HPK/2010/0558

DESIGN AND ACCESS STATEMENT

Proposed
Erection of 3 houses and one live/work unit
at
Land at Roebuck Place,
Chapel en le Frith
Derbyshire

25 OCT 2010

CAMplan
October 2010
Ref: 0132/09/2010

CONTENTS

		Page No
1.	Introduction	2
2.	The Site	2
3.	Planning Policy	3
4	Response to Context	3
5.	Use	4
6.	Amount	4
7.	Layout	5
8.	Scale	5
9.	Landscaping	5
10.	Appearance	6
11.	Access	6
12.	Conclusions	7

CAMplan
mark@camplan.co.uk
www.camplan.co.uk

1. INTRODUCTION

1.1 This Design and Access Statement describes the site and relevant planning policy framework before focusing upon the design and access issues associated with the development.

2. THE SITE

2.1 The land is located off the Market Place in the town centre off a former historic trackway behind The Roebuck public house known as Roebuck Place which is accessed from the market place via an archway, along the side of the public house. The site currently contains a commercial garage building and derelict outbuilding with some of the land used for informal car parking including that for the adjacent Old Foundry building (subject of separate application for reuse as B1/garage workshop) The remainder of the site is overgrown with self-set ash and sycamore trees. The existing outbuilding is located in the northern corner of the site whilst the garage workshop building is positioned towards the eastern corner, close to the front of the site (subject of separate application for demolition). The Old Foundry is positioned on the south-eastern boundary of the site. This building is also owned by the applicant and is subject of a separate planning application for a comprehensive scheme covering this and the adjacent site. Immediately behind the Old Foundry is a stone mason's business which is accessed from the adjacent car park via Roebuck Place only. (There is no right of access for the stone Mason's yard via the access off Station Road). Roebuck Place is a private road owned and controlled by the applicant and also a public right of way.

2.2 Adjoining the site but accessed from Station Road is a large car park serving the adjacent supermarket on Market Place. Directly to the north is a small council-owned and managed public car park and the new flats development off Station Road opposite the site is a significant area of planting (a former orchard) separating Roebuck Place from Pickford Place.

2.3 Chapel en le Frith itself is one of three market towns in the central area of the High Peak Borough Council area. It lies on the edge of the Peak District National Park and within ready commuting distance of Manchester. The town is a sustainable community providing both employment and housing and has a busy town centre with numerous local shops and facilities. The buildings in the town centre, which is designated a Conservation Area, are largely traditional vernacular buildings fronting the pavements and has an attractive Market Place with the majority of new development located towards the edge of the town although some redevelopment has taken place close to the town centre in recent years including Miry Meadow, a residential development of townhouses, mews houses and apartments accessed from the nearby Station Road.

2.4 Pending removal of the existing buildings on the site the proposal seeks to redevelop the land for residential development of 4 units - a terrace of three x two bedroom traditionally designed cottages fronting Roebuck Place and one x two storey one bedroom live/work unit

providing B1/treatment and consulting room on the ground floor and residential accommodation over – accessed from Roebuck Place.

3. PLANNING POLICY

3.1 National Planning Policy applicable to this proposal is embodied in PPS1, PPS3 and PPS 5

3.2 The East Midlands Regional Plan was adopted in March 2009 but has now been suspended.

3.3 The High Peak Borough Council emergent Local Development Framework and extant Saved' Local Plan policies indicate the need for sustainable development, and seek to promote the reuse of existing traditional buildings for employment and leisure uses. In particular the retention and improvement of traditional business and employment premises on the edge of market towns is advocated, for economic development benefits but also towards the maintenance of character of Conservation Areas. The separate application for the reuses of the Old Foundry meets this policy objective, and it is considered that the proposed residential development is compatible with he overall aim as well.

3.4 A relevant policy consideration to this proposal is the assessed housing supply for the District as set out in PPS3. This requires that Councils identify and maintain a continuous 5 year supply of deliverable housing sites. If a Council's supply shows a shortfall, in such scenarios, PPS3 requires that Councils should consider favourably planning applications for housing, notwithstanding existing development plan policies. Furthermore the site falls within the PPS3 requirement of being available, suitable and achievable and, therefore, is supportable 'in principle' and would bring forward 4 dwellings within the 5 year period.

3.5 The market towns of the High Peak are sustainable locations, both in terms of transportation and also the availability of local goods and services.

3.6 Central Chapel en le Frith is designated a Conservation Area. The assessment carried out by HPBC identifies the site at the rear of Roebuck Place as an opportunity for enhancement, and also points to Mirey Meadow as a successful development making a contribution to the character of the Conservation Area.

3.7 Having regard to these matters it is considered the proposal does not raise a conflict with the relevant policy framework .

4. RESPONSE TO CONTEXT

4.1 The area around Roebuck Place is the edge of the original and traditional core of the town, and as such has a character of its own – the CAA recognises this as it is shown as a character sub-area. It is desirable to maintain the mix of uses in this zone, for the contribution that that makes to vitality and character of the area.

4.2 Locally, the traditional building materials are predominantly gritstone and slate/tile, with timber sash and casement windows on residential property, some metal windows on commercial buildings. The scale, however, is domestic vernacular, getting more so further away from the Market Place.

4.3 Surfacing is mainly rolled stone, although there would have been cobbling of some variety in association with the Old Foundry especially. In terms of landscape forms there are trees on site – self set ash and sycamore in the main (works to the trees is the subject of a separate application to HPBC).

4.4 Dry stone walling is a characteristic of the locality and alongside the public footpath that is Roecliffe Place this is particularly fine. Any walling dismantled during the course of the development would be reused on site, for walling in similar style.

5. USE

5.1 The proposal seeks to provide a modest terrace of 3 x 2 bed dwellings which will be retained for letting to local people (not holiday accommodation) and a live/work unit comprising around 50sqm of B1/Complimentary and Alternative Medicine Treatment space and a one bed flat over. Externally, there will be 4 car parking spaces, landscaping, additional traditional surfacing and dry stone walling as well as retained and newly planted trees. A proportion of the site is retained and will be planted as an orchard, reflecting the use and character of the land to the East and also providing some visual buffering between various uses.

5.2 The relationship of the site to the town centre suggests that it is sustainably located, having regard to transport choice (which includes rail) the range of facilities offered within the town - schools, supermarkets, post office and shops, churches, public houses, employment facilities, local administration, playing fields and clubs - it is considered this settlement constitutes a vibrant and sustainable community which scores highly in terms of the normal sustainability criteria.

6. AMOUNT

6.1 The site of the houses and l/w unit, plus the orchard area measures some 0.1026h, the proposed dwellings therefore represent a density of around 39 dwellings to the hectare. PPS3 density requirements have been suspended as of 2010, but it is acknowledged that this development would result in a medium density development of the site. However having regard to the location of the site and the desire to achieve a characterful development which sits comfortably and appropriately in this location it is considered that this is the most appropriate density for this approach.

7. LAYOUT

7.1 The layout of the proposed development has been informed by the existing characteristics of the site and best practice advice in relation to design matters. The existing access is a footpath linking the car park and Station Road to the town centre and affording serial views to the north as one goes along it. It is considered appropriate to reflect the 'burgage' nature of the original form of the town and to seek to create a development as if it were alongside a lane going out into the countryside (which in fact is what it was, originally).

7.2 Gardens to the proposed houses are compact but will afford privacy and amenity for residents. The orchard would provide a bit of buffering and an amenity resource in it s own right.

7.3 Parking is kept to one space per dwelling, on the basis that the Old Foundry parking area would be available out of work hours for visitors if need be, and the proximity of 2 public car parks, parking on the Market Place itself and the general level of transport choice – including walking – that the area provides would facilitate ease of use.

7.3 There would be no impact on other residential properties or amenity of existing residents attendant upon this development.

7.4 In terms of residential amenity of the new dwellings, the l/w unit could be restricted in hours of operation to reflect the residential context, but as a B1 derivative it would be compatible with the new uses in its own right. Traffic impact, were there to be any, would be restricted to a slight increase in use of the adjacent public car park.

7.5 There is a separate application for the renovation and return to use of the Old Foundry, which affords HPBC the opportunity to restrict the hours off business of that use in the future. Landscaping and separation are key components of the layout design, to buffer the new dwelling from other town centre uses. However, it is not the purpose of the planning system to protect people against themselves – a town centre location is always going to have a different character and activity profile than a suburban or rural locale.

7.4 The landscaped common areas provide cycle parking and bin storage.

8. SCALE

8.1 The proposed scale of the development takes account of the location of the site and proposes a scale of development which would have minimal impact on the locality. In fact it is suggested that the development will represent an enhancement of the character of the Conservation Area.

9. LANDSCAPING

9.1 The site at present contains no landscaping features of any significance although in the wider setting historic parkland is evident and has been used to inform the landscaping concept for the development proposal. The dwelling has been positioned so as to have minimal impact on established trees on the adjacent land and to enable the conifer screen behind the dwelling to be retained.

9.2 The existing access drive will be retained whilst the parking and turning area will be upgraded to achieve a permeable surface to the Council's requirements. It is envisaged that the surfacing materials will take account of the character of the site and will be agreed post decision with officers.

9.3 Landscaping is an integral part of the design, and will seek to blend the new development into its context. There is a separate approval for works to trees on site, with several proposed for retention and others replaced with more suitable specimens. All existing trees adjacent to the site are unaffected by the proposed development.

10. APPEARANCE

10.1 The design of the houses is a simple vernacular terrace in stone and slate, with a stone and timber framed structure with elements of grass roof as well as slate, comprising the l/w unit.

10.2 The former will appear as a traditional lane side development of cottages in the local vernacular; the latter a slightly more exotic and contemporary design but utilising traditional materials in a modern way. All of the dwellings will be code 3 or above in terms of environmental performance.

11. ACCESS AND ACCESSIBILITY

11.1 Access for domestic vehicles will be via Roebuck Place. There are adequate passing facilities and an existing pattern of use which will not be materially altered – most of the traffic associated with the various uses around Roebuck Place enters the site via the north access adjacent the Council's car park, off Station Road, under licence. Service and emergency traffic will have the benefit of access through this route also. There is adequate space on the site for turning facilities for all likely visiting vehicles.

11.2 Roebuck Place is a public footpath linking the town centre to the small car park and beyond to the north. Pedestrian access to the site is therefore not an issue. Surfacing will, however, be improved to be more permeable, but also be easier to use in a wheelchair and by the less ambulant.

11.3 In terms of accessibility, the 3 dwellings will be Part M compliant. The site is sloping but it will be possible to ensure ramped access to principal areas. The l/w unit will be accessible on the ground floor, and will be provided with the wider, disabled parking space of the 4.

11.3 In terms of accessibility, the 3 dwellings will be Part M compliant. The site is sloping but it will be possible to ensure ramped access to principal areas. The l/w unit will be accessible on the ground floor, and will be provided with the wider, disabled parking space of the 4.

11.4 A full range of local goods and services is available within easy walking distance of the site.

12. CONCLUSIONS

12.1 The proposal is proportionate to its setting and site, and meets the requirements of current policy. The design is in context, and materials proposed are complimentary to the local vernacular. The proposal will represent, overall, an enhancement of the character of the Conservation Area.

12.2 The site is in a sustainable location, in terms of transport choice and access to local services and facilities. Access, parking and manoeuvring facilities are satisfactory. Properties themselves and the site in general will be accessible and in very reasonable walking distance of local shops and facilities.

12.3 The proposal meets all of the current tests and therefore is considered to be acceptable.

CAMplan 2010