

'PATCHETTS' BROADWAY DERBY

Design and Access Statement

CITY OF DERBY DEVELOPMENT & CULTURAL SERVICES DEPT	
FILE REF.	11/11/58
DATE REC'D	18 JAN 2011
REFERRED TO	
REPLIED	

INTRODUCTION/BACKGROUND

'Patchetts' was the name of the 'Arts and Crafts' style of house that formerly occupied this site and which was severely damaged by fire in 2006. A photograph of the house is included at Appendix 'A' for reference.

The current owners and Applicants bought the site and derelict house in 2007 with a view to seeking Planning Permission for a replacement dwelling for themselves and their young family.

A 'Prior Notification for Demolition' was submitted in 2008 (ref. DER/08/08/01219) and the remains of the house were removed in 2009.

The site is unusual in that whilst it is approximately 0.47 Ha in area, which is very large for a suburban family house, it takes the form of a long narrow tract running East/West and is home to a great many mature trees, all of which are subject to group TPO's.

It is well located in a good area the Northern end of Broadway, and about one mile from Derby City Centre. The local area is characterised by mature inter and post-war good sized detached houses, with a smattering of older properties.

To the South and running parallel with the site is Penny Long Lane and to the North is a development of new houses, mostly built over the last five years on land which formerly belonged to the Convent of Mercy, though this is largely separated by further mature woodland.

Access is off Broadway, via. iron gates with the former dwelling located at the extreme Western end of the site. The drive is serpentine in form and it was quite impossible to see the site of 'Patchetts', even in Winter. A photograph of the dwelling site (after demolition) is included at Appendix 'B'.

Apart from the large number of mature trees, the site has no other significant features, being more or less level, but with a shallow, even fall towards Broadway.

The existing boundaries are a mixture of hedges and fences in varying condition and missing in places.

Overall the salient impression upon visiting the site for the first time is one of considerable seclusion and privacy.

THE PROPOSAL

The Applicants are long-term residents of the local area and have sought to find a suitable site to build a family home for some time.

Informal consultations with Derby City Planning Officer (John Stewart) commenced in 2008, shortly before the Prior Notification of Demolition was submitted. The outcome of these discussions was that providing the proposal was for a single dwelling, located in the general position of the original building, the principle of a replacement house would be acceptable and in accordance with the relevant Local Plan Policies.

In view of the number of mature trees present, a detailed topographical survey was undertaken, together with an Arboricultural Survey, an electronic copy of the latter is contained at Appendix C. The Survey revealed that the woodland had been neglected for some time and that it would benefit from a properly planned programme of selective felling, replacement and management in the future.

The Applicants were very pleased to have been able to acquire this site as they share a keen interest in nature and wildlife and it is their intention to progressively and sensitively restore this attractive swathe of woodland in a manner than would also enhance the natural diversity of wildlife in due course.

The proposed replacement dwelling has been designed in the Applicant's preferred 'Georgian' style of architecture and seeks to faithfully capture this historic detail and proportions of the period. It is a conventional two-storey structure in traditional materials and where falling inside the root protection area of adjacent trees, has been contained within the original footprint of 'Patchetts'.

The aspects are predominantly East and West, which respects the design and fenestration of the adjacent neighbouring properties. Indeed, the South Elevation achieves a slightly greater distance to number 24 Penny Long Lane than was the case with the original house.

The application drawings have been shown to the two nearby residents most likely to be affected by the proposal (numbers 22 and 24 Penny Long Lane) and both have declared their support for the proposal.

Access, which would be fully Part M compliant, utilises the existing drive alignment up to the siting of the proposed detached triple garage. This block also contains a small Caretaker's/'home-sitters' flat and is intended to be incidental to the use of the Main House, i.e. not a separate Planning Unit.

Several small trees in this area are proposed for removal so as to facilitate reasonable vehicle movements and also to improve the setting of the proposed dwelling. Informal pre-application discussions on site with the City Council's Arboricultural Officer, (Jason Humphreys), have revealed that their removal is likely to be acceptable, within the context of the overall scheme and the long-term improvements proposed for the woodland area in general.

CONCLUSION

This is an interesting and unusual site and in some ways it is a pity that the old house was lost to fire.

There is however an opportunity to construct a fine replacement family home, by an Applicant who has a particular interest and enthusiasm for the natural environment.

Whilst the proposed design is very traditional in appearance, it will incorporate the latest energy efficient technology wherever possible and represents a very worthy enterprise, which I trust will receive your full support in due course.

JCJ MAJ 1951
17 January 2011

MONTAGUE ARCHITECTS LTD



APR 2001 'A'

Appendix 'B'

