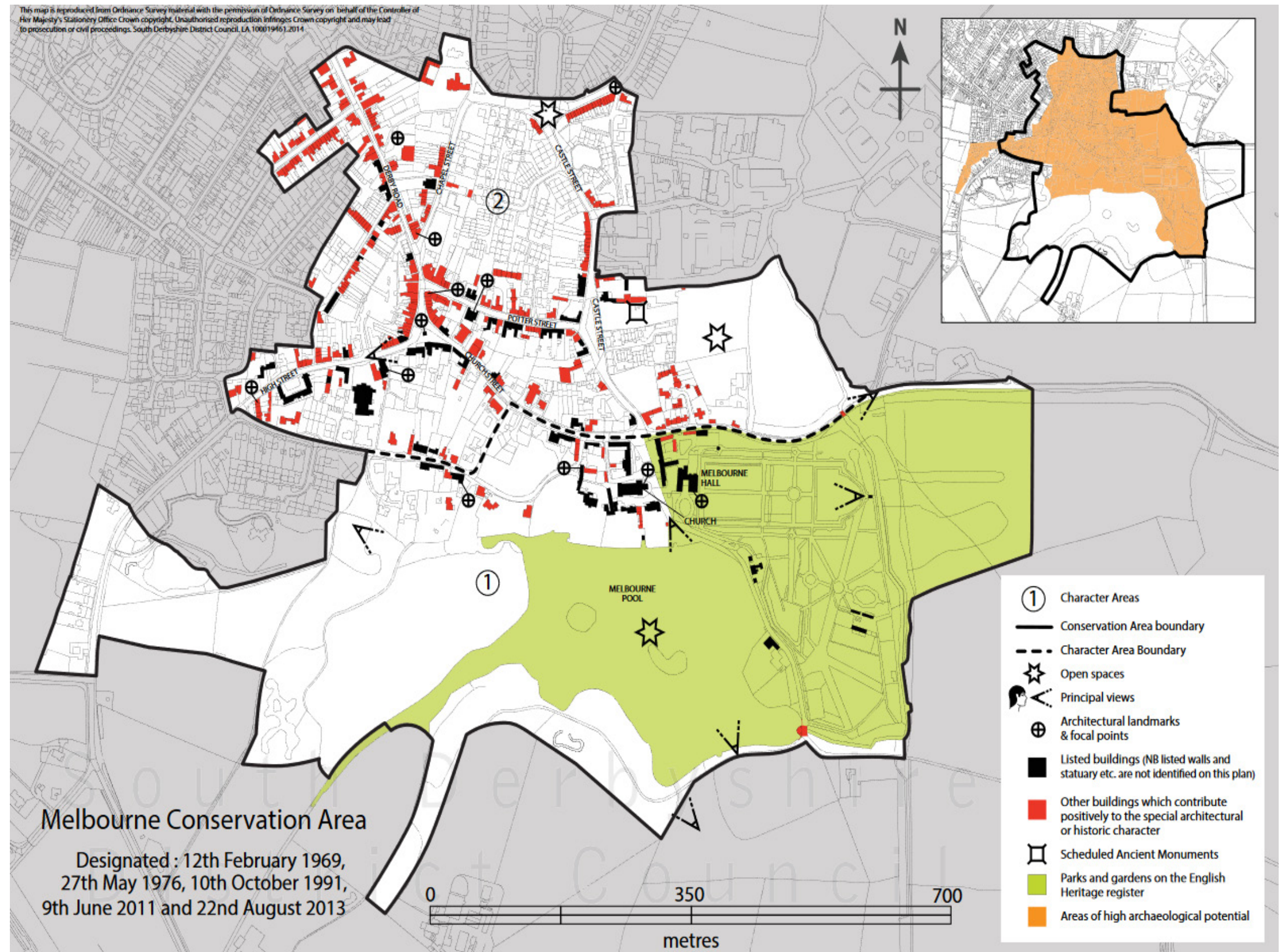
Many of these properties are three-storey, particularly in the centre of the town. The scale of the buildings changes further out of the town and occasional three-storey houses may be found amongst predominantly two-storey Georgian terraces and detached houses, especially along Castle Street and Derby Road.

Some of these Georgian buildings have been re-fronted or heightened, adapting older buildings into a more up to date appearance, but the majority were purpose-built during this period.

There are several examples of Georgian townscape where a group of roughly contemporary buildings creates an important, long elevation in the street, including:

- Nos. 55-71 Castle Street
- Nos. 33-53 Derby Road
- Nos. 14-25 Market Place
- Nos. 14-26 Potter Street

There are also two long Victorian terraces that were built in an old-fashioned Georgian style, but still have a major impact on the main approaches into the town;



- Nos. 8-18 High Street
- 12 The Market Place

There are a number of very well-preserved terraced rows of two-storey artisan cottages that were built for the working population. The best examples are:

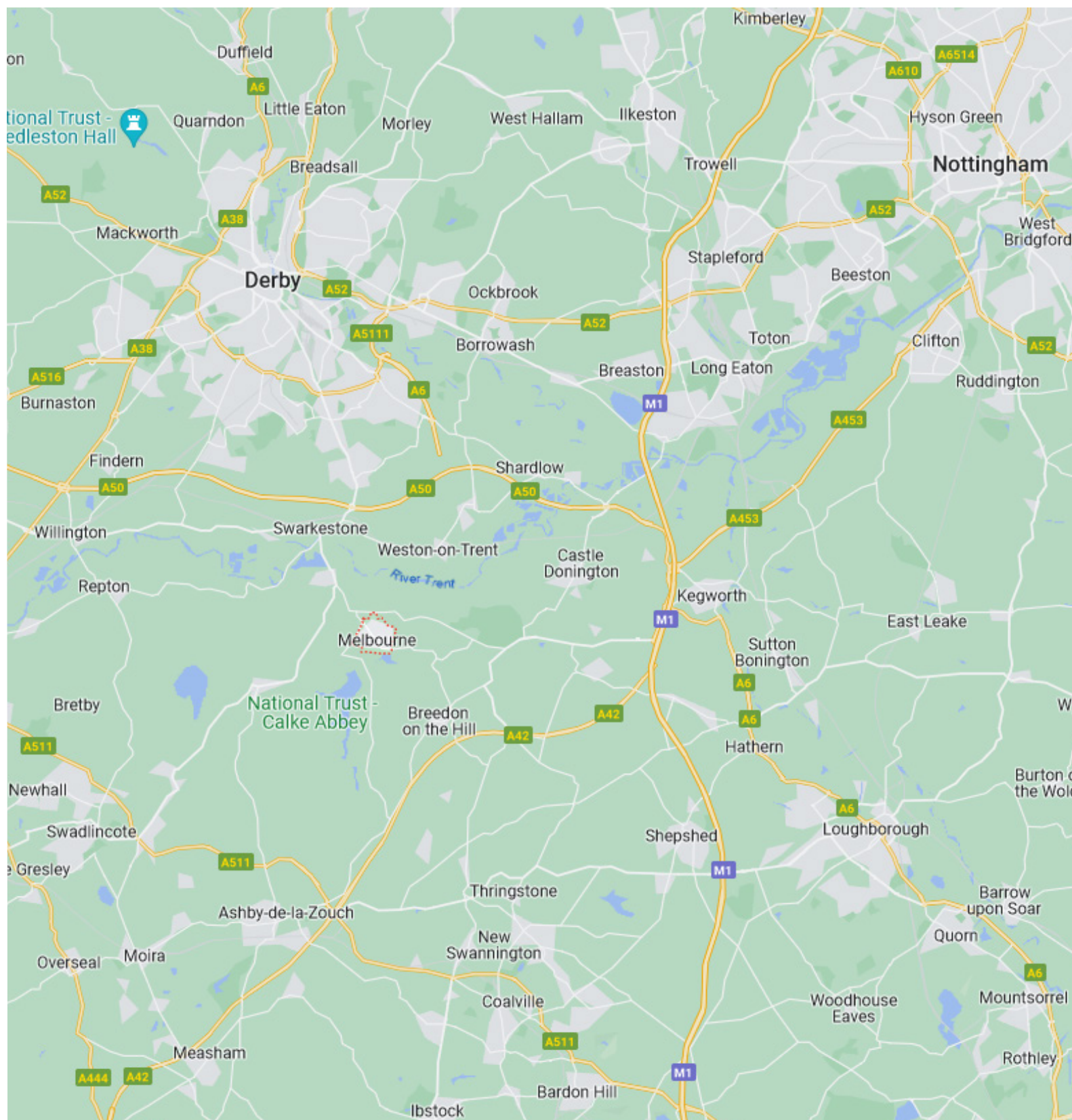
- 20-50 Station Road (1843 and later)
- 14-32 Chambers Row, Blanch Croft (c.1800)
- 45-57 Club Row, Blanch Croft (1795)
- 38-48 Potter Street (mid 19th century)
- 38-48 Derby Road (mid 19th century)

IMPACT

From the comments in the Conservation Area plan, it is clear that the import of number 38 Derby Road, lies in its context as part of a row of well-preserved terraced cottages. As such, this indicates the primary interest lies in preserving the front elevations in the manner with which they interact with the street. The proposal seeks to replace the existing windows, which have been clearly replaced in a style not in keeping with the historic norm in the past, and in doing so return them to a style and appearance in keeping with its neighbours and the historic style.

In this vein, the introduction of a new front window could be seen as a deviation from the historic norm, however, number 38 is the end of row terrace, and incorporates a gated alleyway beneath it which serves the neighbouring properties. As such, this means the front elevation of number 38 already deviates in appearance from the remainder of the row, due to the additional door in its fascade; the introduction of an additional window above, would not appear out of context due to the additional door in the same elevation.

The existing rear lean-to is in a very poor state of disrepair and re-building of this with red brick, slate roof and upvc windows and doors is not only essential for safety reasons but is clearly betterment and in keeping with the neighbouring properties. It must be noted this part of the property cannot be seen from a public highway or viewed from any part of the conservation area from a public view point.



JUSTIFICATION

Given the historic importance of the dwelling lies solely in its front fascade, and its relationship as part of a historic terraced row, those alterations that do not interact with that element are deemed to cause no harm to the historic fabric and its position in the conservation area. The majority of the changes to the front fascade are proposed in order to rectify previous failures to maintain the historic style, and a clearly of benefit to the conservation area. The insertion of the new window opening to the front elevation is considered to be of very little harm to the character of the terrace houses and the benefit of the proposed new timber windows and door to the front elevation outweighs any harm and it is proposed to enhance the street scene.