

CHESTERFIELD AND DISTRICT CIVIC SOCIETY

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13 February 2017

Dear Sir,

The Shrubberies, 46 Newbold Road

Following a discussion at the Civic Society committee meeting, I have been asked to write on its behalf urging that permission be not granted to demolish the above property. We are aware that the Borough Council's Planning Committee has recently recommended rejection of an application from the prospective developers of the site to demolish the existing house and build (we understand) 13 new properties on the site; but I have since spoken to Coun. Bingham, who tells me that the existing owner, the Heath Authority, wishes to clear the site irrespective of the lack of planning permission to redevelop.

The Civic Society committee feels that efforts should be made to retain the original house on the site, while allowing the extensive grounds to be partly used for new building, for the following reasons:

- 1 Demolition would detract from the appearance of this part of Lower Newbold as a pleasant, mid-nineteenth-century middle class residential area, which might in the future be a candidate for Conservation Area status. We accept that The Shrubberies itself does not merit statutory protection.
- 2 Because The Shrubberies has such a large garden, extending over what was originally intended to be another building plot to the east, there is ample space to build on part of the site while retaining the original house and a reasonable amount of garden. This would increase the stock of smaller modern houses near the town centre without the loss of a much bigger house.
- 3 Demolition would diminish further the stock of large Victorian houses within walking distance of the town centre, of a size no developer is going to build today. There is obviously a limited demand for such houses, but there is a demand (for example from three-generation middle-class families, or professional people who wish to work from home) and only a limited stock in Chesterfield from which it can be met.

- 4 The Health Authority should at least be asked to test the market for The Shrubberies as a private house, by offering it for sale on that basis, before being allowed to demolish it.

I appreciate that these comments may arrive too late to be considered by the Planning Committee, but we felt that, having discussed the matter, I should write with our views. Please do not trouble to acknowledge.

Yours faithfully,

Philip Riden
Chairman