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<b>REPORT TO:</b>	<b>Environmental &amp; Development Services</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>	<b>4<sup>th</sup> March 2010</b>	<b>CATEGORY DELEGATED</b>
<b>REPORT FROM:</b>	<b>Director of Community Services</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Gill Hague 5742</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Design Guidance for Askew Grove/The Crescent, Repton</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>Repton</b>	<b>TERMS OF REFERENCE: EDS03</b>

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## **1.0 Recommendations**

- 1.1 That Members approve the Design Guidance set out in the Appendix as the basis for discussion with potential applicants seeking to redevelop properties in Askew Grove and The Crescent, Repton

## **2.0 Purpose of Report**

- 2.1 To set out design principles in the Appendix and seek Member's approval to use them as a basis for discussion with potential applicants seeking to redevelop individual or groups of existing residential plots in Askew Grove & The Crescent, Repton that comprise the 'Canadian Houses'.

## **3.0 Detail**

- 3.1 In recognition that properties on Askew Grove & The Crescent known locally as the 'Canadian Houses' by virtue of their construction may be of a limited lifespan and that individual ownership of the plots will probably lead to their redevelopment one at a time or in groups the local Ward Member requested that a 'masterplan' be prepared to guide future redevelopment in the area.
- 3.2 Permission has recently been granted for the first application to redevelop a plot in The Crescent - No 21. The development has still to be implemented. The detached dwelling will deviate from the existing pattern of semi-detached dwellings but its alignment on the plot relates to the existing building line of the adjacent plots and mimics the relationship with the road frontage whilst maintaining a defined space between the neighbouring dwellings. The bold contemporary design will create a strong positive presence in the streetscene which due to its corner plot position and similar ridge height will not be overly dominant.
- 3.3 Recent development on Askew Grove, though not entirely in the same context as The Crescent, presents another example of how a high quality development can

make a positive contribution towards the character and appearance of an area that has a strong development pattern.

- 3.4 The guidance set out in the Appendix seeks to attract schemes which will achieve the same high quality and continue to make a positive contribution towards the character of the area.

#### **4.0 Financial Implications**

- 4.1 Printing of the document will be paid for by existing budgets.

#### **5.0 Corporate Implications**

- 5.1 At its meeting on 28<sup>th</sup> January 2010, Committee approved the document 'Better Design for South Derbyshire' that set out the principles which when followed should lead to good design. Endorsement of the guidance set out in the Appendix to this report should help to ensure that those principles are used when proposals to redevelop in the specific area of Askew Grove & The Crescent are submitted.

#### **6.0 Community Implications**

- 6.1 The document contained in the Appendix to this report will help achieve the Sustainable Environment theme of the Community Strategy by securing development that reflects and enhances local character. Securing redevelopment in the area that reflects existing building alignments and aspect is in line with the views of the community as expressed in the 'Repton & Milton Village Design Statement' prepared by a local group and supported when appropriate by the Council.

#### **7.0 Conclusions**

- 7.1 Given that the properties in question are in various ownerships and therefore likely to come forward for redevelopment in an adhoc way it is not possible to prepare a 'masterplan'. The document that has been produced therefore seeks to establish certain guiding principles so that the area retains an element of cohesion as it changes over time.

#### **8.0 Background Papers**

- 8.1 None other than those referred to in the report.