



# Mansfield Road

Alfreton

## The brief

A new affordable housing scheme to replace a disused piece of land close to the town centre. The new design required the following;

- A mix of houses and flats
- Transform a disused brownfield area
- Support the ongoing regeneration of Alfreton
- Enhance the local urban landscape
- Ensure the development integrates well with the surrounding urban environment and provides a sense of community.
- Prioritise energy efficiency and high-quality living standards for residents.

## Client:

Nottingham Community  
Housing Association

## Tenure:

Affordable rent and shared ownership

## Total homes:

34

4 x one and two-bed flats

17 x two-bed houses

11 x three-bed houses

2 x four-bed houses

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# Key things about the site

## The site and planning principles

The site was a brownfield site that was approx 0.7 hectares. It sits within an existing residential area and fronts onto a main road into the town centre. It is surrounded by houses which back onto the site with some retail units.

Due to the location of the site we had to prioritise community integration, sustainability and respect for local heritage.

As the site was surrounded by existing housing, the design was carefully considered to ensure the new development blended into the established urban fabric to maintain continuity with neighbouring properties.

## Site description

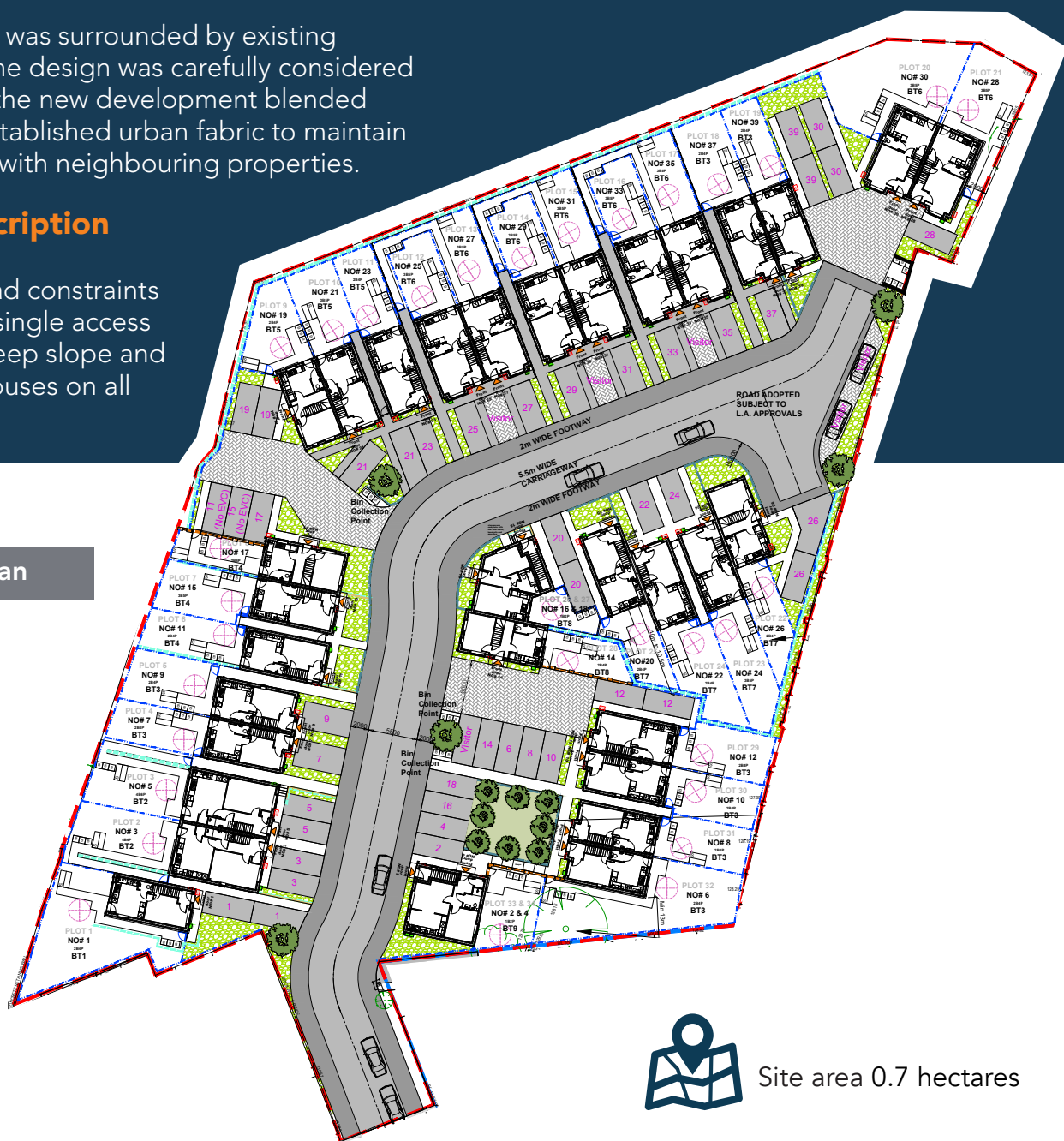
The site had constraints of a small single access point, a steep slope and existing houses on all elevations.

Careful planning was essential to manage traffic flow and ensure safety.

## Location

Alfreton is a market town with strong transport links and a rich industrial heritage. The site is positioned close to the town centre, providing convenient access to local amenities, schools and employment opportunities.

Site plan



Site area 0.7 hectares



# Design ideas and appearance

**Energy efficiency** - The homes have been designed with a fabric-first approach, achieving an energy rating of 'B'. They are constructed using timber frame technology and feature highly insulated cavity walls. Each home includes gas central heating with efficient boilers, windows with low U-values for improved thermal performance, and integrated electric vehicle (EV) charging points.

**Natural features** - The development incorporates green spaces, including a small orchard, to enhance biodiversity and soften the urban landscape.

**Accessibility** - To combat the steep slope, the new road has been raised to reduce gradients for houses on both sides of the street and to improve accessibility. All main entrances have level access thresholds. There will also be level routes from rear gardens for dustbins and where this is not possible we are providing bin stores to the fronts to hide the bins.

**Security through design** - The design ensures security through a continuous frontage, well-lit grouped parking overlooked by homes, and compliance with Approved Document Q, including PAS 24 doors, secure windows, and external lighting.



# Elevation treatment

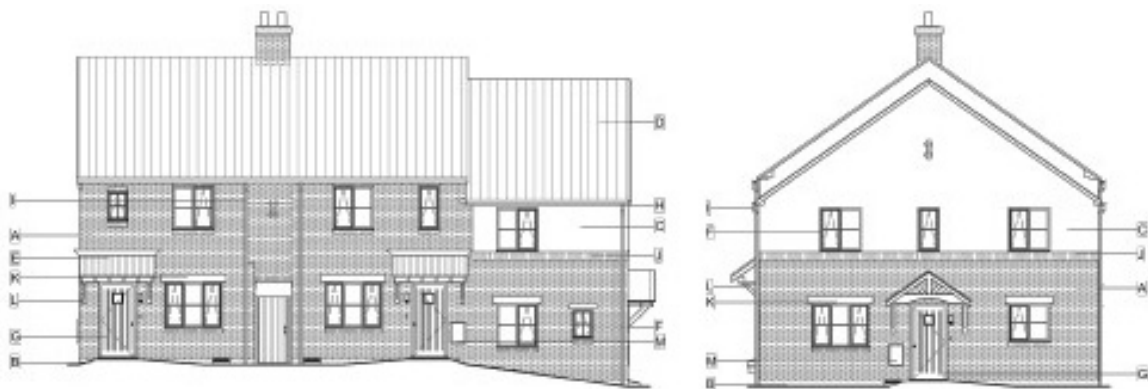
The elevations have been carefully designed to blend traditional architectural forms with contemporary detailing, creating the character of a classic home reimagined for modern living. The primary external finish features red brickwork, complemented by blue bricks below the damp-proof course (DPC). Decorative elements such as projecting blue brick string courses and soldier courses frame through-coloured render panels, adding visual interest and texture.

Accents of reconstituted stone and brick soldiers/headers enhance window surrounds, reinforcing the traditional aesthetic.

Roofs have been finished with durable concrete tiles, while window casements adopt a clean, simple geometry to maintain a refined, modern edge. Generous glazing in living areas will maximise natural light and create bright, welcoming interiors.

Main entrances have been defined by timber-framed porches with smaller module concrete tiles, offering a warm and inviting approach. To further evoke a traditional character, GRP chimneys faced with brick slips have been incorporated into the design.

Plots 5-7 elevations



Plots 11 and 12 elevations

