



Belco Developments

Derby Road

*Jane Welham Architect*



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- 4.0 Current Permission

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- I Full Planning Permission Dated 29<sup>th</sup> October 2004
- II Full Planning Permission Dated 6<sup>th</sup> March 2003
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# Site

## 1.1 Site Location

The site is located on Derby Road near the junction with Barrack Lane on the edge of Nottingham's exclusive Park Area. It has easy pedestrian access to the city centre and is well connected by public transport to other parts of the city.

## 1.2 Site Dimensions

The site area is approximately **750 sq.meters.**

The frontage to Barrack Lane is approximately **15.00 meters**

The frontage to Derby Road is approximately **37.60 meters**

There is a fall in level across the site from Barrack Lane down to Derby Road of over 2 stories



# Site

## 1.3 Current Use

Currently the site, known as 'Rocky Mount', is occupied by a late Victorian Villa with several free standing garages to Derby Road. The property is accessible from both Derby Road and Barrack Lane, with the house entrance at an intermediate level in the centre of the site. All the buildings are derelict and in a state of ill repair. None of the buildings are listed and their demolition has been agreed as part of a Conservation Area Consent.



Title: Rocky Mount & land adja. 4 Barrack Lane.

Key

Map produced for:  
Development  
Control  
Committee

Map produced by:  
Planning  
Applications &  
Advice Section



**NOTTINGHAM**  
City Development



Scale in Metres  
0 5 10 20 30 40

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path name H:\userstudies\golf\docs\map\plan\the committee data and the site address





# Site

## 1.4 Adjacent Buildings

Although part of a series of Victorian Villas that run parallel to Barrack Lane the site occupies a transitional location to the continuous parade that fronts Derby Road.

Immediately to the South No. 4 Barrack Lane is a deep plan two storey house with single storey extensions. It has no windows along the site boundary.

Beyond this Barrack Lane is fronted by 2 / 3 storey buildings plus roof accommodation that include a contemporary high density infill block to the former garden of No. 14.

Immediately to the North Nos. 171 / 173 Derby Road are 5 storey mixed use buildings with retail to the ground floor and accommodation above. To the rear where they front Barrack Lane the buildings maintain their height, but due to the level difference across the site reduce to 3 stories.

To the East of the site across Barrack Lane the buildings are shielded from any development by a high wall.

To the West the buildings facing the site across Derby Road are 3 storey town houses.



# Development Potential

## 2.1 Potential for increasing the development density

The current planning submission, approved in October 2004, evolved in style and form from an earlier approval granted for part of the site in March 2003. This approach, especially when viewed alongside other recent local precedents, suggests that a re-appraisal of the site potential is worth pursuing. The following scheme is illustrative of what could be achieved whilst retaining a similar volume and height to that which has already been approved and within the building lines along Derby Road. In light of other recent local precedents around the Park the structure and space planning have been reworked to suit modern methods of construction and offer a desirable standard apartment layout. To date, however, no approach has been made to the City Planning Authority on this basis .

## 2.2 Accommodation Schedule

Number of Residential Units:

22 x 2 Bedroom Apartments

Car Parking:

22 Spaces

Potential Retail Unit:

Ground Floor





Perspective view from Derby Road

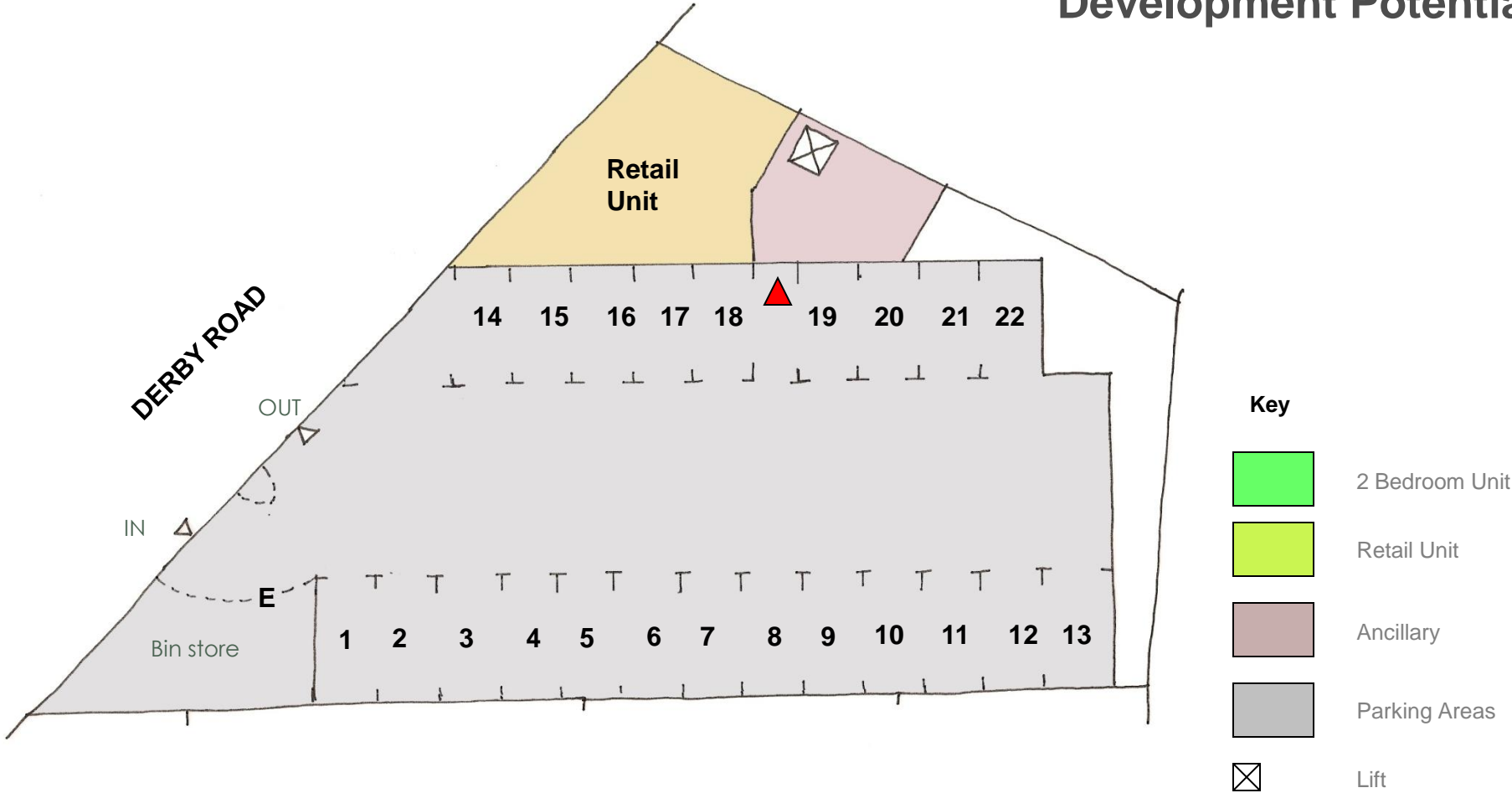
Belco Developments

Derby Road

*Jane Welham Architect*



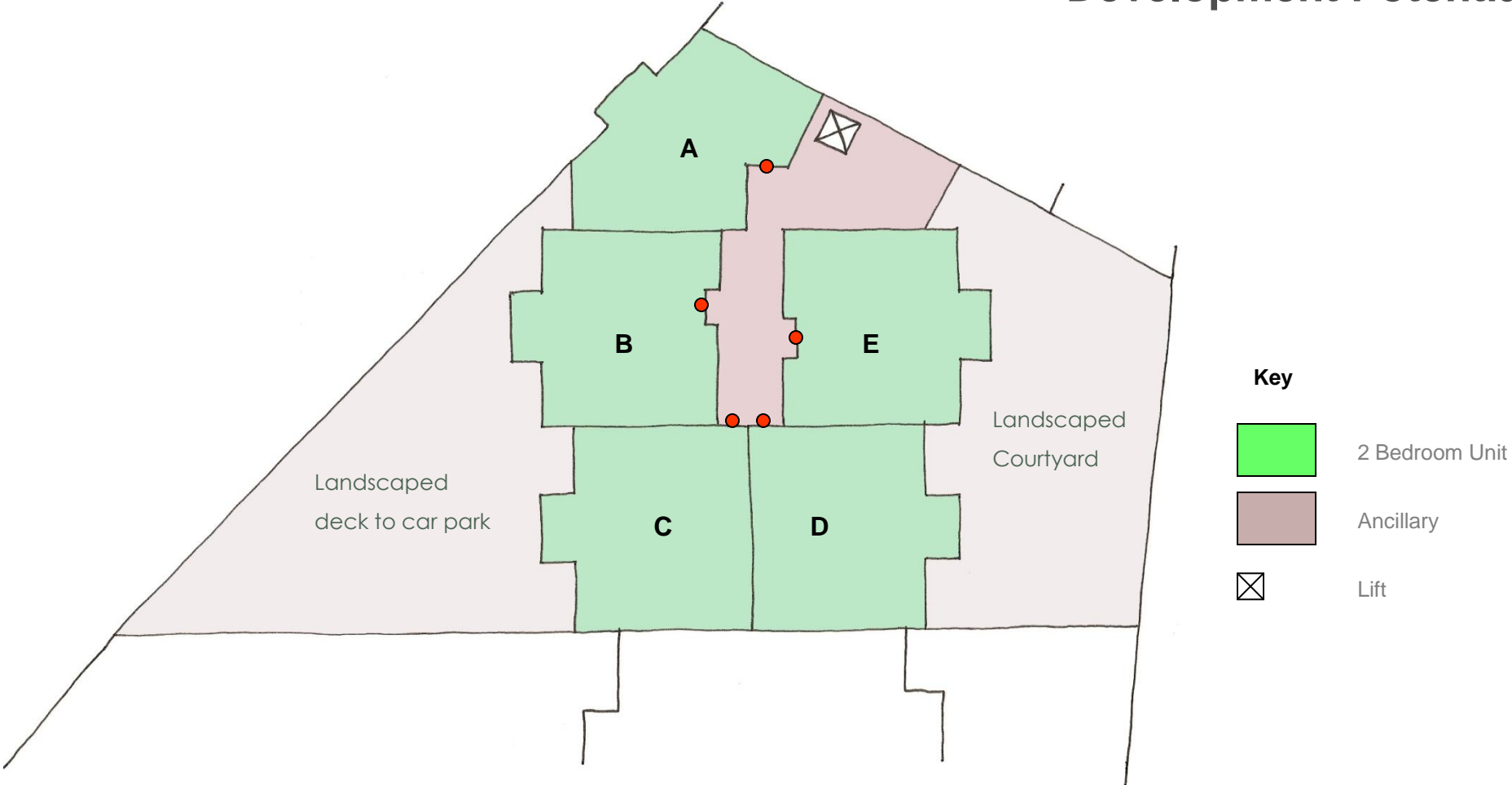
# Development Potential



Level - 3 / Car park / Retail Unit / Derby Road



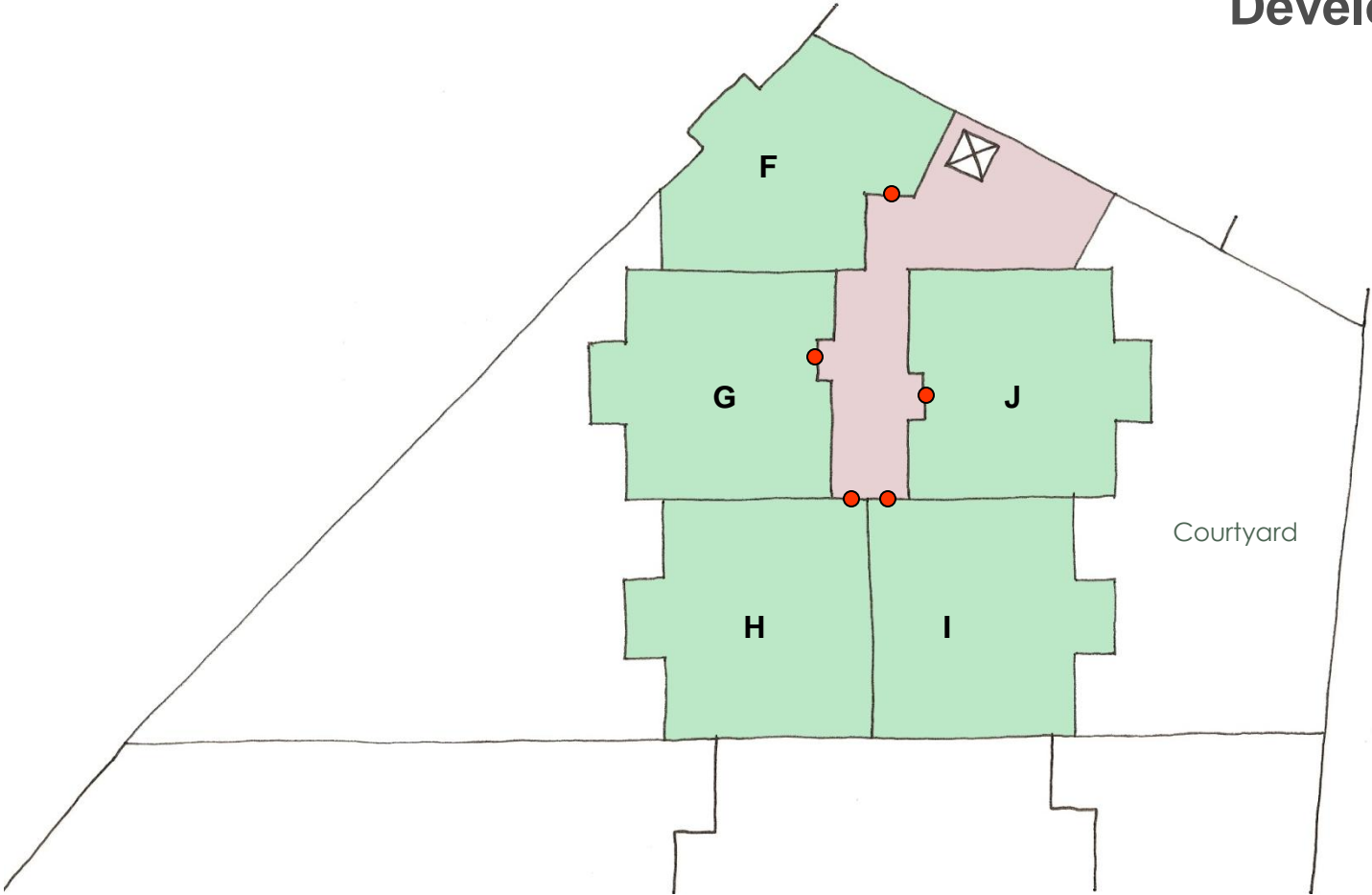
# Development Potential



Level - 2 / Landscaped Deck / Apartments



# Development Potential



### Key



2 Bedroom Unit



Ancillary

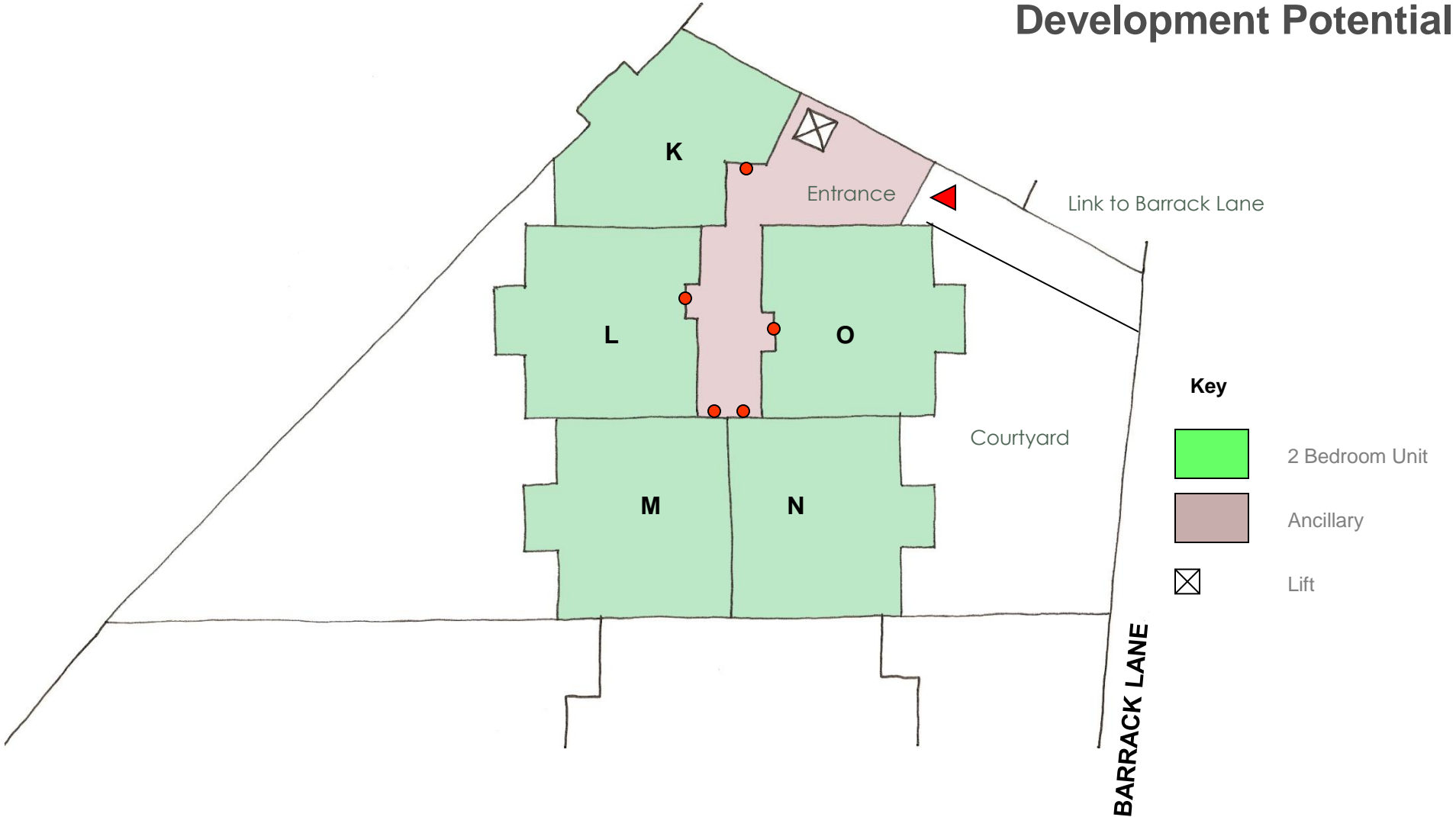


Lift

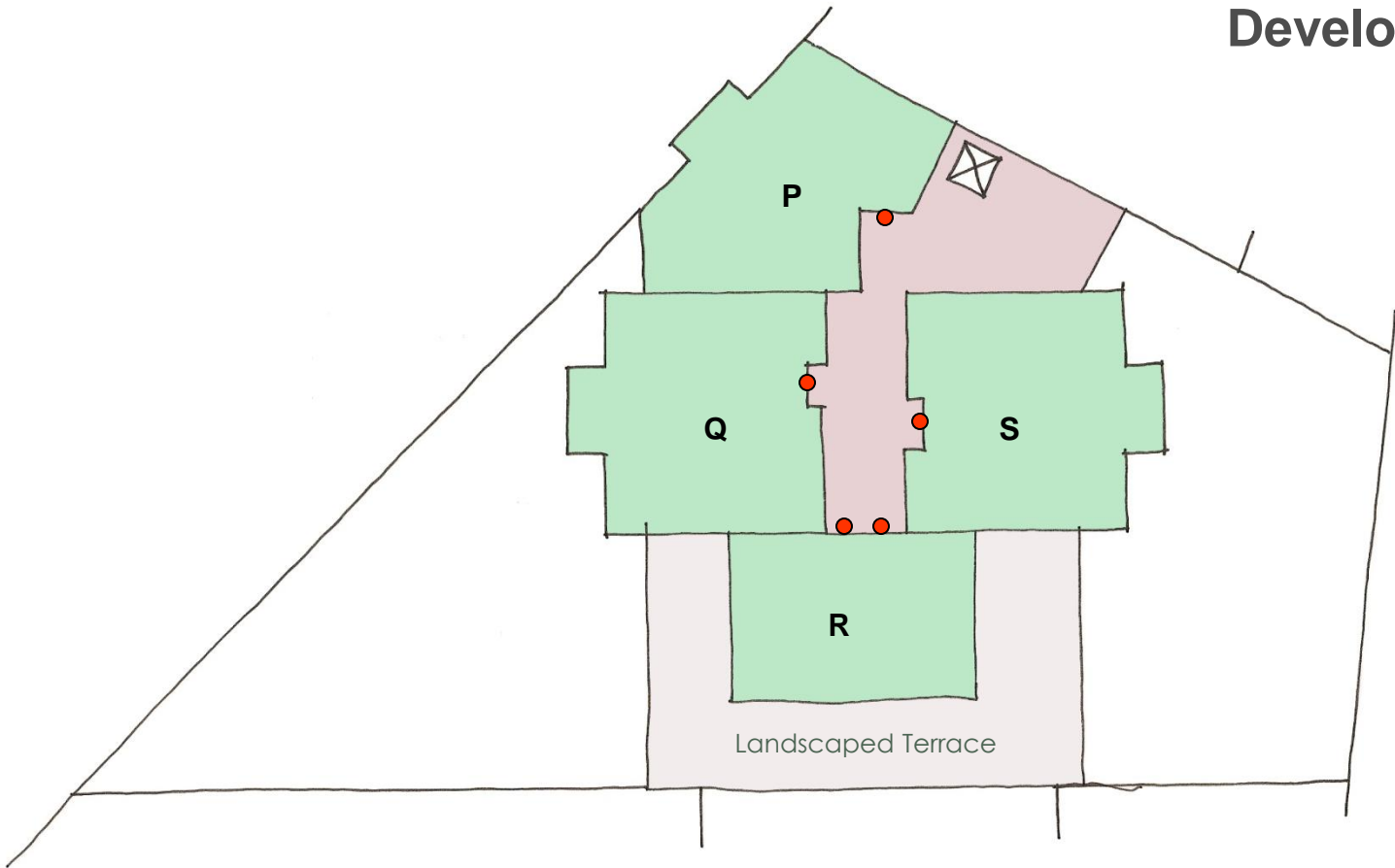
Level - 1 / Apartments






# Development Potential



# Development Potential



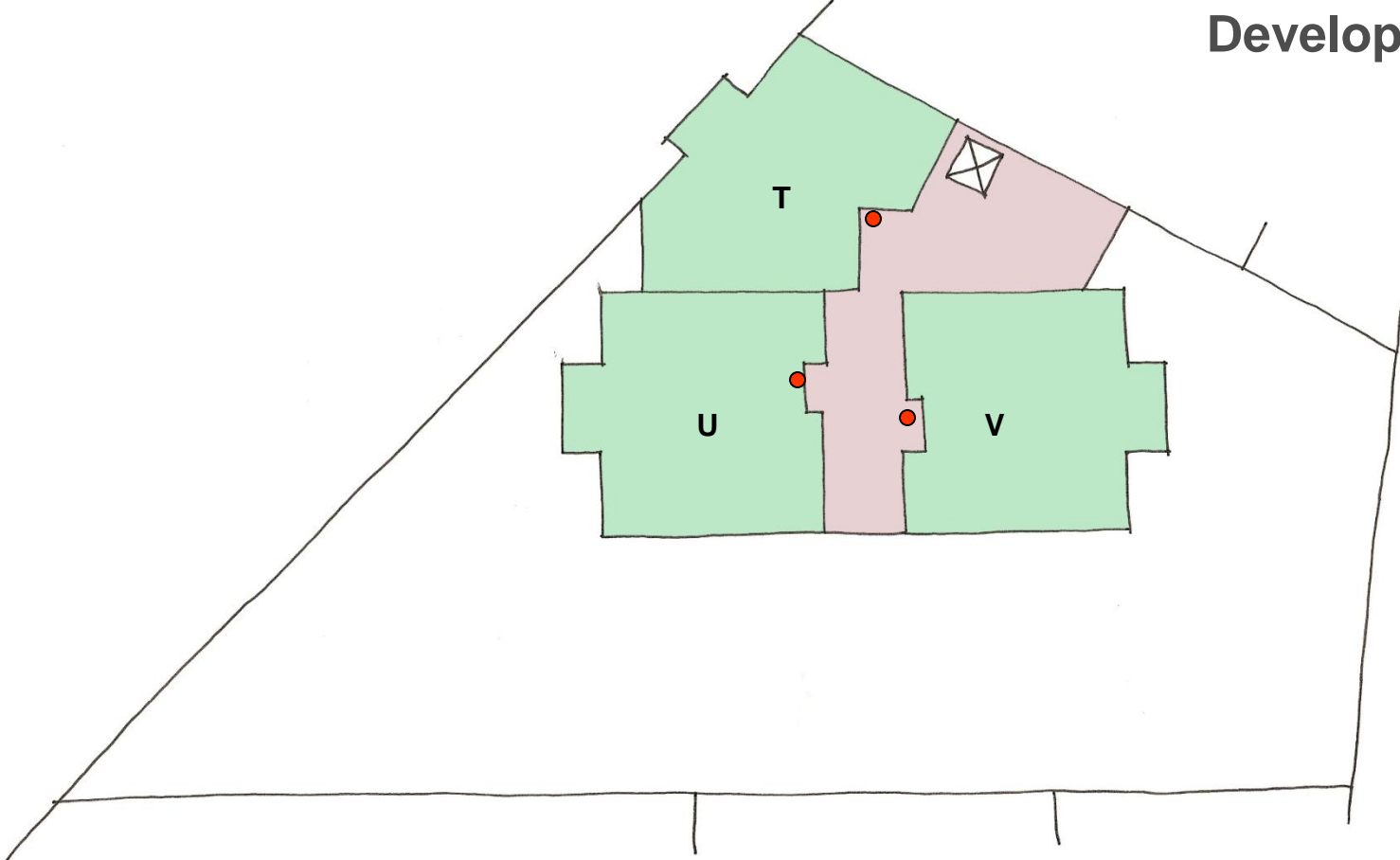
### Key

-  2 Bedroom Unit
-  Ancillary
-  Lift




Level 1 / Apartments



# Development Potential



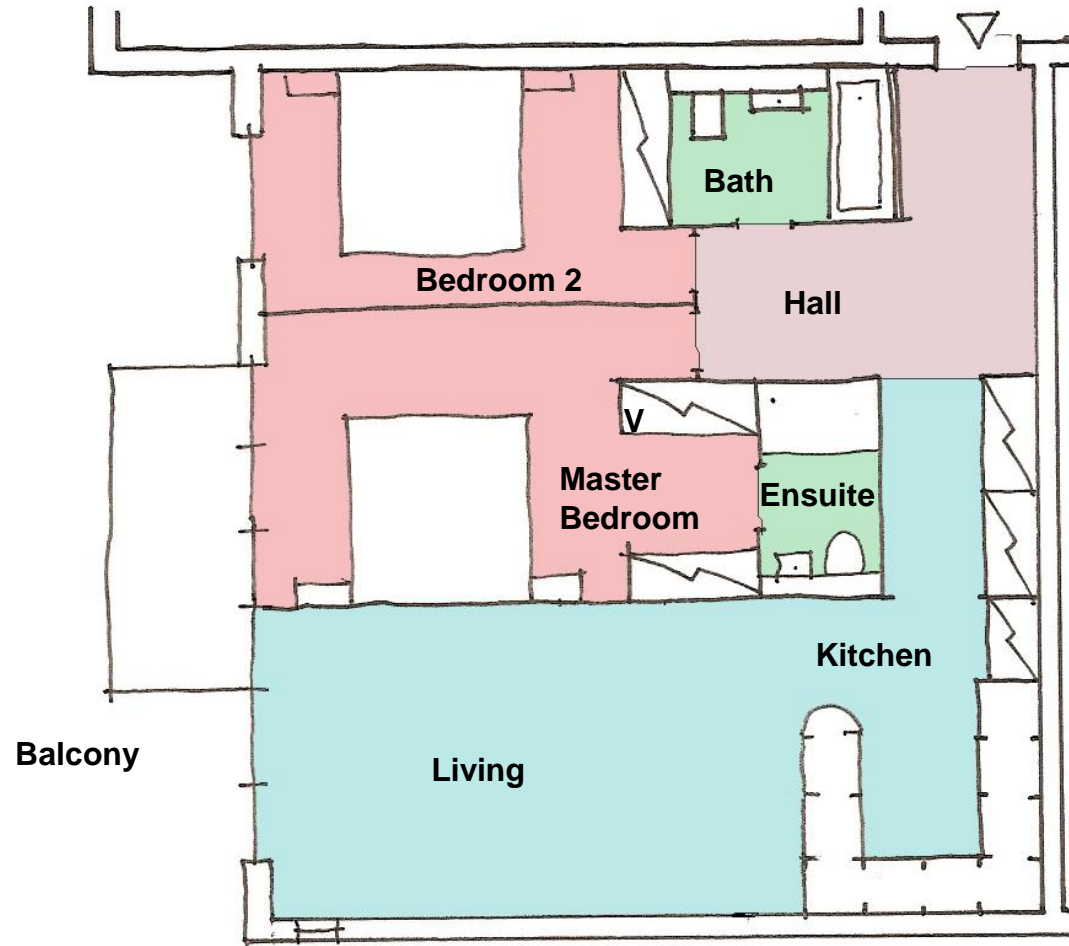
**Key**

-  2 Bedroom Unit
-  Ancillary
-  Lift

Level 2 Apartments



# Development Potential



## 2.3 Typical Apartment Layout

- Two bedroom apartment with
- Hall
- Kitchen
- Living space
- Master bedroom
- Walk in changing area
- Ensuite
- Bedroom 2
- Balcony
- Parking Level -3

Approximate Area 70 sqm

Typical Apartment Plan



# Local Precedents

## 3.1 Local Precedents

The area around the site including the Park has benefited from the increased desirability of city / loft living and contains a number of recent developments. Many of these are of contemporary design which has found a greater acceptance from the City Council Planning Department.



Barrack Lane



Derby Road



Castle Boulevard



# Local Precedents

## 3.2 Local Precedents

The area along Standard Place / The Ropewalk has been extensively redeveloped in this style.



Standard Place



The Ropewalk



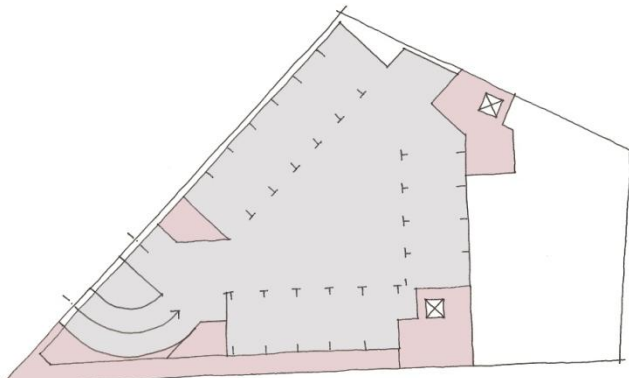
The Ropewalk



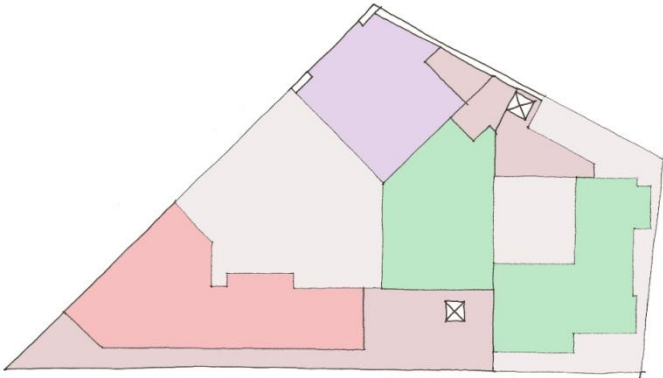
# Current Permission

## 4.1 Urban Context

The current full planning permission was granted on the 29<sup>th</sup> October 2004. It relates to the creation of 16 apartments with 1:1 ratio parking on the site. It is traditional in design appearance and contains a variety of apartment types contained within a built form that steps down between 173 Derby Road and No. 4 Barrack Lane, respecting the change within the urban structure at this point.



Level - 3 / Car Park / Derby Road



Level - 2 / Landscaped Deck / Apartments

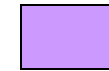


Level - 1 / Apartments

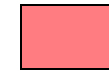
### Key



2 Bedroom Unit



1 Bedroom Unit



3 Bedroom Unit



Ancillary / Circulation



Parking Areas



Lift



# Current Permission

## 4.2 Accommodation Schedule

Number Units:

2 x 1 Bedroom Apartments

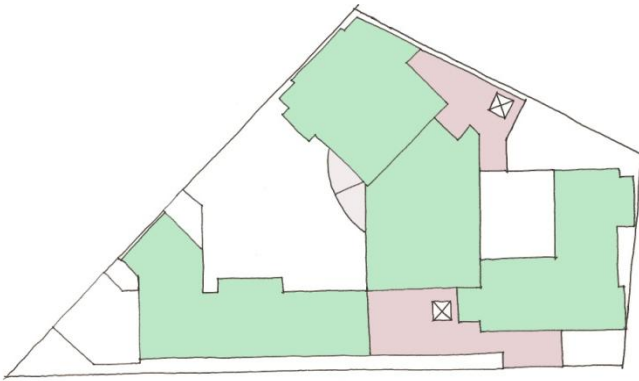
11x 2 Bedroom Apartments

3 x 3 Bedroom Apartments

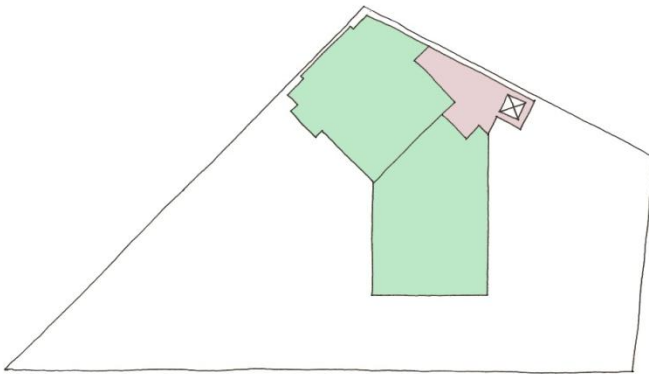
Total 16 Apartments

Car Parking:

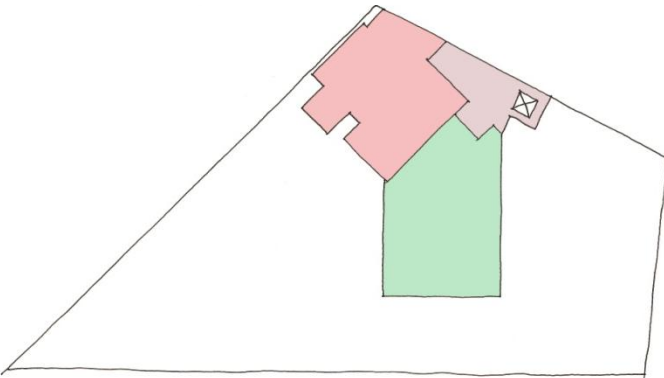
16 Spaces



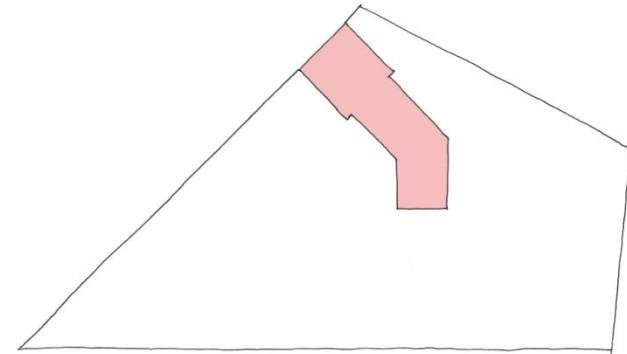
Level 0 / Apartments / Barrack Lane



Level 1 / Apartments



Level 2 & 3 / Apartments



# Current Permission

## 4.3 Summary of key Planning Conditions / Constraints

This brief summary of the conditions attached to the Planning Permission must be read in conjunction with the Appendix I - Full Planning Permission 29<sup>th</sup> October 2004.

### Conditions

Condition 01 - The development shall commence within 5 years from 29/10/2004

Condition 02 - A Planning Obligation of £21,206 under Section 106.

Condition 03 - Details of materials including windows, doors, balustrades, entrances, roofs, terraces, the acoustic treatment of any ventilation plant, vehicular access arrangements including 1.5m x1.5m visibility splay from Derby Road, and details of hard and soft landscaping to be submitted and agreed.

Condition 04 - No occupation prior to the provision of bin storage facilities

Condition 05 - Details of planting to be submitted and agreed

Condition 06 - A method statement regarding demolition / construction work, including site access, delivery and working hours to be submitted and agreed.

Condition 07 - A full noise survey must be carried out including current and predicted noise levels around the site.

Condition 08 - No occupation prior to the provision of the car parking.

### Notes

Note 1 - Valid only for the purposes of Part III of the Town and Country Planning Act

Note 2 - List of approved drawings

Note 3 - Confirmation of Section 106 agreement

Note 4 - Pollution control / construction times restrictions

Note 5 - Requirement for Conservation Area Consent prior to the demolition of Rocky Mount and the three No. garages.



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All drawings are not to scale. Any dimensions or areas given herein are approximate and must be checked. This document is to be read in conjunction with all original planning approvals / other relevant documentation. Reliance has been placed on scaled drawings / information by others in the production of this feasibility.

