

**PD04**

**SWALLOW HOUSE LANE  
HAYFIELD  
SK22 2HB**



**DESIGN AND ACCESS  
STATEMENT**

In support of a Full Planning Application  
Submitted in August 2010

## SCHEME DETAILS



**Site Location** : Land behind The Orchard and Chamwood on Swallow House Lane, Hayfield.

**Development** : Proposed construction of 22 new houses

**Date Prepared** : July 2010

**Applicant** : Hillcrest Homes  
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Fig 1. View across site



Fig 2. View across site



Fig 3. View of existing barn from side

## SITE & CONTEXT



Fig 4. Road Map

This design statement has been prepared on behalf of our client Hillcrest Homes, to support a Full Planning Application for the construction of 22 new houses to the rear of The Orchard and Charnwood properties which are located on Swallow House Lane, Hayfield, Derbyshire.

The proposed scheme is an existing Greenfield site off Swallow House Lane and comprises a Paddock, which is surrounded by Housing on 2 sides, woodland on the third side and a primary school on the remaining side. Access to the site will be provided by creating a new road access, off Swallow House Lane in between the afore- mentioned properties.

Hayfield is located between New Mills and Glossop and the end of the M67, providing easy access to Manchester and the North West. Being located within Hayfield, the site has access to the local amenities including shops, churches, schools, play amenities and Pubs/restaurants etc.

The site area is approximately 0.90 hectares, and generally flat crossways, but has a fall from the top of the site to the bottom of about 7 meters. 2 storey houses are located to the top and side of the site and the existing boundary fences generally consist of

## SITE & CONTEXT



Fig 4. View along Swallow House Lane



Fig 6. Aerial View



Fig 5. View along Wood Gardens

stone walling or timber ranch style fences. The land to the rear of the site is covered by Woodland and contains disused settling tanks from an old dye mill which was previously on the adjoining site.

The houses surrounding the site consist of a mix of brick (some 30's , some 70-80's) as well as render and stone.

The site does not form part of a Conservation Area and there are no buildings of historic importance within the immediate vicinity.



## ACCESS



Fig 7. Aerial View

## LOCATION

Within 8 miles of Stockport Town Centre, the village of Hayfield features relatively easy access to the motorway network (M6, M56 & M62) via a number of different A roads.

## PUBLIC TRANSPORT

Although there is no direct train link to Hayfield, surrounding villages/ towns such as New Mills and Broadbottom, do have train stations and Hayfield is connected to these stations via regular Bus connections from the village Bus Station.

## ACCESS AROUND LOCAL AREA

Hayfield offers a variety of connection routes and located close by are Sett Valley Trail, Pennine Bridleway and numerous hill walks.

There are a number of communal facilities such as shops/ schools, medical centres and play facilities, all within a reasonable distance of the site and, as can be seen from the attached photos, the surrounding area is generally flat and easily accessible.

# ACCESS

## ACCESS TO AND WITHIN DWELLINGS

The aim is to provide 'in-curtilage' car parking to all new dwellings within the scheme. External footpaths will be at least 1000mm wide and any required external ramps will be of a maximum gradient of 1 in 12. Level areas of 1200mm x 1200mm will be provided at the entrances to all new houses.

Of the 22 new Homes, 6 will be affordable and the proposed new dwellings will be designed to Lifetime Homes standards and & secured by design standards.

As part of the proposed works, new road widening and entrance works (see traffic assessment and also building for life assessment) have been incorporated to improve visibility along Swallow House Lane and also to add a new footpath in front of the site that will connect with the Pedestrian school gate to improve safety.

The new layout will also propose to create new footpath access from the scheme to both the school and the neighbouring houses on Wood Gardens.

## FLOODING



Fig. 8. Environment Agency Flood Risk Map



## RISK ASSESSMENT

As shown above, information from the Environment Agency website illustrates that the proposed site is not located within a potential flood zone. As the overall site area is below 1 hectare under PFS25 and as the site is not identified within the flood zone as shown on the environment agency website—no flood risk assessment is required.

# DESIGN

## AMBITIONS

John McCall Architects have developed the scheme proposal following a series of meetings with both the client Hillcrest Homes and High Peak Planning department.

The design brief was set to creating a scheme based on identified housing needs for spacious 3/4 bed 'bungalow type' houses for both family use. As part of the requirements just under 30% of the scheme is required and investigate their potential suitability for new affordable housing in the form of bungalows for the elderly.

The general desire is to provide a high-quality living environment which is sympathetic to its surroundings and reflects the distinctive characteristics of the area.

The 22 proposed dwellings, based on our client's current requirements, based on a mix of 2 unit types:

- 3 bedroom 5 persons houses @ 125m<sup>2</sup>
- 2 bedroom 4 person affordable housing units @ 75m<sup>2</sup>

The general orientation of the proposed bungalows has been arranged to reinforce the current street scene as well maximise views.

In line with our brief, units are to be provided with 'in- curtilage' car parking areas and private open space to the front, as well as private gardens to the rear. A new road will be formed and link to the existing road.

This general layout should retain a fairly open aspect which will promote natural surveillance by the residents in and around the scheme.

The scheme in general will be a small infill project providing new, much needed, high-quality homes for the which will further



## DESIGN

benefit the area by supporting the local schools, shops and facilities.

Distances between the new buildings and existing residential units are defined to form a notional building line and suggest a type of accommodation that is appropriate.

Our scheme aims to respect its surroundings in terms scale, massing and proportions.

In summary, the initial design principles are to :

- provide a desired layout ,
- complement the existing urban fabric,
- reinforce current communal amenities,
- foster a sense of pride and identity within the local community.

## PRINCIPLES

As explained above, the scheme has been designed around the principles of 'Building For Life' see PD01 and a full breakdown of various design principles is included in this document.

The opportunities and constraints of the site have been balanced and utilised in order to respond with a solution which satisfies the original design intentions.

The houses themselves are based on a traditional layout with front gardens and private rear gardens. The design of the individual houses in the scheme, has been developed around the basic concept, that if required, houses should allow families to grow or contract/ change and adapt, all within the shell of their own home without the need to frequently move.

The proposed façade finishes are from a palette of stone, zinc and render and are robust and 'traditional' in the context of local materials.

## DESIGN



Fig 9. Proposed Site Plan

A total of 22 units are proposed. All plots are to be no taller than two storey in order to respect the scale of the surrounding streetscape, which mainly comprises 2 storey housing.

All proposed houses will allow easy access according to the principles required by the Lifetime Homes standard and achieve a minimum rating of 3 stars of the Code for Sustainable Homes.

The homes are predominantly dual aspect and laid out perpendicular to the streets so that window positions do not facilitate overlooking of the existing properties.

Gardens are mostly single aspect, and will be screened from

## DESIGN



Fig 10. Typical Floor Layout

the adjacent properties to prevent overlooking.

Natural surveillance on the front of the houses is promoted by the positioning of large windows to the living spaces.

From the main road, due to the slope of the land away from view the new houses will be obscured and have very little impact on their surroundings.

The back edge of each plot will be marked by close boarded fences which should provide safe and secure private gardens at the rear of new properties.

Hard and soft landscaping will be carefully integrated to create outdoor spaces which are encouraging to both safe play and social interaction.

Whilst the smaller units would need an extension to incorporate extra bedrooms, the larger houses will be able to offer even more flexibility.

In these units the ground floor open plan zone can be subdivided if required, while the double height space at first can if required be floored over to provide an extra bedroom.



Fig 11. Materials



Fig 12. View 2



Fig 13. View 3

## APPEARANCE

A second 'living' area within the larger units also provides for Live work opportunities in providing an office or study without impinging on the existing habitable space.

In providing this flexibility a family house can easily cater for a young family from young to old by infilling and opening up as required without the need for external conversions.

## MATERIALS

Materials have been selected so as to not only be robust, but also traditional in nature, so as to be 'familiar' and respect the vernacular of the surrounding area. The detailing of these materials, however will be such, that they put a modern slant on the overall appearance.

Subtle variations in these external materials, between the plots, provides a mix throughout the scheme, which will create visual interest and variety, whilst still retaining a common identity whether they be small bungalow, 2 bed house or a larger unit.

A common palette of materials, colours and features similar to that of neighbouring properties has been incorporated into the design of the bungalows. This provides a coherent integrated appearance and sense of identity to the development.

The dwellings are set back from the footpath and articulated with projecting roof, which creates an attractive entrance to the dwellings.

## BOUNDARY TREATMENT

Frontages to the properties have deliberately been kept open so as to maximise overlooking of the public realm.

To the rear, the gardens will be enclosed by closed board timber fencing to secured by design standards.



Fig 14. View 3

## EXTERNAL WORKS

### HIGHWAYS

The new site is to be developed on a piece of land off Swallow House Lane. As part of the site entrance works, a new footpath will be created on Swallow House Lane where currently only one exists. This new path will provide a new link with the pedestrian gate of the primary school adjacent to the site and will create a safer area from which to access / egress the school.

The issue of traffic along Swallow House Lane is one which has been raised and these improvements will help reduce the impact of the existing as well as new traffic. The works to the new entrance will significantly improve the visibility along Swallow house lane and therefore ease congestion.

### LANDSCAPING

The landscape proposal has been designed by a specialist consultant to complement the final scheme and ensure a sympathetic and sustainable proposal.

The site has been laid out to ensure that the area will retain an open and, therefore, naturally supervised nature.

Car parking to the rear will be softened by the formation of planted bay dividers and shrubs which will be located in appropriate areas of the site to enhance security, privacy and provide existing/new residences with a greener outlook.

Where possible existing trees have been retained, but if trees have been removed these have been compensated for by the planting of extra native tree species as part of the proposed plan.

### CONSULTATION

As part of the process, discussions regarding the scheme have been held with the local school as well as the local



## SUSTAINABILITY STATEMENT

parish council.

The comments received back were generally very supportive of the proposals although issues were raised about the traffic congestion along Swallow House Lane and as stated in consultation with Highways we have incorporated improvements which we hope will address these concerns..

A separate Statement of Community Involvement has been submitted for the planning application along side this Access and Design Statement.

### SUSTAINABILITY

The scheme has been designed with the following sustainable issues in mind:

- The development is designed to meet Code for Sustainable Homes (CSH) and Lifetime homes standards.
- Using natural resources carefully and responsibly.
- Caring for the environment and for a sustainable future.
- Best practice in environmental building construction.
- Green roof technology, Rain Water Harvesting and Solar Panels.

#### **Suitability of Site:**

- The site is Greenfield, however there will be rainwater harvesting to all units as part of the proposals.

#### **Transport/Parking:**

- Car parking kept to a minimum to encourage alternative means of transport i.e. walking & cycling.
- Scheme in close proximity of public transport routes.
- The location is ideal in terms of proximity to shops, local amenities and good public transport links.

- Cycle storage will be provided for all dwellings.

#### **Crime and community Safety:**

- The development has been designed to reduce crime through 'built-in' security methods. The scheme has been designed with 'Secure by Design' principles in mind including natural surveillance, good lighting, and elimination of hiding places, also and ensuring planting adjacent buildings remains low to allow views out of public areas from windows by residents.
- The detailed specification will be in full compliance with current Secured by Design criteria and local crime prevention recommendations. Measures will be taken to mitigate any identified problems highlighted by the crime prevention officer.

#### **CONCLUSION**

In developing this proposal, we believe that we have taken on board the council's aspirations with regards to:

- sustainable development objectives,
- national planning policy guidance,
- regional planning policy guidance,
- social, economic and environmental considerations.

We also believe that the proposed scheme will provide a small scale intention of high quality, which will complement the existing surroundings and creating an inclusive and suitable community.

