Deer Park Close

Alfreton

The brief

Waters Homes commissioned Pelham Architects to design a high-quality residential development on the outskirts of Alfreton.

The new design required the following:

- A design inspired by the surrounding architecture and landscape
- High energy efficiency and design quality
- Careful consideration of an underground high-voltage electric cable along the western site boundary
- Protection of neighbouring views
- Integration of existing mature hedgerows and trees
- Sensitive response to site access and sloping terrain.

Client:
Waters Homes

Tenure:
Outright sale and affordable rent

Total homes:
39
2 x five-bed houses
10 x four-bed houses
14 x three-bed houses
6 x two-bed houses
5 x two-bed flats

Completion date:
2024

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Pelham

Key things about the site

The site and planning principles

The site is defined by mature hedgerow boundaries that offer privacy and reinforce the rural character. However, its sloping topography and visibility from surrounding viewpoints, particularly a public footpath and adjacent care home, demanded a carefully considered landscape strategy.

The design prioritised maintaining these external views while also enhancing privacy and amenity within the development. The western boundary, constrained by an underground electric cable, was transformed into accessible open space, allowing safe maintenance access while offering a strong amenity feature within the scheme.

Location

Situated adjacent to Wingfield Road, a key arterial route into Alfreton, the site is well connected but enjoys a semi-rural character. The east of the site connects to Alfreton's residential fringe, while to the west lies Alfreton Golf Course and, to the south, open countryside.

Landscape design

Swales and a retention pond were strategically located at the lowest point of the site to take advantage of natural drainage flows. Planted with wetland species, these features serve a dual function: managing water sustainably and creating rich habitats for wildlife. The landscape design reflects the semi-rural nature of the area, enhancing the sense of place and offering visual amenity for residents and visitors alike.

Site plan

Design ideas and appearance

Design approach - The development comprises a mix of both houses and apartments. A long, sweeping road leads into the scheme, with homes set among generous green spaces and mature trees.

Homes were designed to complement their surroundings, drawing on local materials and forms, while delivering layouts suitable for modern family life. The entrance from Wingfield Road features a low stone wall and green gateway, referencing the character of Derbyshire's built environment.

Properties facing open spaces help foster a sense of community and provide natural surveillance. Public open spaces were tactically located above the underground electric cable, ensuring accessibility and reducing development constraints.

Materials and finishes - Carefully selected materials reinforce the connection to local architectural traditions while maintaining a modern aesthetic. These include:

- Marley Duo Edgemere roof tiles
- "Rustington Antique" brickwork
- Matt black timber cladding
- Coloured render finishes
- Farrow & Ball inspired paint palette
- Timber porches and modern UPVC casement windows
- Block-paved driveways complementing the architectural detailing.

Final outcome

This project called for a thoughtful balance of traditional design and contemporary living, shaped by its context within a semi-rural environment. The development needed to offer a diverse mix of housing types while addressing the site's topographical, infrastructural and environmental constraints.

We've successfully delivered a scheme that balances the natural and built environments, respects its context, and enhances the local area with a strong sense of identity and place. The Wingfield Road development stands as a testament to collaborative design and thoughtful placemaking, providing quality homes that are both attractive and sustainable.
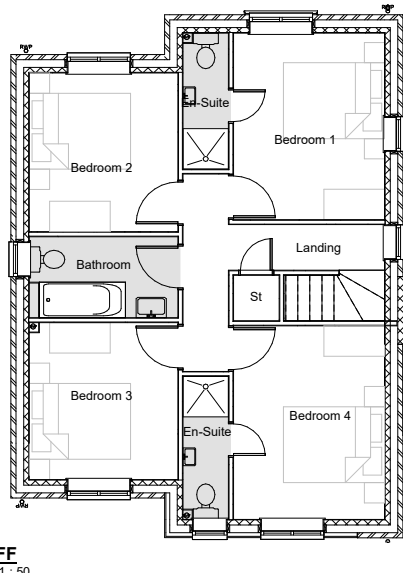

Side Elevation - Left
1 : 100

Front Elevation
1 : 100

Side Elevation - Right
1 : 100

Rear Elevation
1 : 100

GF
1 : 50

Kitchen

Snug/Dining

Utility

St

WC

Hall

St

Lounge

Log Burner

FF
1 : 50

En-Suite

Bedroom 2

Bedroom 1

Bathroom

Landing

St

Bedroom 3

En-Suite

Bedroom 4
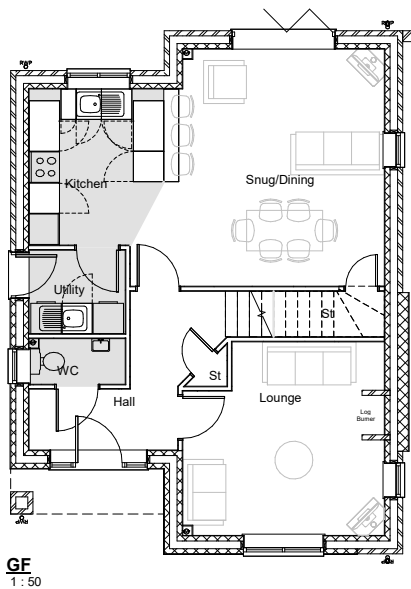
Area Schedule

GF	59.97 m²	645.49 ft²
FF	62.7 m²	674.92 ft²
	122.67 m²	1320.42 ft²

Four-bed detached floor plans and elevations