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DESIGN & ACCESS STATEMENT
&
SUPPORTING INFORMATION

GARDEN HOUSE FARM,
TONGUE LANE, BUXTON,
SK17 7PA

PROPOSED ERECTION
OF
TEN DWELLING HOUSES

November 2010

4. Introduction.

1.1 The site lies at the southern end of Tongue Lane and is within the Built-up Area boundary set out in the High Peak Adopted Local Plan. On the site there is currently a former farmhouse with a side extension; a number of semi-derelict prefabricated garages; a greenhouse; a number of other outbuildings; and a large portal frame building built of concrete block and fibre sheeting.

1.2 To the north-west and west of the site is modern two storey housing. To the south-west is an area of land) designated in the Local Plan for housing (referred to in the rest of the text as the Granby Road site) and on which there is currently an outline planning approval for 104 dwellings. Immediately to the north is modern housing built in artificial stone. The house immediately to the north of the site has three levels of accommodation including the roof space. To the north-east on the other side of Tongue Lane is Tongue Lane Industrial Estate, including an area designated for the expansion of the industrial estate. To the east is countryside.

1.3 Passing immediately to the south and east of the site is the line of the proposed Fairfield Link Road (Policy TR3 in the Local Plan) which runs through the Granby Road site and Tongue Lane Industrial Estate. As part of the Link Road a roundabout is to be built immediately to the south of the site as part of the development of the Granby Road site. The outline planning application for the Granby Road site shows the position of the proposed roundabout but it is understood that this is only indicative and the precise position may change when the approval of reserved matters application for the site is submitted.

1.4 The site was originally a farm farming the land to the south including the proposed Granby Road housing site. The farm use has now ceased.

2. The Design Concept and Process.

2.1 The basic aim at the start of the process was to develop the site for residential use given that the previous use has ceased and its position within the Local Plan Built-Up Area boundary.

2.2 The applicant has been involved with this site since 2006 and a number of different options and schemes have been developed including apartments and a planning application for apartments was in 2007 submitted but refused on the grounds that the proposal would detract from the visual amenity of the area. An application for the retention of the farmhouse and the erection of eight houses was submitted in June 2010 but later withdrawn.

2.3 As part of the design process the following factors were taken into account:

- The refusal of planning permission for apartments, the different options previously considered and the withdrawn scheme.
- Policies GD2 and H1 & H5 in the High Peak Local Plan 2005 which seek, respectively, to focus development within the existing built-up area of Buxton and give priority to new housing on previously developed land in built-up areas.
- Local Plan Policies GD1 & GD4 relating to sustainability and Development Context and the Character, Form and Design of development.
- Local Plan Policy H11 – Layout and Design of Residential Development.
- Local Plan Policy TR3 – Local Road Schemes which includes the Fairfield Link Road.
- The scale and character of the existing surrounding buildings and other houses in the locality.
- The size of the site.
- The position of the proposed roundabout to the south. A Derbyshire County Council drawing (Project Ref. No. 4436L) produced in 2006 shows the position of the proposed roundabout. It is understood that this is still the most up to date information and that the precise route of the relief road and roundabout next to the site has not been finalised. This drawing provides the best information available and has been used when developing the scheme.
- Informal discussions with the Highway Authority – Derbyshire County Council.
- Proximity to bus route and bus stops. Services No. 185 and 186 run regularly along Victoria Park Road and Chatsworth Road.
- The amenity of nearby houses particularly the neighbouring house on Tongue Lane.
- To make better use of the adjoining garage area and the access onto Victoria Park Road.
- National planning guidance in Planning Policy Statement No. 3 (PPS3).

3. The Proposal

3.1 The proposal is for the demolition of all the buildings on the site and the erection of ten houses comprising two terraces; one with six houses and one with four houses.

3.2 Eighteen car parking spaces in split locations- eight spaces on the Tongue Lane frontage and ten spaces on the area near Victoria Park Road. Access to the site would be from both Tongue Lane and from Victoria Park Road.

3.3 It is accepted that this just below the parking provision standards set in the Local Plan. However, it is believed that the level of parking provision proposed would satisfactorily meet the needs of future residents given the nature of the houses and the site's location close to a bus route and bus-stops on Chatsworth Road and Victoria Park Road to the west.

4. Design and Layout

4.1 The aim of the design was to make efficient use of the site whilst at the same time ensuring that the proposed development is in character with the appearance and design of adjoining properties and suitable for the location. The site includes land at the rear owned by High Peak Council in addition to the land at Garden House Farm. This enables efficient and optimum use to be made of the site and provide gardens and parking.

4.2 Terraces and semi-detached houses are the pre-dominant forms of housing including houses nearby on Tongue Lane and Victoria Park Road. The photographs below show existing terraces in the area.



Existing terrace (no's 109 -115) on Tongue Lane.



Existing terrace on Boarstones Lane

4.3 For this reason and because terraces make efficient good use of the land whilst providing good amenity space and parking it was decided to provide terraced houses on the site. The terrace design makes efficient use of the land in keeping with the guidance in PPS3 and enables all the proposed houses to front onto either Tongue Lane or the proposed link road and avoids back gardens backing onto these roads.

4.4 The siting of Plots 1-6 was in part determined by the position of the sewer running in the south of the site. Also, care is taken to minimise the impact on the neighbouring house to the north (127 Tongue Lane) – Units 1-6 are staggered to minimise impact on the house to the north the front of which currently looks out onto the unattractive side of an industrial style building made of concrete blocks and fibre cladding. There is no consistent building line on Tongue Lane. The position of the front of the houses on Tongue Lane varies; some are set back more than others and one is at the back of the pavement. Another factor influencing the positioning of Plots 1-6 is the fact that the line of the proposed road cuts across the south-eastern corner of the site and the wish to provide a footpath to Victoria Road – the buses and the shops.

4.5 Houses 7-10 are sited so that they will front onto the proposed link road and Victoria Park Road. All the units have been carefully sited to meet the Council's privacy standards and to avoid issues of overlooking. Also, the path serving the rear of the houses has been located so that the entrance to the path is sited on the footpath facing the proposed link road and the path is visible from the houses.

5 Landscaping

7.1 Tree planting would be provided in the parking area on Tongue Lane and landscaping along the frontage with the proposed link road. The landscaping will adhere to the Secured by Design principles with a maximum plant height of 1.0m and with any trees having no foliage below a height of 2.0m. Also the existing dry stone wall on the southern boundary is to be retained to provide an attractive frontage.

6 Access

Access will be from both Tongue Lane and Victoria Park Road. Parking for Units 1-6 would be on the Tongue Lane frontage whilst ten car parking spaces would be provided on the Victoria Park Road side of the site. A turning head would be provided on Tongue Lane and a footpath created linking Tongue lane to Victoria Park Road.

7 The Case for the Proposed Development.

7.2 The site is 1930 square metres in area and ten houses make efficient and effective use of the land in accordance with Government guidance in PPS3 without compromising the quality of the local environment.

7.3 The site is within the Built-Up Area boundary and has been previously developed and as such the proposed development is in accord with Local Plan Policies GD2, H1, and H5.

7.4 The design, scale and layout of the proposed buildings would be in keeping with the character and appearance of the locality and the neighbouring houses including Garden House Farm which is to be retained.

Density

7.5 Although the revised Planning Policy Statement 3 (PPS3) no longer proposes a minimum density the guidance still advocates that using land efficiently is a key consideration in planning for housing (para. 45).

7.6 Paragraph 50 of PPS3 states that:-

"Density is a measure of the number of dwellings which can be accommodated on a site or an area. The density of existing development should not dictate that of new housing by stifling change or requiring existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

7.7 The proposed scheme is imaginatively and well designed and meets the Council's standards for privacy and space. Terraces and semi-detached houses are the pre-dominant forms of housing in the surrounding area and the proposed terraces would be in keeping with the character of the locality.

7.8 The gross densities of the Scheme 1 and Scheme 2 are about 49 dwellings per hectare. The mean gross densities on the estate are lower than these densities but there are many instances on the estate where groups of properties are of a similar density to that proposed. For instance, there is a terrace of four houses on Tongue Lane (no's 109-115) where the gross density is about 60 dwellings per hectare. There is also another terrace of three houses (no's 119-123) on Tongue Lane where the gross density is about 47 dwellings per hectare. The gross density is calculated including the rear access and parking and the proposed turning head on Tongue Lane.

7.9 Also, significant is the comparison of the existing buildings' footprint with the proposed buildings' footprint. The existing buildings cover 472 square metres whilst the proposed scheme's footprint is 396 square metres.

7.10 Care has been taken to avoid overlooking of adjoining properties. Units 1 and 2 have been set forward of the neighbouring house (127 Tongue Lane) to minimise overlooking of the neighbour's rear garden. The alignment of the proposed terraces at approximately 90 degrees to one another avoids any direct overlooking between principal elevations.

7.11 The proposed houses comprise six three bedroomed houses and four two bedroomed house which would meet a need in the area for starter and family homes.

7.12 The proposed number of parking spaces is 18 spaces – equivalent to 1.8 spaces per dwelling. Although this is less than the 20 spaces required by the Council's parking standards in the Local Plan it is in accord with the advice in Planning Policy Guidance 13 "Transport" (PPG13) which seeks to encourage the use of more sustainable forms of transport including public transport. Paragraph 49 in PPG13 advocates reducing the amount of parking in new development to encourage the use of more sustainable forms of transport. Paragraph 51(2) in the same document states that local authorities should not require developers to provide more car parking spaces than they wish except in exceptional circumstances.

7.13 In addition, the site is relatively close to local shops and a regular bus route and primary schools – all within walking and cycling distance. For these reasons it is considered that eighteen spaces are reasonable and adequate.

8 The Impact of the Proposed Link Road.

Based on the Derbyshire County Council drawing mentioned above the proposed Link Road would, when built, cut across the corner of the south-east corner of the site. However, as currently proposed, and as shown on the current outline planning permission (ref: HPK/2007/0609), there would be an area of open space and landscaping between the site and the proposed roundabout.

9 Conclusion.

The proposed scheme would be in accord with national and local planning policies and would be of a high standard of design and would be in keeping with the appearance and character of the locality.