DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE APPLICATION FOR FULL PLANNING CONSENT

3 NO 4 BEDROOM DWELLINGS AND ACCESS ROAD

At

MILLERS VALE, CHURCH LANE, NEW MILLS

Prepared on Behalf of TREVILLE PROPERTIES

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1.0 INTRODUCTION

This statement provides background information and sets out the design strategy employed in the proposals to develop 3 new dwellings with associated access road, private and visitor parking at Millers Vale, Church Lane, New Mills.

TADW Architects were originally approached by "Johnnie" Johnson Housing Association, a registered social landlord, who were working with Treville Properties, to develop the site for a mix of private and affordable housing in December 2007. Following discussions with planners (leading to a reduction in proposed units), the RSL's involvement in the scheme ended and we were appointed by Treville Properties to develop the current proposals. Please refer to 2.5 Evolution of Proposals.

The site is located between Church Lane and St. George's Road and slopes steeply across its width in a north-easterly direction. A new access road will replace the existing, formed between Thornwood House and Elmwood House, where a private access currently exists to the Cattery/rear gardens/car parking area.

2.0 Design

In developing proposals we have taken into account:-

Characteristics of the Local Area

New Mills in general is characterised by traditional gritstone built, slate roofed buildings of 'flat fronted' design, following a linear street development.

The area surrounding the site, however is predominantly of brick built and stone rendered buildings which to Church Lane are generally not flat fronted but have protruding gables and bays. Please refer to Elevations prepared by Apex Surveys M1158/2. The houses either side of the access road leading into the proposed development are stone built. There is also precedent in the area of dwellings/cottages which are set to the rear of existing housing, for instance the white cottage No. 6 and Nos. 12-16 St. George's Road which back onto the proposed site at a lower level. Beech Cottage is another example of this type of backland development which has been influenced by the topography of the site and its access restrictions.

The proposed development responds by continuing the prevailing New Mills tradition of gritstone built dwellings, with slate roofing, and sites a group of 3 houses around a central access road.

Existing Site Features and Levels

New Mills, as identified in the Council's 'New Mills Conservation Area Character Appraisal,' is 'a southern Pennine mill town of dramatic topography.' The proposed development site is a good example of this 'dramatic topography', which has been a key driver in the development of the proposals, with each house moulded into the landscape, and individually designed to suit its place in the landscape.

The views of the valley area have been maximised to Plots 2 and 3, while the clustered layout of the buildings affords a view from the main habitable rooms in Plot 1 across the valley.

An existing sewer crossing the site has also been influential in the development of the proposals, ensuring that the development is unable to creep down the valley due to the necessary easement around the pipe.

Ecological Value

A tree survey report dated 16 September 2011 has been produced by Branching Out Two Limited, which is included in the application.

27 new trees are proposed to be planted to supplement those currently on the site, and add to the ecological value of the site. A detailed landscaping proposal will be submitted prior to work commencing.

2.1 Use

The site is within a well established residential area with a wide range of facilities such as shops, schools, sporting facilities and religious buildings within walking distance.

The existing use of the site is a Cattery, domestic garden, car parking area with access road, all within a brownfield site.

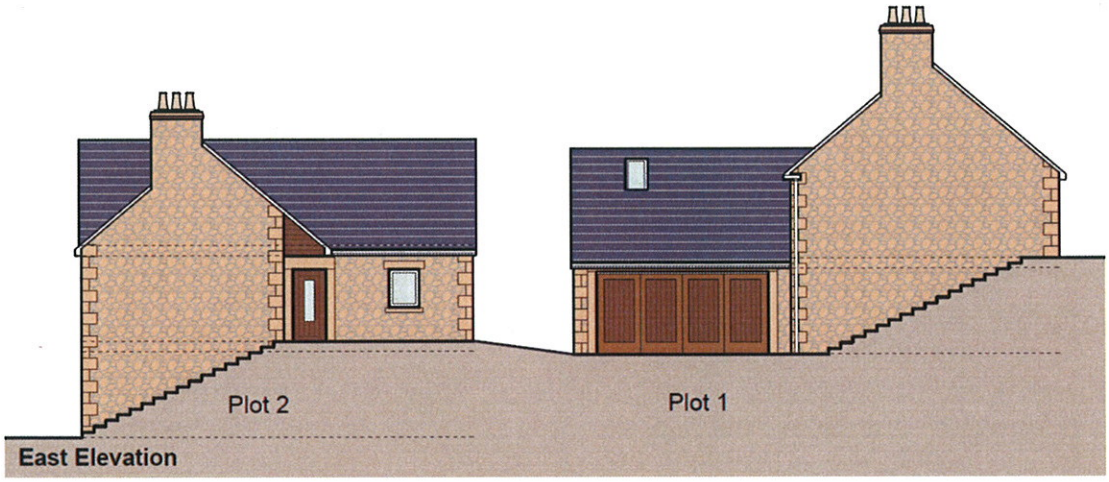
The proposed addition of 3 dwellings compliments the existing uses in the area.

2.2 Amount/Layout



The proposed 3 no detached dwellings continue the relatively low density of development evidenced on Church Lane in a 'cluster' site layout, wrapping around the end of the access road and forming the impression of a courtyard, at levels to suit the existing topography of the site.

2.3 Scale



The properties are designed to be step down/up the existing topography of the site. Plot 1 is two storey to the front, single storey to the rear, whilst plots 2 and 3 are single storey to the front and step down into the valley to be 2 storey at the rear.

2.4 Appearance



The design of the elevations (i.e. horizontal in nature, with fenestration providing a vertical emphasis) has been influenced by the traditional workmen's' cottages of the area, as described in the councils Residential Design supplementary planning document.

2.5 Evolution of Proposals

The proposals have been developed following extensive consultations with the local planning authority since December 2007, originally Adrian Fisher and subsequently Jane Colley, Senior Planning Officer, and can be summarised as follows:-

Please refer to Appendix 1 for copies of drawings referred to.

Pre December 2007

The application site has a history of planning applications which have ranged from a residential care facility for the elderly, sheltered housing, large residential schemes of flats, private housing including bungalows, all of which are well documented up to the current use for the Cattery, garden, parking area and access road.

Affordable Homes (December 2007 – July 2009)

"Johnnie" Johnson Housing Association worked in partnership with Treville Properties to develop the site in a mix of private and affordable homes.

- There were frequent meetings during early stages of sketch schemes with Adrian Fisher, Head of Planning and Joanne Mckendrick, Strategic Housing Officer, where a need for good quality affordable housing was identified by the Council and the Housing Association.

- B438 05 Series – Issues P2, P3 and P7 are attached

  These show the development of the site with adjoining land, which culminated in agreement with Adrian Fisher to develop the higher area of land above the adopted sewer whilst retaining a green living wooded amenity space along the lower area of the valley.
  At this stage the site had been extended eastwards behind St. George's Primary School.

- B438/08 Series – see attached Issue P4

  A number of schemes were produced following similar principles, with the site gradually reducing in size and density until January 2009, when a revised proposal on a much reduced site was forwarded to the planning case officer. This scheme followed a different approach to the development in that it proposed the demolition of 'Penlee' (a house fronting Church Lane) to afford a second access road into the site, thus splitting the development into two individual sites. Area 1 was designated affordable, while area 2 was for the open market.

- Presentation to Planning Sub Committee on 29 April 2008 by James Bromfield of "Johnnie" Johnson Housing Association and George Noworyta of TADW Architects. Generally a positive response to a scheme showing options of 30 and 31 dwellings, which had addressed many of the issues relating to this site.

A Reduced Scheme (July 2009 – present)

"Johnnie" Johnson Housing Association decided not to pursue this scheme on 27 July 2009. The market had changed and reduced numbers dictated by planning consultation had negated the affordable homes apportionment.

The Practice was retained by Treville Properties to develop the site with market led housing.

- One option shown on 80885/10P5 was to demolish Penlee and provide a one way access to the proposed site which would show 15 No. homes with a replacement for Penlee.
  Although Highways had no major comments, it was see by Planning as an inappropriate design for this area as it would create a residential 'island' of the 5 existing houses fronting Church Lane.
  It was decided not to proceed with this option.

- 80885/22P2 and 27P1 shows a single access road feeding a development of 8 properties in March 2010.
  This option was viewed more favourably and site sections and elevations were produced to enable further consideration.
  Feedback from Jane Colley based on site sections/massing from the St. George's Road properties was received on 6 September 2011 and highlighted further reservations, specifically on the treatment of Plots 1 – 5.

- It was decided to submit the development in 2 applications, the end 3 detached properties as a single full plans application and consult further on the Westside plots, which is the current status.

3.0 ACCESS

The intention is to create a development that is as accessible as the existing topography of the site permits. Due to the topography of the site the road has been designed with sections at a gradient of 1:10. This enables the accesses from road to dwelling to be kept relatively level, with a minimum amount of retaining structures.

In preparing the design and floor layouts, we have considered:-

- Building Regulations Approved Document M
- BS 8300

The dwellings are intended to be fully compliant with the Building Regulations Approved Document M.

The following specific points have been incorporated as follows:-

- All access footpaths and circulation around the houses and garages will have a firm and smooth surface and within dwelling curtilages will be either level or lightly ramped so as not to exceed 1:20 gradient wherever possible with 1200mm width. Note side passageways are min 900mm wide and incorporate steps (designed in accordance with Approved Document M) due to change in level.

- A total of 2 secured garage car parking spaces have been allocated to each of the dwellings.

- All entrances have a level threshold with a minimum opening width of 850mm and a 1200mm square lobby.

- All internal doors have a clear opening of at least 750mm.

- Electrical controls, sockets and switches are located between 450mm and 1200mm above floor level.

- The dwellings have been designed with a degree of flexibility to allow for future alteration and adaptation.

APPENDIX 1

Selection of Superseded Drawings to Illustrate Evolution of Design

- B438 05P2 - 71 properties of mixed housing
- B438 05P3 - 28 properties of mixed housing
- B438 05P7 - 23 properties of mixed housing
- B438 08P4 - 21 properties with 2 access roads
- 80885 10P5 - 15 properties with one way access road
- 80885 10P8 - 8 properties in two areas
- 80885 22P2 - 8 properties in two areas
- 80885 27P1 - Site Sections