

Design & Access Statement: 63-67 High Street Bolsover

The site falls within the 'Central Area', one of four character areas identified. The Central Area is characterised by the very high quality and diversity of its townscape. As the historic core of the settlement it has the largest range in type and ages of buildings including the earliest surviving buildings. The quality and range of views is also a significant feature. Within this area, the townscape of High Street is characterised by two distinct frontages. The eastern frontage has some of the highest quality traditional buildings but has suffered a significant loss in overall numbers which has diluted its historic character. Later redevelopment has taken the form of large buildings on large plots which has resulted in opening the frontage along much of its length.

The western frontage is more complete in terms of surviving traditional buildings and a density of development that is characteristic of its early origins. Buildings directly front the pavement maintaining the characteristic strong enclosure. A loss of architectural detailing has however significantly undermined the potential contribution of its buildings which is reduced to that of their overall form and scale and their relationship with each other and within their plot.

The proposal is in a character area that is characterised by a high architectural quality overall. The loss of architectural detailing along this part of High Street (from permitted development) has resulted in a dilution of architectural quality. The proposed development provides the opportunity to address this as far as this building is concerned.

The proposal will NOT result in HARM to the Conservation Area as a historic asset.

The design cues are taken from the existing building and interpreted in a style similar to the existing property as follows:

- 1) The design of the proposed development, both in general form and in detailing.
- 2) The proposed materials of construction and the extent to which they conform to the prevailing traditional building materials and styles of the conservation area.
- 3) The scale of the proposed development
- 4) The relationship of the proposed development with existing buildings
- 5) The impact of the proposed development on important open spaces within the conservation area
- 6) The relationship of the proposed development to the historic street pattern

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- 7) The impact of the proposed development on views into, out from and within the conservation area, including views of important buildings
- 8) There appropriate, the impact of new uses on the area's special character or appearance.
- 9) The proposed design and materials palette is in keeping with the existing dwelling and wider surrounding context, and does not conflict or impact adversely with neighbouring dwellings

Environmental Management – “ Environmental Management Measures to combat Climate Change”.

The proposal shall be of high standard modern methods of construction incorporating high levels of insulation to achieve stipulated building regulations thresholds.

Specific measures taken to protect the privacy and impact on the living conditions of neighbours (For example: screening, positioning of windows, access arrangements)

The design is considered and takes into account the privacy of neighbours.