

DESIGN & ACCESS STATEMENT

RESERVED MATTERS

1no 4 bed 6 person residential unit

On behalf of

MR J FRANCE

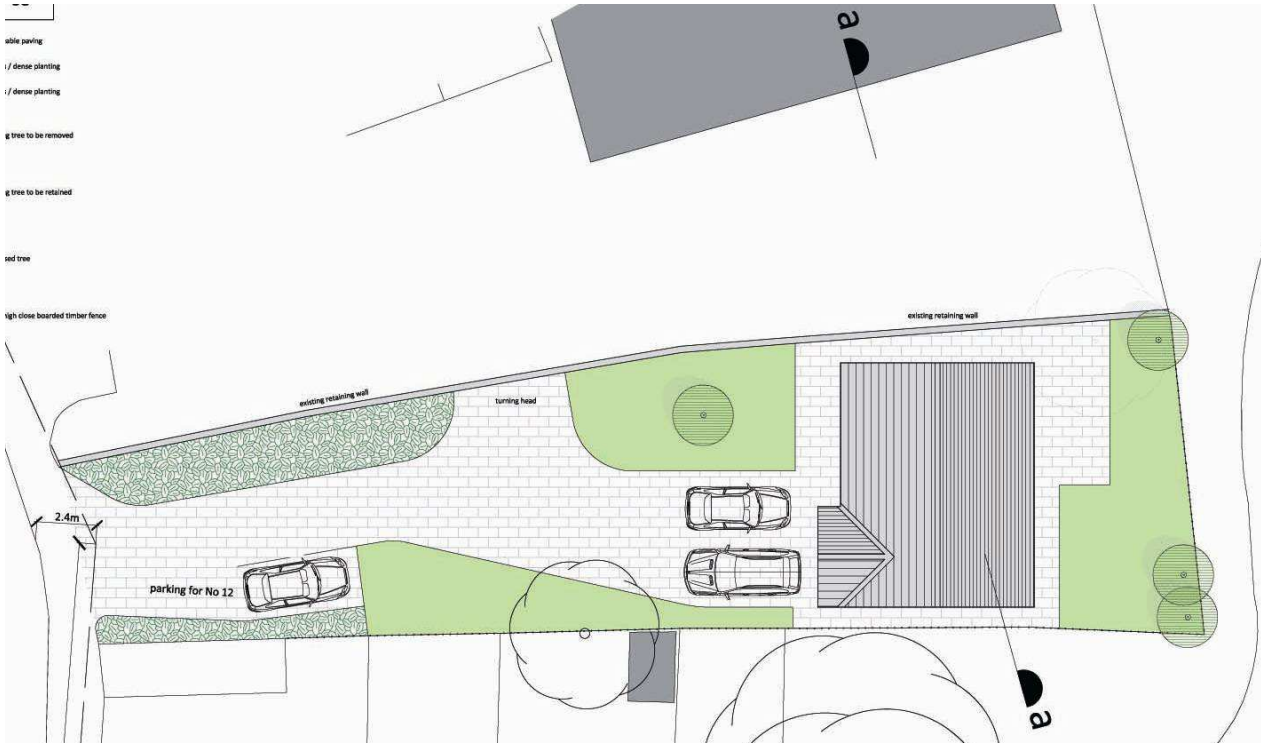
At

Land adjacent to 8 Dinting Lane, Glossop

RICS

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1.0 INTRODUCTION

This statement is submitted in support of a reserved matters Planning Application for the development of land adjacent to 8 Dinting Lane, Glossop.

The applicant, Mr J France, is proposing a development of 1no 4 bed detached dwelling, 1.5 storey unit with associated gardens / parking on the site.

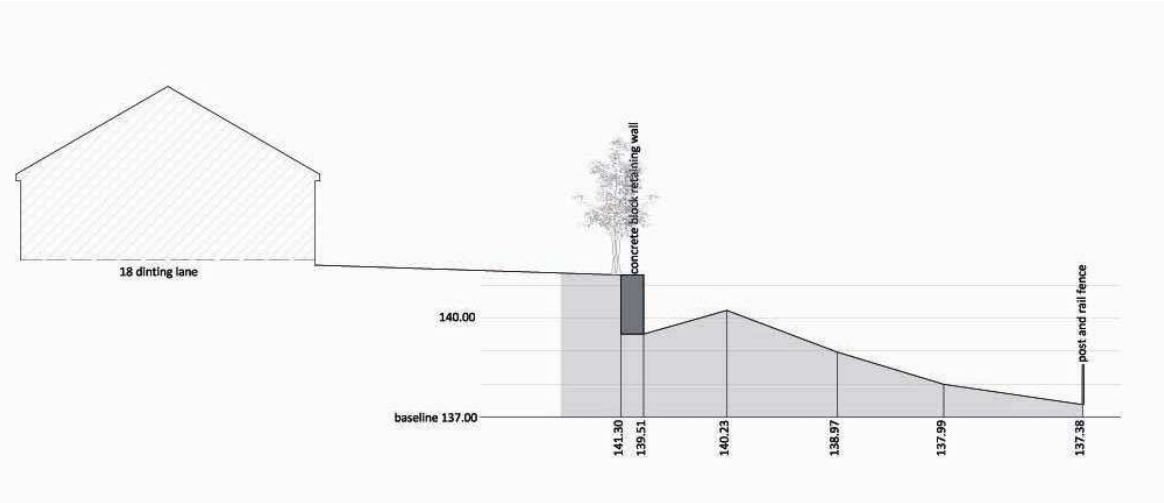
In addition there is a provision of 2no parking spaces per dwelling with access to 1no additional space to combat the loss of garage provision to the resident of no12

The proposals have been designed to reflect the need for accommodation to suit the demographics of the local population.

The development principles aim to suit the desired occupants in terms of floor area, no of bedrooms, amenity space, family size etc

The site of approximately 0.03acres lies close to the centre of Glossop town Centre and is situated on Dinting Lane.

The surrounding area is of a mixed vernacular, consisting of a mix of early 1900's stone terraced housing to the north, south and west of the site. To the eastern boundary, Lancashire Chemical Works resides.





2.0 DEVELOPMENT

The site lies to the north east of 8 Dinting Lane and was last used as a garden to 12 Dinting Lane. The plot has been redundant for a number of years and has been cleared of outbuildings

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The site is slopes from east to west consisting of previously landscaped areas. The plot has a site area of approximately 0.03 Hectares. The site is currently accessed by a made road which runs in front of the terrace block containing 8-12 Dinting Lane.

Ground levels increase to the North. A retaining wall structure of approx. 1.8m high has been constructed to the Northern boundary where levels continue to 18 Dinting Lane.

18 Dinting Lane takes the form of a detached bungalow and forms a similar infill development with access direct onto the highway. Beyond the eastern boundary is Lancashire Chemical Works.

The existing terrace block contains three dwellings and is two storey in construction. The properties are of traditional construction. Walls are of stone faced type with roofs of pitched stone and blue slate.

The site is situated within a mixed use area and is close to schools, employment areas, public transport links and Glossop town centre







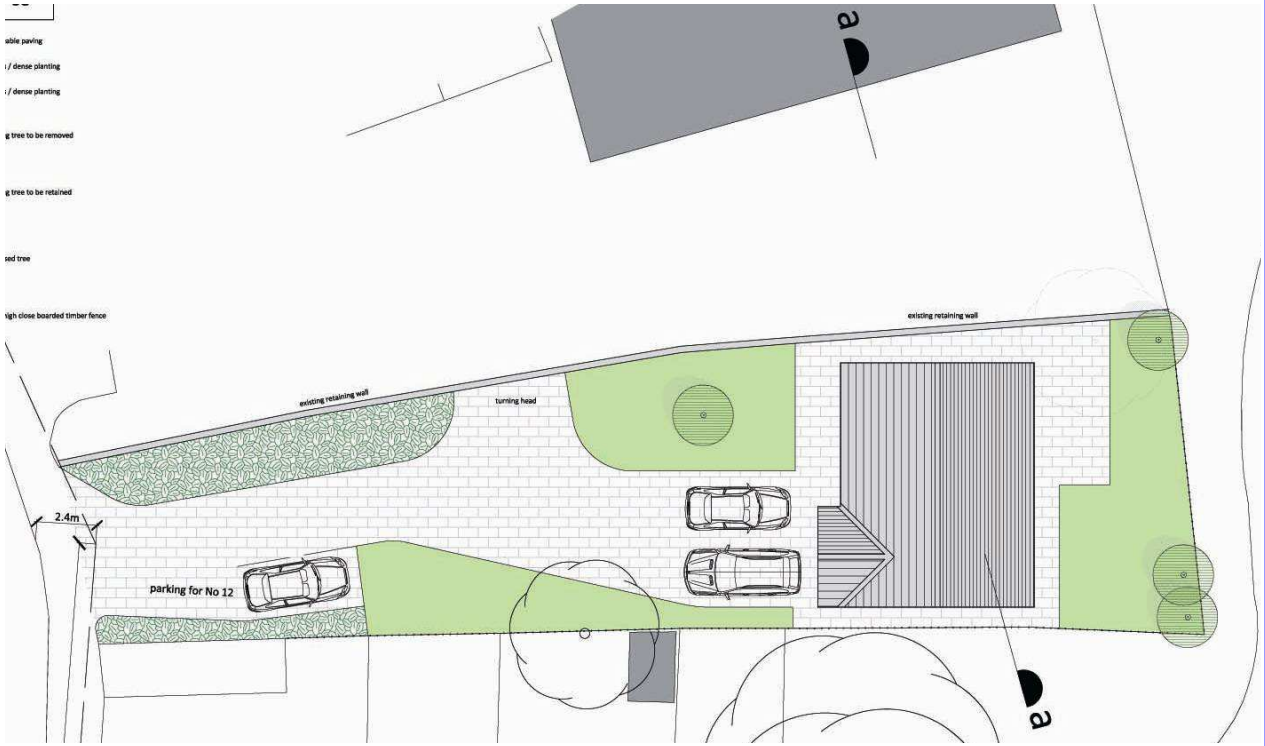


3.0 DEVELOPMENT SITE

The photographs to the left, display the current situation of the site. Please refer to accompanying documents in terms of plans, elevations, levels, sections etc

History

The site was subject to an successful application in April 2011. A Planning application was made for an outline dwelling and subsequently, granted in June 2011 (Application No. HPK/2011/0155).



4.0 PROPOSAL EVALUATION

The attached proposals for the site take into consideration, the constraints and opportunities for the site, the particulars of which are detailed below.

To compensate for the loss poor landscaping currently present on the site, a number of suitable new trees and shrubs will be planted within the site together with buffer planting where necessary. In addition, shrubs and trees are included amongst the hard landscaping to the front of the properties in order to create a visually interesting and diverse environment.

The proposed layout is sympathetic to new and existing residents. The design principle to create a development to mimic the surrounding properties whilst, providing a high level of sustainable design

The density of the proposal reflects the area in the immediate vicinity of the site in order to achieve successful integration. As noted, the council is looking to introduce and incorporate more 'sustainable family dwellings'.

The inclusion of one and half storey property in the proposal allows for the provision of additional internal living space whilst maximising the external space. This design is sympathetic to the existing terraced properties in the vicinity, given the stone elevations and slate roofs. The proposed design allows privacy distances to be maintained in line with SPD guidance.

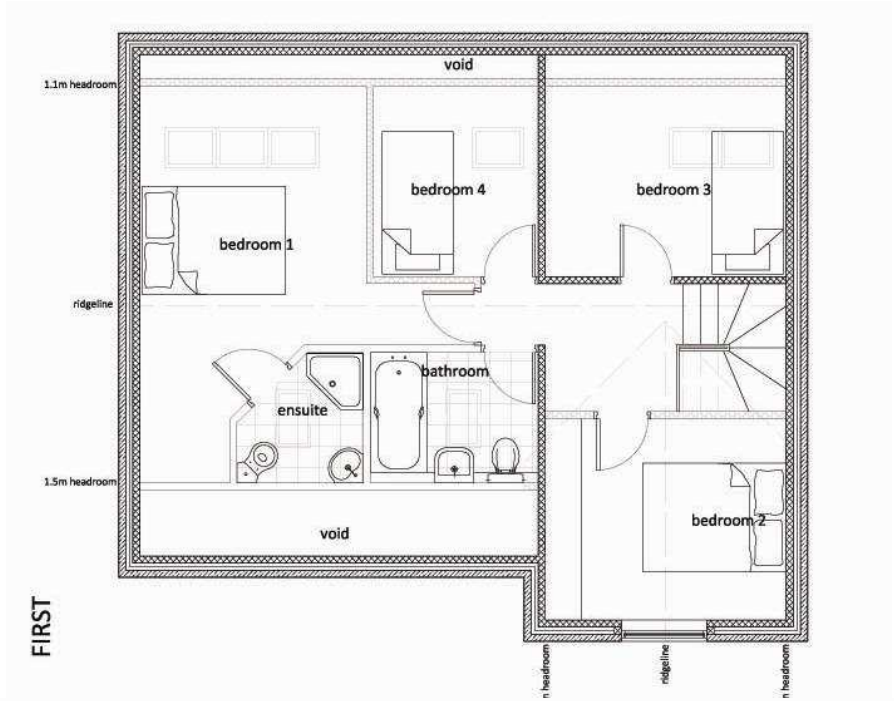


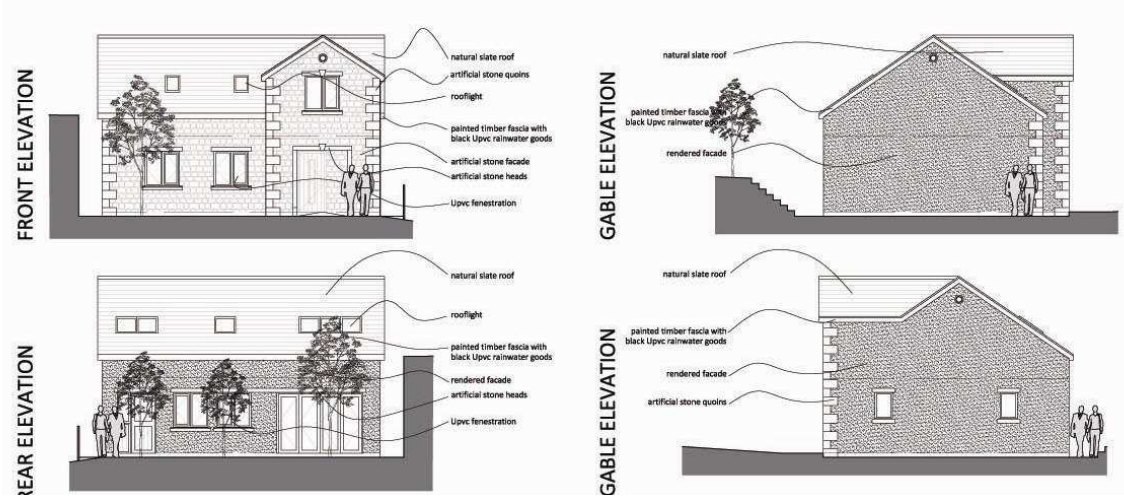
4.0 PROPOSAL EVALUATION

External materials are to reflect reflect those used in the immediate locality and it is important that local features and detailing are incorporated into the scheme. Architectural detailing as seen on the local properties have been incorporated into the proposed units – stone and rendered elevations, slate tiled roof etc.

The proposed materials to be adopted is consistent with the local area. It is proposed that the exact details are to be agreed with the local authority by use of a condition on approval. The proposal will use materials that do not detract from their surroundings in terms of design, scale, proposed materials, siting and layout.

Considering the current condition of the site has on the surrounding area it is anticipated that the new design will be a considerable improvement.





5.0 DESIGN / ACCESS

The applicant proposal is to develop the site with 1no detached 1.5 storey, 4bed 6 person dwelling.

It is anticipated that the proposed unit willbe aimed at families. The property will include a parking area to the front, and garden and paved patio area to the rear / sides. There is also provision for 1 off street parking space to accommodate resident at no12 Dinting Lane.

The proposed unit has been designed in order to ensure that they are inclusive to all potential residents. They are all Part M complaint with safe and easy access points to the front and rear of each property and close proximity to the parking spaces for individuals with walking difficulties. The staircases have been designed to allow easy adaptation for the use of stairlifts and the like.

Vehicular access has been considered and the design incorporates suitable turning space so as to ensure the easy access of vehicles to and from the properties, including access to for emergency vehicles. The design meets the SPD quota. Due to the locality and the local public travel infrastructure, two parking spaces per new residential dwelling has been provided. The intention of the client is to promote other methods of transport (public, foot and bike) and is inline with requirements of the CSH

6.0 CSH

The development has been designed with the key principle of sustainable development in mind, namely to achieve a rating of level 3 Code for sustainable Homes.

A number of specific elements have been incorporated to address both the wider need for sustainability during construction and occupation phases as well as elements aimed at the specific requirements of the target occupiers.

An CSH design stage assessment has been undertaken.

To summerise:-

Drying spaces - an external private patio will be provided to each property

PV panels to provide electricity, water heating etc and reduce the need for heating etc

Where provided, fridges and freezers will be A-plus rated, washing machines and dishwashers will be A-rated and washer dryers/ tumble dryers will be B-rated. (EU energy labelling scheme)

External lighting - external and security lights will be energy efficient

cycle storage - bikes can be safely stored in the sheds provided for each property

Home office - a home office/study is defined in each dwelling.

Internal potable water use - the detailed design will select low water use fittings to achieve a limit of no more than 109 litres per person per day

External potable water use - a vessel will collect and store rainwater which will then be used for landscape irrigation in periods of dry weather.

Household waste and recycling storage – to be inline with LA collection schemes. Refuse and recycling strategy - each dwelling has an appropriate store, accessible from the public highway, the store will facilitate local authority collection of household waste and recyclable materials. It is anticipated that a four bin method will be used on the basis of 190 litres per dwelling total storage.

Sound insulation - it is intended that performance standards will meet Building Regulation Approved Documents

Private space - an outdoor paved space will be provided for each dwelling.

THE CODE FOR SUSTAINABLE HOMES™





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7.0 ACCOMPANYING DOCUMENTS

The application consists of the following documents:-

J101163-01 site survey

J101163-02 site section, location plan

J101163-10 proposed site plan

J101163-11 proposed section

J101163-12 proposed floor plans and elevations