

12/01/2026

Ashfield District Council

DESIGN & ACCESS STATEMENT

Proposed Dwellings - Land Off Noth Street, Huthwaite

SJI Designs Ltd

Tanglewood, 21 Farnsworth
Avenue, Rainworth Mansfield
Nottinghamshire, NG21 0EN

01623 406877
0752 512 413
steve@sjidesigns.co.uk



SJI DESIGNS
ARCHITECTURAL SERVICES



Access and Design Statement

Proposed Development of Two Dwellings

Land off North Street, Huthwaite, Nottinghamshire NG17 2NZ

1. Introduction

This statement has been prepared in support of a full planning application for the erection of two new dwellings on land off North Street, Huthwaite. The site, which formerly accommodated a building that has since been removed, now comprises a cleared and generally level parcel of land with minimal existing features.

The statement addresses matters of access, design, sustainability, and compliance with both national and local planning policy. It demonstrates how the proposal will deliver a high-quality, sustainable residential development that integrates sensitively with its surroundings.

2. Site Context and Surroundings

The site lies within an established residential area along North Street, benefitting from:

- Proximity to local amenities: Shops, schools, healthcare facilities, and leisure opportunities are all within walking distance.
- Public transport: Regular bus services along Sutton Road provide strong connections to Sutton-in-Ashfield, Mansfield, and further afield.
- Level topography: The generally level nature of the site supports ease of access and inclusive design.



Site Location

These factors contribute to the site's sustainable location, reducing reliance on private vehicles and aligning with the sustainable development principles of the NPPF.

3. Proposed Development

The proposal seeks planning permission for two brick-built, two-bedroom dwellings with pitched tiled roofs. The design and materials will complement the surrounding built form and ensure a cohesive relationship with adjacent properties.

Each dwelling will provide:

- Two off-street parking spaces.
- Secure, covered cycle storage facilities.
- Electric vehicle charging points.
- Adequate rear private amenity space, meeting national space standards.
- Purpose-designed refuse storage and collection points.
- Photovoltaic (PV) solar panels to generate on-site renewable energy.



Proposed Elevations

4. Design and Scale

The proposed dwellings have been designed to reflect the established scale, rhythm, and form of North Street. Key design principles include:

- Height and massing: Modest in scale, ensuring the dwellings do not dominate the streetscape.
- Materials: Brick façades and tiled pitched roofs consistent with the surrounding context.
- Character: A form and rhythm that complements adjacent residential properties.

The scheme represents a more sensitive and proportionate alternative to the previously approved scheme of four flats across three storeys (Ref: V/2023/0615). The two-dwelling proposal achieves a lower density, respecting local character and residential amenity.

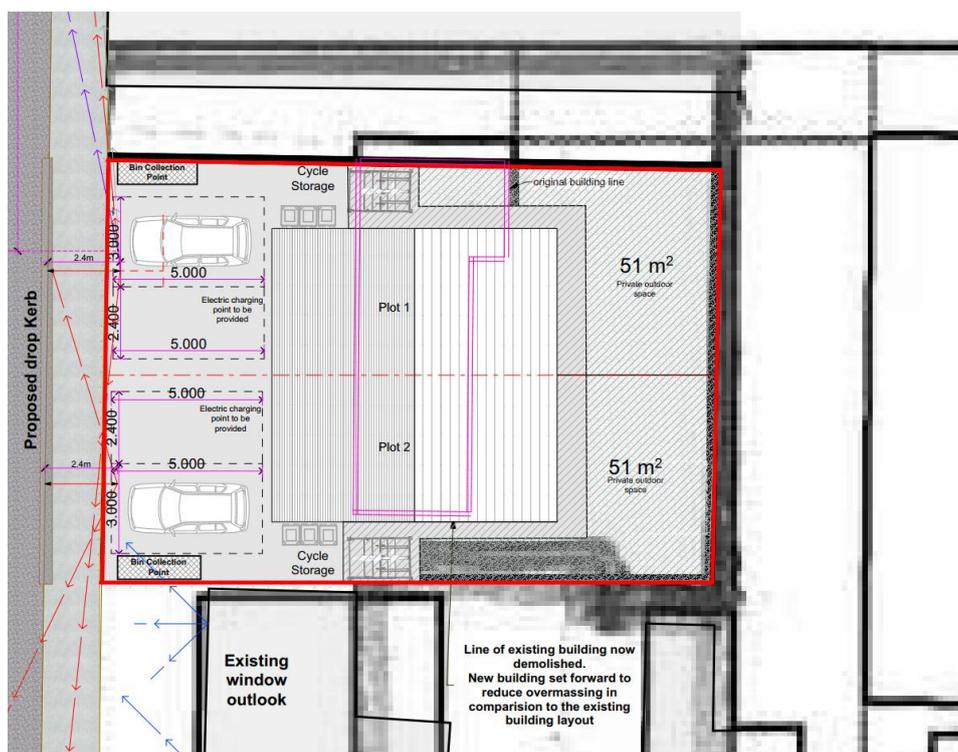
5. Access and Parking

Access to the site will be achieved directly from North Street, mirroring arrangements approved under the earlier planning consent.

Provision includes:

- Two off-street parking spaces per dwelling.
- Secure cycle storage facilities to promote sustainable travel.
- EV charging points in line with emerging policy requirements.

The level nature of the site facilitates inclusive access. Parking, pathways, and entrances will be designed to comply with Building Regulations and inclusive design principles.



Proposed Site Layout

6. Sustainability and Energy Efficiency

The dwellings will be designed to modern energy efficiency standards, incorporating:

- Fabric-first energy performance measures.
- Solar PV panels to generate renewable energy.
- EV charging infrastructure.

Biodiversity enhancements will also be delivered, including integrated bat boxes within the gable ends. A specialist ecological assessment supports these measures, ensuring ecological considerations are fully addressed.

7. Planning Policy Context

The proposed development accords with the National Planning Policy Framework (NPPF) by:

- Promoting sustainable development in a well-connected location.
- Making effective use of previously developed land.
- Delivering high-quality housing to meet local needs.
- Supporting the transition to low-carbon living.

At a local level, the scheme aligns with Ashfield District Council's planning objectives, including:

- Sustainable development policies: Maximising brownfield opportunities and delivering housing growth.
- Design policies: Ensuring development is sympathetic to local scale, form, and character.
- Transport policies: Promoting sustainable travel through cycle storage, EV provision, and access to public transport.
- Climate and biodiversity policies: Incorporating renewable energy and ecological enhancements.

8. Conclusion

The proposal for two new two-bedroom dwellings at North Street represents an efficient and sustainable use of a cleared brownfield site. The development:

- Respects the local character and residential setting.
- Provides modern, energy-efficient homes with high design quality.
- Incorporates sustainable travel measures, off-street parking, and biodiversity enhancements.
- Aligns with both national and local planning policy.

It is therefore respectfully submitted that the proposal should be supported by Ashfield District Council.