

Design & Access Statement

Proposed two new dwellings

Land adjacent to 111 Holme Park Avenue

Chesterfield, Derbyshire S41 8WU

hampton booth



Introduction

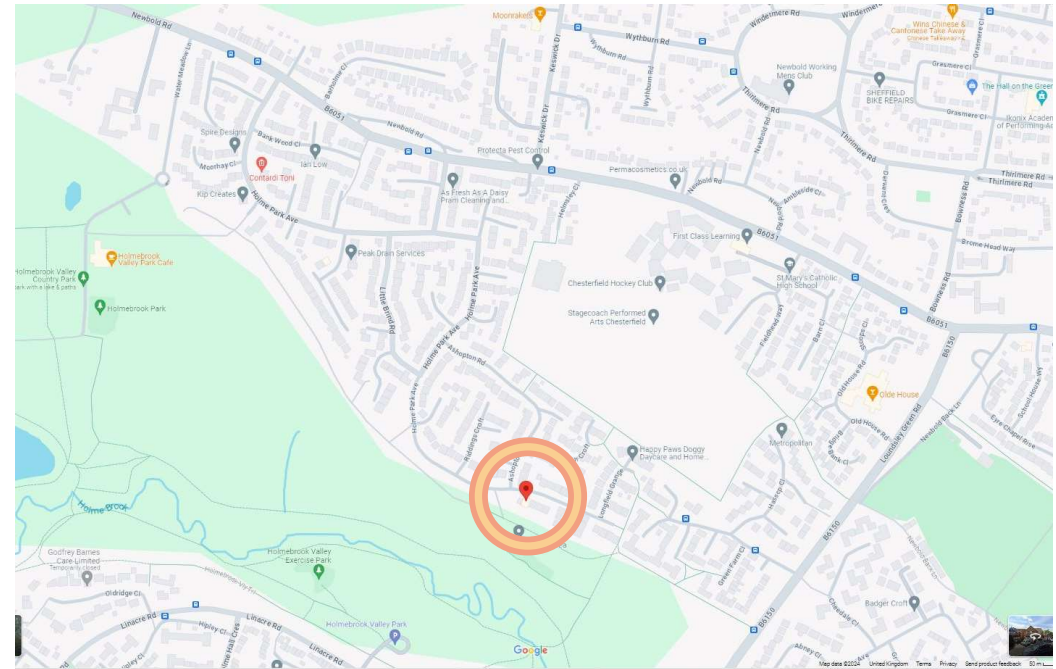
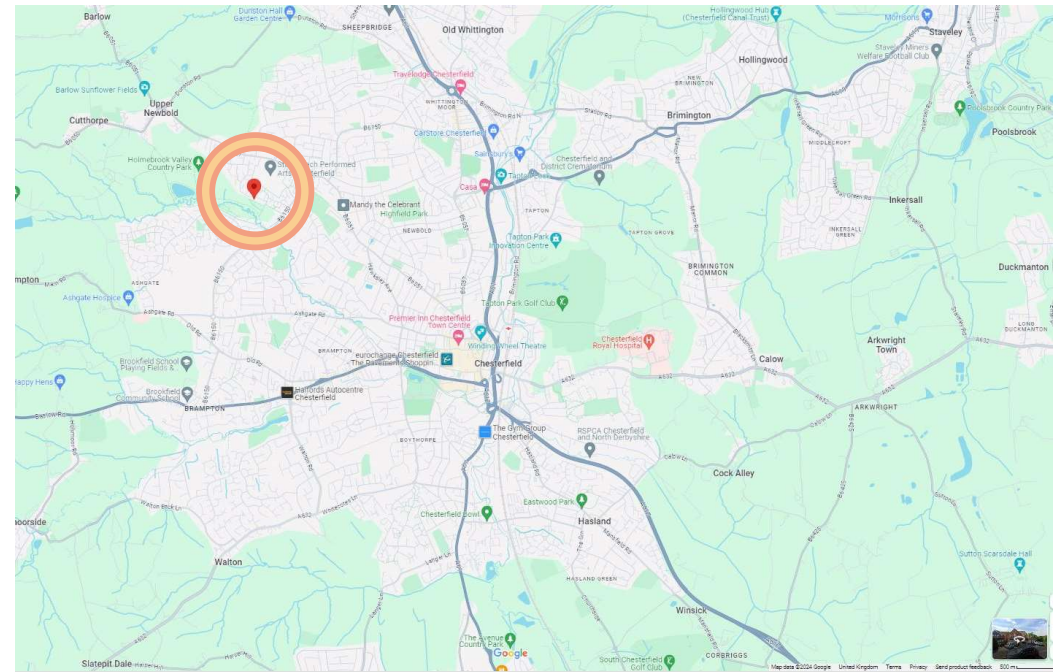
Planning permission is sought for two new detached dwellings on land adjacent to 111 Holme Park Avenue, Chesterfield, Derbyshire S41 8WU.

The site lies within the Upper Newbold area to the North West of Chesterfield. Upper Newbold is primarily a residential area with the Holmebrook Valley Park to the South.

The site is current vacant and has been unused since the surrounding housing estate was built in 2000.

The site is largely overgrown and would benefit from development to bring it up to the standard of the surrounding area. The site area is 435m².

The South West Boundary of the site is defined by a public footpath leading to the Holmebrook Valley Park area.





Context

The site lies within a housing development comprising of largely three or four bedroom detached houses.

The design of the houses is largely the same with minor differences which have come as a result of homeowner updates over the last 23 years.

Each house is constructed with red or buff brickwork, white uPVC windows and doors, grey interlocking roof tiles and some have small feature areas of off-white render.

Many of the houses have integral garages with driveways to the front providing parking for two cars.

The estate contains a mixture of houses which run parallel to the main road with an open front boundary onto the pavement and houses which run perpendicular to the main road in smaller clusters with a shared access driveway from the main road.

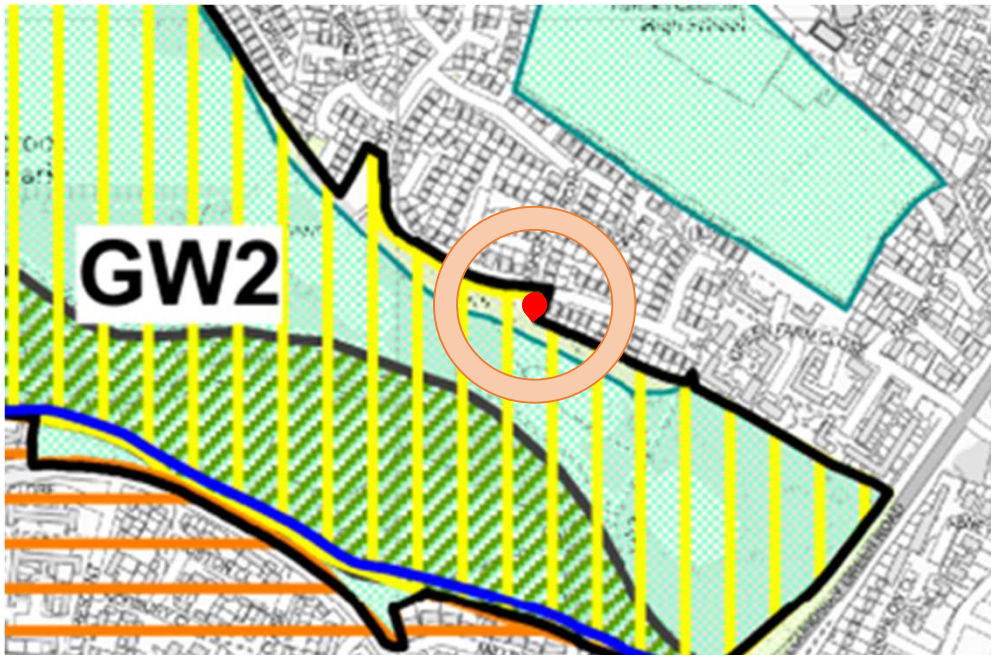


Local Planning Policies

The site appears to lie within the CLP1 and CLP15 policy areas on the Chesterfield Borough Council Adopted Local Plan Policies Map (2018 - 2035).

CLP1 Spatial Strategy, Green Wedges and Strategic Gaps - A green wedge has been maintained behind the site to separate the areas of Upper Newbold and Holme Hall. This allows access to open green spaces from the urban areas and prevents the neighbouring areas from merging.

CLP15 Green Infrastructure - Holmebrook Valley Park lies to the South of the site and is included within the Councils Local Plan as an area of green infrastructure.



Site Location highlighted in red within circle

9 February 2024

hampton booth



We believe the site should not be included within these policy areas as they are much more relevant to the park area to the South. The South Western boundary of the site is defined by a public footpath which leads to Holmebrook Valley Park, this boundary should mark the boundary of the green wedge rather than it extending across the site which is now privately owned and has no public access. We believe the proposed site fits more closely with the policies which apply to the neighbouring property at 111 Holmewood Avenue.

The Local Plan sets out the need for a minimum of 240 new houses within the area per annum. It also states that new residential development will be permitted where it will have reasonable access to a range of key services and where the development will enhance its setting as well as being sensitive to the character of the local area.

We believe the proposed two new dwellings should be granted planning permission for the following reasons -

- As the site lies within an existing residential area it will benefit from the existing local key services.
- The site is currently overgrown grassland. The proposed two new dwellings will enhance their setting and bring the site up to the standard of the surrounding area.
- The appearance of the dwellings is not part of this current application but we anticipate that the materials used will be in keeping with the local area.



Proposed Site Plan (NTS)



Design

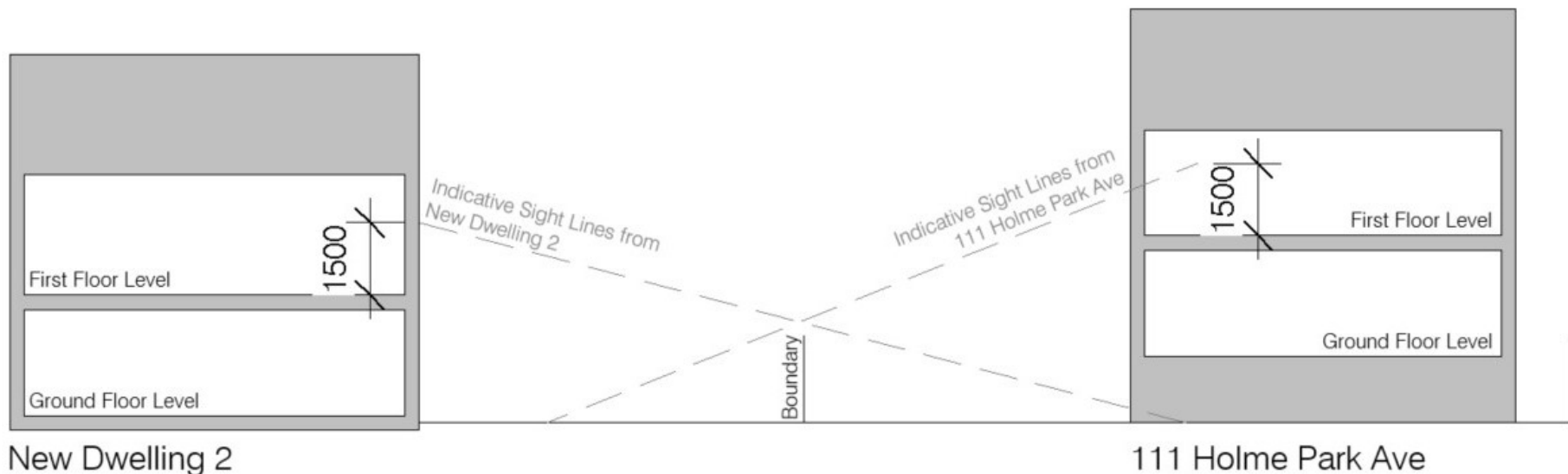
The proposed site is within a residential area, this makes new dwellings the obvious use for the site.

The proposed site plan includes two detached dwellings with a shared driveway running perpendicular to Holme Park Avenue and two parking spaces to the front of each dwelling. We believe this design is in keeping with the mass and layout of the surrounding houses.

Each house will have a private garden space to the rear. There is a precedent in the neighbouring properties for gardens which run parallel to the road to have a 6ft timber fence along the boundary to maintain privacy.

Providing two dwellings on the site allows the size of each dwelling to be very similar to the surrounding houses whilst leaving ample amenity space.

Indicative Sight Lines (NTS)



It is expected that the new dwellings will use external materials which are in keeping with the surrounding house, further information on this will be provided in future reserved matters applications.

The proposed dwellings will be two storey to respect the vertical mass of the adjacent properties.

We believe positioning the houses perpendicular to the road will ensure the new dwellings and 111 Holme Park Avenue will have private garden spaces.

New dwelling 1 will be adjacent to the side of 111 Holme Park Avenue so will only overlook the garage space and will not receive any overlooking.

New dwelling 2 will sit lower than 111 Holme Park Avenue due to the sloping nature of the site, this difference in levels along with the offset position of the dwellings will limit the opportunity for viewing into the neighbouring gardens. The diagram below gives an indication of assumed site levels, these will be finalised as the design progresses.

Access

The vehicular access to the site will be new driveway running along the Western boundary of the site. The drive was positioned in this way to offset it from the junction to Ashopton Road which lies opposite the site. This will allow drivers leaving the new driveway to have full visibility of the junction when maneuvering.

There are excellent pedestrian links to the site with wide pavements provided throughout the housing estate and many footpaths within the adjacent Holmebrook Valley Park.

The closest bus stops to the site are located on Newbold Road to the North or Linacre Road to the South. These are both less than half a mile from the site



Inclusive Access

It is anticipated that the dwellings will have a level threshold entrances wide enough for disabled residents or visitors. The circulation space within the Ground Floor level will be sufficient to allow for wheelchair users including access to Ground Floor habitable rooms and sanitary provisions. This will be developed and finalised in future reserved matter applications.

