

PLANNING STATEMENT

The site comprises approx 225m² of surplus NCC Highway land just outside the Town Centre boundary. It is bordered by West Hill Drive to the north and west, Chesterfield Road South to the south and No 79 West Hill Drive to the east. The site lies in a prominent position on a site sloping from east to west and north to south and sits well above Chesterfield Road to the south. The site exposes the blank brick gable end wall of number 79 West Hill Drive.



View of site from west across Chesterfield Road

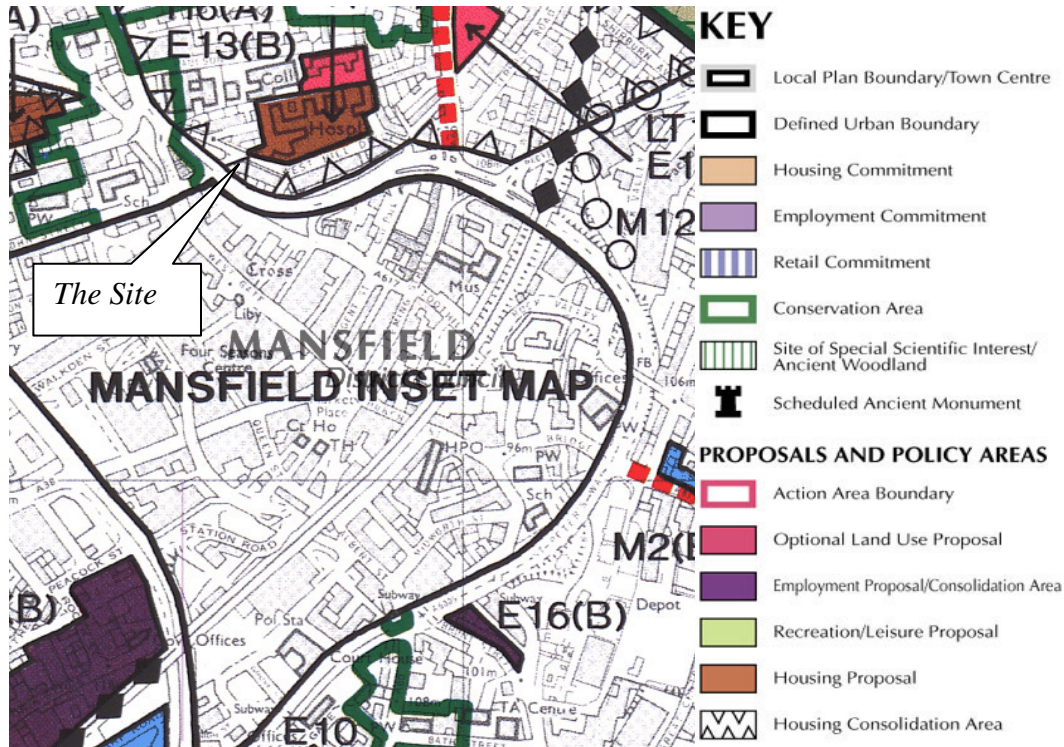
The site lies within a housing consolidation area and is close to the former hospital site which is a housing proposal site. Across the Chesterfield Road is the West Gate Conservation Area.



View of site across end of West Hill Drive

Developing the site would complement the local policies of

- encouraging urban redevelopment and in so doing would sustainably make use of the existing transport and services facilities
- infilling vacant sites, especially if done in a complementary way
- improving sites with a current potential for possible vandalism and misuse



Part of the Mansfield DC Local Plan

DESIGN AND ACCESS STATEMENT

The proposed use of the site would be housing in the form of either a single house or multiple flats. As the site access off West Hill Drive is restricted and on-site parking space is limited, a single house would appear to be the more appropriate option unless relaxations were given with regards to off site parking for multiple dwellings.

Due to the slope of the site, it would be possible to construct a three storey dwelling. Many of the adjacent properties on West Hill Drive make use of their roof space: by stepping the proposed ground floor down and by continuing the same roof line as the neighbouring property, a three storey building could be comfortably accommodated on the site. The design could incorporate feature dormer windows on the north and south elevations with possible feature Juliet balconies on the more prominent west elevation.

The proposed dwelling should make full use of windows on the west elevation – as well as the north and south (front and back) - which would introduce some character to the end of the terrace. Existing brick corbelling details and fenestration layouts including bay windows and recessed entrances could be emulated to enhance the West Hill Drive elevation. Although the main materials would be brick walls and a tiled roof to match the existing properties, elements of other materials (eg render) could be applied to enhance the west elevation.



Views up and down West Hill Drive (note brick corbelling, bay windows, traditional recessed entrances, stepped roofs and ground floors)

The building line would be retained on West Hill Drive with a slight set back of part of the ground floor to accommodate off street parking. The form of the main part of the terrace would be extended (ie without the rear projections) so as to minimise over shadowing of the neighbouring dwelling and to provide a more solid, symmetrical front when viewed from the west.

The existing trees would be removed to enable construction to take place. Appropriate landscaping including tree planting could be designed partly to provide some privacy to the house and partly to soften the view of the development and the existing boundary wall.

Accessibility will be attained to Building Regulations Part M standard including level access onto the site and into the building.