PROPOSED NEW DWELLING AT LAND TO THE REAR OF 18A QUEEN STREET HADFIELD

D E S I G N A N D A C C E S S S T A T E M E N T

1 The Proposed Development

1.1 The proposed development consists of a new detached dwelling. It would be of traditional construction and materials, on two storeys and with three-bedroom accommodation. On the ground floor there would be a living room, dining-room, kitchen, and cloaks / w.c.

1.2 The site area is 192 square metres (excluding Horderns Close). The gross floor area of the dwelling would be 103 square metres. The external space would comprise a garden area immediately around the house with a driveway; and a separate pedestrian entrance and bin storage area.

1.3 The materials of external construction would be artificial or reconstituted stone with a flat-section concrete roof tile in a dark neutral colour.

2 Previous Application

2.1 An earlier application reference HPK/2010/0055 for the same development was refused on 9th April 2010, on grounds of the design of the front elevation, and parking and turning provision. This new application addresses these issues.

2.2 The elevational design of the proposed dwelling has been changed to a more conventional appearance. A pitched roof has replaced the lean-to roof on the porch. The windows at ground and first floor have been redistributed more evenly. On the ground floor there is a window into the downstairs lavatory, and a window into the kitchen. Also proposed is a wall tied into the front of the porch to provide a traditional form of boundary and security and privacy to the kitchen. The existing landscaping in the bed on the south east side of Horderns Close also provides ground floor screening between dwellings. The upper panels of the front door would be obscure glazed to provide light into the hall.

2.3 At first floor there is a window into the bathroom, which would be obscure-glazed and two smaller subsidiary windows into the main bedroom. On the south west gable elevations the window sizes have been reduced to be more proportional with the elevations as a whole. On this side is the main outlook from the proposed dwelling over the garden and the school beyond.

2.4 The parking arrangement has been changed together with the proposed vehicular access to the site. The previous application showed the access to be to the west corner of the site from Horderns Close; whereas the present application changes this the north corner. Two parking spaces could be accommodated within the plot, leaving Horderns Close free for turning. There was no objection by Derbyshire County Council as highway authority to the last application.

2.5 Appendix 1 of the saved High Peak Local Plan sets out car parking standards for various classes of land use. For dwellings of 2 to 3 bedrooms this is a maximum of 2 spaces. These could be accommodated within the plot. However the advice in Appendix 1 indicates that where there is public transport nearby, new residential development could be provided without dedicated parking. In fact the application site is approximately 300 metres from the main shopping centre of Hadfield on Station Road, that is within easy walking distance. Hadfield railway station is equally close. Newshaw Lane / Church Street (at the end of Queen Street) is a bus route.

2.6 The application site is therefore in a sustainable location where on site parking is not as important as in more remote locations. The house is a small one unsuitable for a large family so that car ownership is likely to be limited to a maximum of two vehicles and more probably only one. This provision compares favourably with that for the existing detached dwellings on the opposite side of Horderns Close.

3 Site and Surroundings

3.1 The application site consists of surplus garden land, including an outbuilding which would be demolished, to the rear of number 18A Queen Street Hadfield where the applicant resides. To the south-west and south-east of the site are

the grounds of St.Andrew's C.E. Junior School. To the north-west and north-east are existing dwellings.

2.2 The access to the site is from Hordern Close an unadopted cul-de-sac leading from Queen Street. This serves the backs of 14 to 18A Queen Street and the two new dwellings numbers 1 and 2 Hordern Close. The applicant as the occupier of 18A Queen Street has a right of way from the application site into Hordern Close. Hordern Close as a highway is landscaped and surfaced with brick paviors. It is in good condition and capable of accepting additional light residential traffic.

3.2 The dwellings which front Queen Street are traditional nineteenth-century terraced town cottages. They have rear gardens of a little over twelve metres in length, with stone boundary walls. The two new detached dwellings on Hordern Close are built with their gables facing the Close, with integral garages and living room windows in their front elevations.

3.3 The application site is bounded by a timber hit-and-miss fencing standing on a plinth wall in artificial stone 600-750mm high. The overall height of the fence varies between different parts of the boundary but is generally 1.8 to 2.0 metres in height.

4 Planning Policy

National Planning Policy

4.1 In the Supplement to PPS1 Climate Change one of the key planning objectives of the Government is to

…deliver patterns of urban growth and sustainable rural devlopments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car…. (PPS 1 Supplement Para 9).

4.2 Planning Policy Guidance Note 3 (Housing) offers further support to the promotion of good housing design, including:

….creating places streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character….
And:
….. promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes (para.14)

Local Planning Policy

3.6 Policy GD4 (Character, Form and Design) of the saved High Peak Local Plan establishes that a planning proposal will be permitted when:

'Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape.' (Para 3.35)

3.7 In terms of housing, Local Plan policy H11 (Layout and Design of Residential Development) promotes development which creates safe and accessible living environments which include a mix of housing types and sizes and which are well designed.

3.8 The Council has published Residential Design a Supplementary Planning Document to improve the quality of the design of development in the Borough. The advice in the SPD has been adopted in the preparation of the design for the new dwelling at Queen Street Hadfield.

5 Design

5.1 The main design aims considered in relation to the new dwelling are:

- To produce a dwelling which reflects the character and appearance of its context

- To protect the privacy and amenity of the existing surrounding dwellings whilst making optimum use of the space available on the site

5.2 The surroundings of the site are described in Section 2 above. The new dwelling responds to a position facing the front elevation of two new detached dwellings and the backs of older traditional mill-workers' terraces in the classification of the SPD. Of these the new houses fronting Hordern Close make the greater contribution to the street scene of the Close. The new dwelling would be of similar detached form. Its front elevation would have a high solid to void ratio to avoid windows to living rooms to maximise privacy.

4.3 The main outlook from the new dwelling would be towards the school grounds on the south-west and south-east sides of the site. These boundaries have high-quality boundary fences within which it would be possible to create a private garden screened visually and acoustically from the school.

5.3 In character and appearance the detached dwelling adapts as far as possible the building form and character of a mill-worker's cottage. Its longer elevation faces Hordern Close with its minimal window openings and emphasis on masonry. It has a simple pitched roof with a chimney. Towards the backs of the houses on Queen Street it would present a blank gable with the exception of the window into the stairwell.

4.4 Its details would be consistent with those found locally. Windows and doors would be recessed. Stone heads and cills are indicated to openings. Glazing patterns maintain a vertical emphasis to the windows but divided by lighter bars into four-pane lights. These would be of stained timber to match those at numbers 1 and 2 Hordern Close. Rainwater goods would be of simple angular design and black in colour.

6 Access

4.1 The site is in a sustainable location close to the centre of Hadfield. The shops of Station Road are within easy reach by walking (via Stanyforth Street and Railway Street) and the railway station and the library are closer still. There is a regular bus service into Glossop from Newshaw Lane.

4.2 Access to the site for vehicles and pedestrians is via Horderns Close. The Close provides space for turning for cars, and light and medium-sized goods vehicles.

4.3 The site has a slight fall across it with the north-east end being approximately 300-400mm higher. Here a separate pedestrian access would be formed. This could be excavated to be at the same level as the Close enabling provision for wheel-chair users to enter the site easily. This would take the form of a paved area set into the garden bank.

5 *Conclusion*

5.1 In terms of DCLG Circular 01/2006, the **amount** of the development consists of one residential unit. In **layout** it would occupy a single residential plot with the same orientation of the front elevation towards the public highway as its neighbours. In **scale** the dwelling would be on two storeys with a pitched roof and be comparable in ridge height with its neighbours. **Landscaping** would consist of the provision of garden planting within the boundaries. Existing walls and fences would mark the division between the plots with new feature stone walling to the front of the plot.

JRAM March 2011