

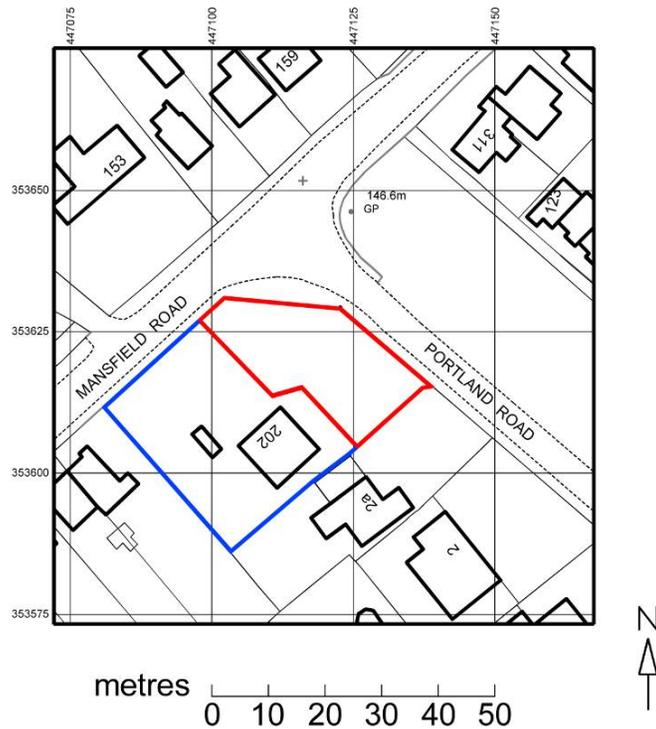
13.01.2025

DARREN MAYNER ARCHITECTURE
38 Fergus Road Kirkcudbright DG6 4HN
www.mayner-architect.co.uk
DESIGN AND ACCESS STATEMENT

PROJECT
PROPOSED NEW DWELLING
AT 202 MANSFIELD ROAD
SELSTON NG16 6BB

INTRODUCTION

This Design & Access Statement has been prepared to accompany an application for Detailed Planning Permission to build 1 detached 4-bedroom house with a new access from Portland Road onto a building plot which previously formed part of the large garden of 202 Mansfield Road.



© Crown copyright 2024 Ordnance Survey 100053143
Cadastral data is subject to Crown copyright and is reproduced with permission of HM Land Registry.

APPLICATION SITE DESCRIPTION

The application site (indicated by the red line on the location plan above) has an area of 552sqm and is located at the junction of Mansfield Road and Portland Road Selston. It was part of the extensive garden area of the bungalow occupying 202 Mansfield Road which has become unmanageable by the owner of the property, both physically and financially since she was widowed. The bungalow still retains a plot area of 957sqm (blue line), which is still a large plot size relative to other nearby properties, and only 12% of this area is occupied by buildings (the existing bungalow and detached garage). The bungalow's principal garden area lies to the south west of the bungalow and is unaffected by the proposed development. A close boarded panel fence has been erected to divide the retained garden from the proposed building plot.

The plan below, with the application site hatched red, clearly shows that the site area is similar to nearby properties fronting the south side of Portland Road and both sides of Mansfield Road and it is more than double the size of house plots to the north east of the site. 552sqm is a good sized plot for a single family home in this location.



The 2 photos that follow show the site, the new dividing fence, the bungalow at 202 Mansfield Road and the dormer bungalow at 2a Portland Road.





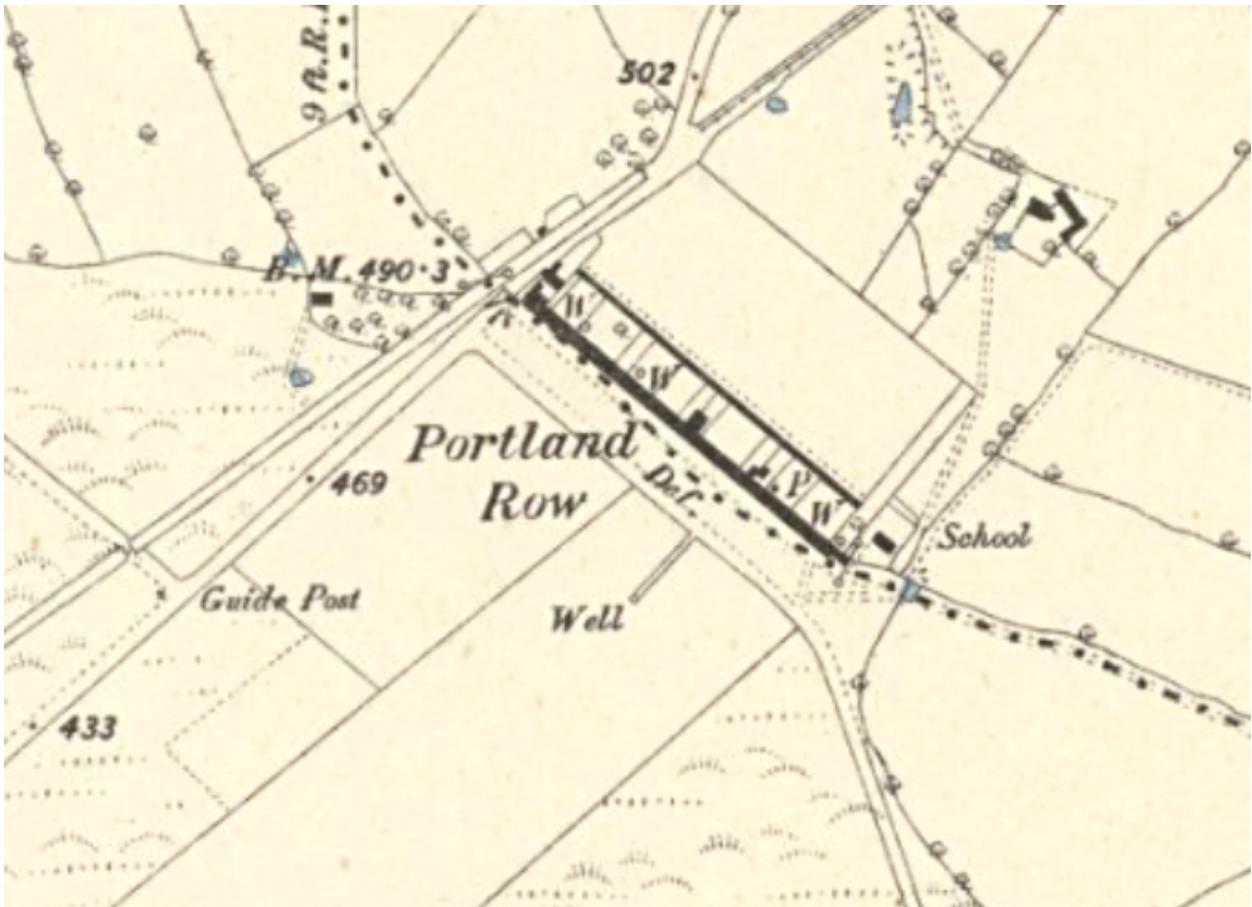
The 2 photos that follow show the site viewed from the junction of Portland Road with Mansfield Road. 202 Mansfield Road and 2a Portland Road are unusual in this context in that they are set back from the road frontage. All other properties along Mansfield Road and Portland Road are closer to the road and continue the historic ribbon development.





APPLICATION SITE CONTEXT AND HISTORY

The following set of 4 historic maps show the sequence of development around the site between 1884 and 1956. The 1884 map below shows that the only dwellings in this part of Selston at that time were miners' cottages associated with the nearby Portland Colliery which are arranged in a long, narrow terrace to what is now the north eastern side of Portland Road. These were still present in 1956.



The 1921 map below shows the existence of the 2 storey, brick Edwardian houses along the southern sides of Mansfield Road and Portland Road.



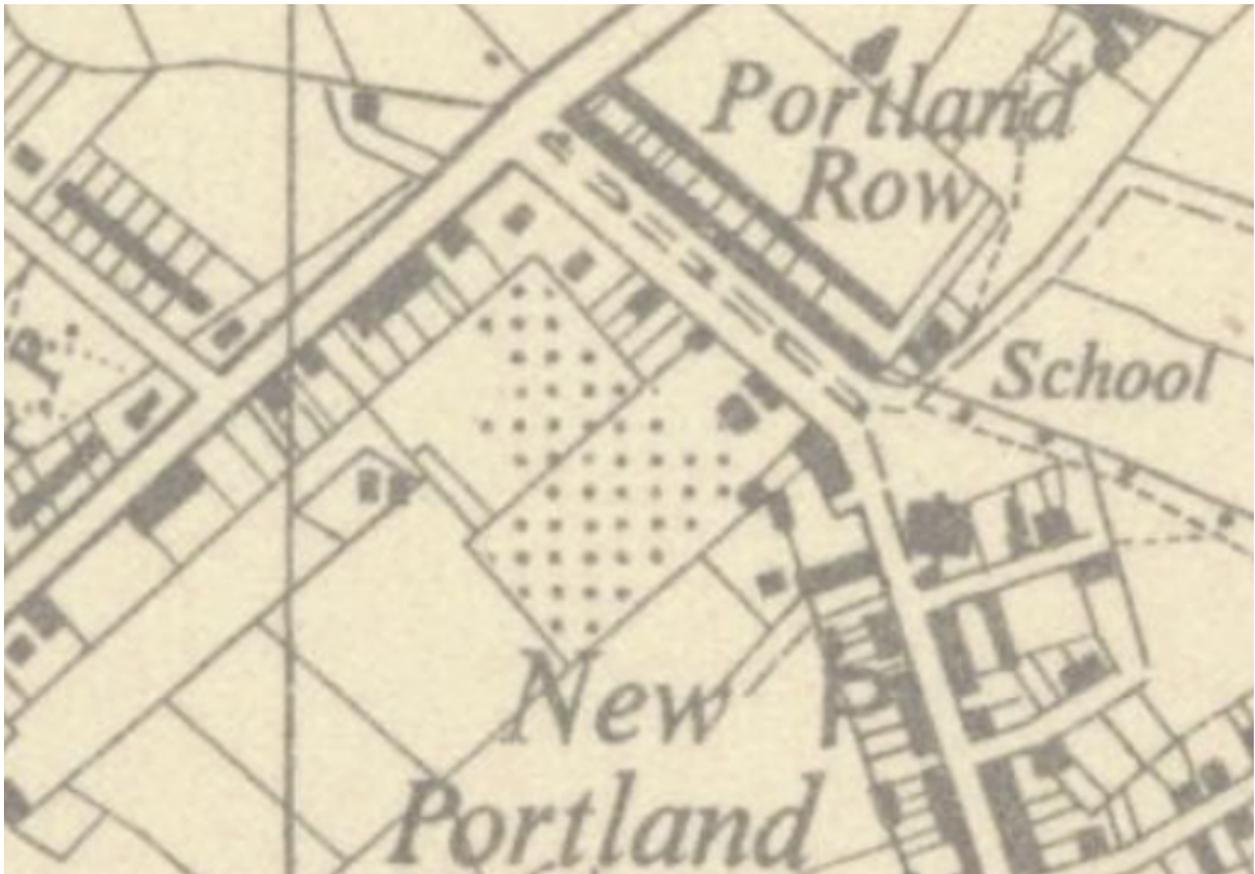
Looking south west towards 200 Mansfield Road



Looking south east towards 8 Portland Road



The 1956 map below is the first to show the bungalow at 202 Mansfield Road which is not present on the 1948 map (not shown). At this time the development opposite the site on Mansfield Road did not exist, none of the recent residential development behind the houses fronting Portland Road existed and the miners' cottages had not been replaced by the current houses to the north side of Portland Road. These maps show clearly that, as the population has expanded and more housing has been required, open spaces and gaps between previously built dwellings have been filled with new development.



PRE-APPLICATION ADVICE

An outline planning application for a single dwelling on the site was refused in 2016 (V/2016/0420). Before proceeding to prepare this detailed planning application, pre-application advice was sought in relation to a proposal to build 2 small, 2-bedroom houses on the site (PEQ/2024/0088) and a response was received from case officer Mr Daniel Lane on 24 July 2024.

In his report Mr Lane states under the heading Character and Appearance: *'...given the size of the plot and the previous refusal for the outline planning permission, under ref. V/2016/0420 for one dwelling, it is unlikely that two houses of this size would be supported... An application for one dwelling in this location would likely be supported and is in principle acceptable subject to the development being set back from the principal elevation along Mansfield Road.'*

Also in this paragraph and again in his Conclusion Mr Lane reiterates the statement made regarding the previous refusal that: *'The pattern and scale of existing development on Mansfield Road and Portland Road is made up of detached single storey dwellings, with long, linear private gardens'*. However, this statement is inaccurate: there are 4 bungalows on the north side of Mansfield Road and 202 Mansfield Road itself plus 2 dormer style bungalows at 2 and 2a Portland Road and only one of these could be described as having a long, linear private garden. These properties are actually contrary to the overall pattern and scale of other development along Portland Road and Mansfield Road which existed before they were built and has been built since: all other dwellings within 200+ metres of the site are 2-storey houses (see photos below) and, only a minority of these, the 2-storey Edwardian houses to the south west of the site, could possibly be described as having long, linear private gardens but these are not typical of the gardens to the majority of houses built in this area in the last 50 years.



10a, 10 and 8 Portland Road



6 Portland Road



301-311 Mansfield Road, 117-123 Portland Road



153 Mansfield Road



168-200 Mansfield Road

Mr Lane concludes his report that 2 dwellings 'would likely fail to respect the established pattern of development in the area undermining the prevailing character and appearance of the area. A revision to the scheme to reduce to 1 dwelling for the location of appropriate size and scale would more likely be supported.' This proposal has therefore been prepared based on this advice.

PROPOSED LAYOUT

The position of the vehicular access point was the starting point for the proposed layout so that adequate visibility splays can be provided for safe access. Building between the bungalow and Portland Road would have been unacceptable so this part of the site was the obvious location for parking. The existing hedges and trees to the northern end of the site determined that this would be the private amenity space and the central part of the site would be where the house should be located.

There is a 2.2m fall across the site from Portland Road from where access would be. Great effort has been taken to provide level access to the front entrance and a reasonable amount of accommodation at ground level whilst reducing the visual impact on the existing bungalow by stepping the floor and roof down to a lower ground level on the bungalow side of the house. This has resulted in a multi-level floor plan and an interesting roofline.

The floor plan provides modern living accommodation with 4 bedrooms and space for a home office. All rooms meet the minimum recommended floor areas set out in Table 2 of Ashfield Residential Design Guide 2014 Supplementary Planning Document (SPD).

SCALE

The proposed building is in keeping with the scale of existing neighbouring properties. Although 2.5 storeys in height overall the reduced eaves level means it will address Portland Road as a 1.5 storey high building and will reduce in height to single storey near the boundary with the bungalow at 202 Mansfield Road.

APPEARANCE

The house will be built using red brick with grey interlocking tiles on the roof to emulate the materials of the nearby Edwardian houses. Reconstituted stone feature surrounds are proposed to windows and doors to enhance the visual appearance with grey coloured UPVC window frames and black UPVC fascias, soffits and rainwater goods.

ACCESS

Access to the site for pedestrians and vehicles will be via a new access point from Portland Road. Nottinghamshire Highway Design Guide (2021) requires a minimum private drive width of 3.0m for a single dwelling with 2.0m pedestrian visibility splays. This has been provided on the proposed layout with the access point located in the same position that shown on the drawing submitted for pre-application advice which was acceptable to the Highways Authority. A low boundary wall will be provided, set back from the footway to provide visibility splays and the margin between the wall and footway will have low maintenance, low growing, ground cover shrubs planted in gravel.

A level paved access is provided between the public highway and the dwelling entrance and the entrance will have a level threshold. Living room, bedroom and shower room are accessible at ground level and the stair has been designed to allow a stair lift to be installed if required down to the lower level kitchen.

CAR PARKING

Table 4 of Nottinghamshire Highway Design Guide (2021) requires 3 on-site parking spaces for a 4+ bedroomed dwelling. 3 spaces have been provided on site with additional space for on-site turning facilities.

FLOOD RISK

The development site does not lie within a flood risk area and therefore a flood risk assessment is not required.

SUSTAINABILITY

The site is located in an established residential area on bus routes to local towns. All public utilities are available next to the site. Building materials and labour will be sourced locally providing local employment.

ECOLOGY

The ecological appraisal and arboricultural surveys requested in the Pre-application advice have been commissioned and reports prepared to support this application.

SUMMARY

The plot size of 552sqm is a suitable size and format to accommodate a 4-bedroom detached house with adequate parking and garden area.

The bespoke design proposed has been developed specifically in response to this site's context. It addresses both Portland Road and Mansfield Road and follows the principle of ribbon development of 2-storey houses along both roads.

The house, gardens and parking fit comfortably on the site and retain existing established trees.

The enclosed private amenity space on the north side of the house has an area of 158sqm which is well in excess of the minimum 90sqm stated in Table 1 of Ashfield Residential Design Guide 2014 Supplementary Planning Document (SPD).

The distances between the proposed dwelling and existing dwellings and the locations of proposed windows have been designed to avoid overlooking and overshadowing and meet the requirements of Table 5 in Ashfield Residential Design Guide 2014 Supplementary Planning Document (SPD).

Access and parking are in accordance with Nottinghamshire Highway Design Guide (2021).

The internal layout of the house addresses the difference in level across the site and a split level design is proposed so the front entrance has level access from Portland Road and the private garden has level access from the kitchen/dining/living area.

The roof eaves have been lowered on the south and east sides of the house and the lower level living area designed as a single storey wing to minimise the impact on existing, adjacent dwellings.

Space has been provided for 3 x 240 litre refuse bins at road level behind a gate to the north east corner of the house.