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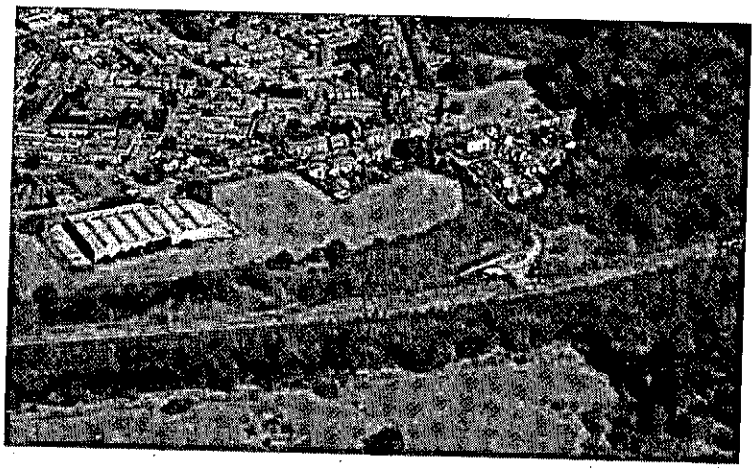
HPK/2012/0026

Design and Access Statement

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
13 JAN 2012
FILE REF
REPLY REQUIRED

Land off Glossop Road, Gamesley



Prepared for:

Astor Property Group

December 2011

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1 Introduction

1.1 This statement has been prepared to accompany the outline application for residential development and demolition of warehouse submitted for the land off Glossop Road, Gamesley.

1.2 It is proposed that the existing site comprising a dilapidated and unsightly industrial unit together with adjacent land is developed to provide much needed housing as identified as a requirement at both Government and Local Authority level. Whilst many details relating to layout and appearance will be dealt with separately under a reserved matter application submitted at some time in the future, indicative proposals have been prepared in the form of a master plan layout so as to establish the principle of development housing types and density.

1.3 The following sections summarise the proposals so far as can be done at outline stage and reinforce the suitability of the subject site for such development.



2 Design

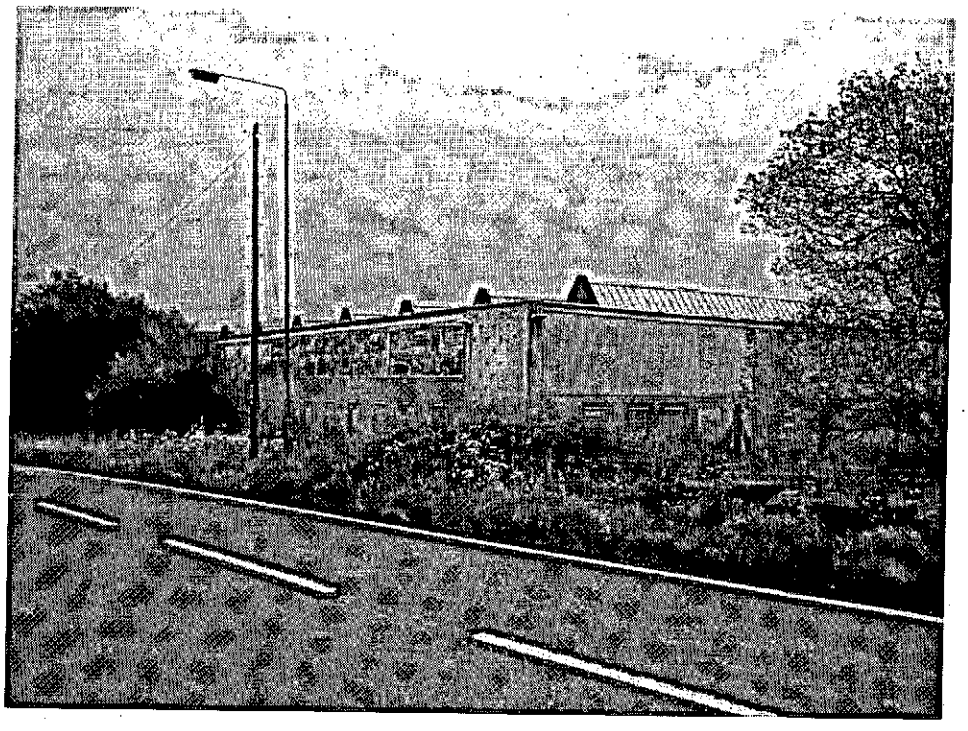
2.1 In reading the following narrative on design, it should be noted that as this is an outline application and much of the design development is at a very preliminary stage. As with all such developments, specific details with be subject to a separate reserved matters application submitted by any future house builder or developer.

2.2 Notwithstanding this principles are set out that reflect High Peak Borough Council's (HPBC) policies and an indicative masterplan layout has been prepared illustrating how the development may be set out. The masterplan has evolved following the result of various amendments and feedback from public consultation.

Use:

Existing Use:

2.3 At present the site contains a significantly dilapidated industrial/warehouse building that has not been occupied since early 2002. Despite the continual marketing of the site, attempts to find a new occupier have not been successful. The remainder of the site is agricultural although the majority of it has been identified for residential and employment use in HPBC's Local Plan.



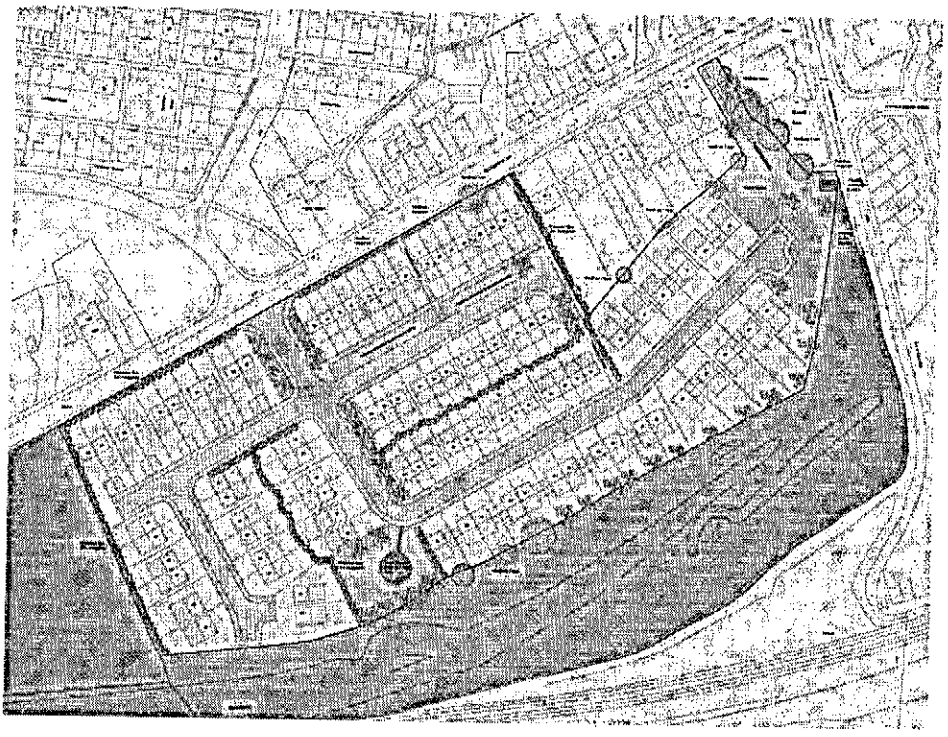
Proposed Use:

2.4 The proposal is to provide much needed housing stock through the development of the site for residential use. The scheme set out in the master plan shows a balanced mix of units of varying sizes from two to five bedrooms.

Amount:

2.5 Whilst the final details will be determined by the house builder/developer when submitting their reserved matters application, the current proposal shows 93 units across the 2.81ha site. This represents a density of 33 dwellings per hectare.

2.6 The proposal also considers elements such as ecology; open space; transport; and pedestrian links and details are included elsewhere in this document.



Layout:

2.7 When considering the layout of the site, it has been sought to follow the guidance set out in the Adopted Residential Guide SDP prepared by High Peak Borough Council.

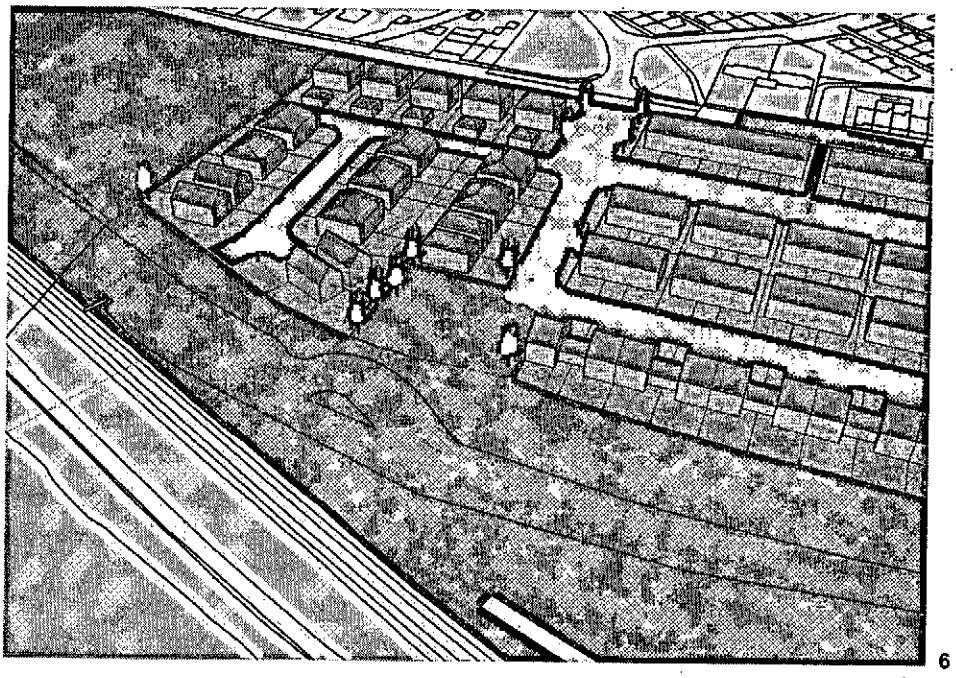
2.8 In order to maintain continuity of the existing street scene, the first principle when setting out the proposed development was to maintain the building line along Glossop Road and to adopt a style and layout of buildings along this frontage that is in keeping with its surroundings.



2.9 Within the site, it has been sought to adopt a liner grid type layout as noted in the adopted Residential Design SPD. Typically, these grids are connected by pedestrian routes which provide four pedestrian access points onto Glossop Road. Vehicle movement has been limited by the use of no through road sections to minimise nuisance vehicle movements that could be caused by the creation rat-runs or race circuit layouts.

2.10 All residential units have been set out so that each plot fronts onto the street and gardens are typically enclosed and protected by surrounding plots

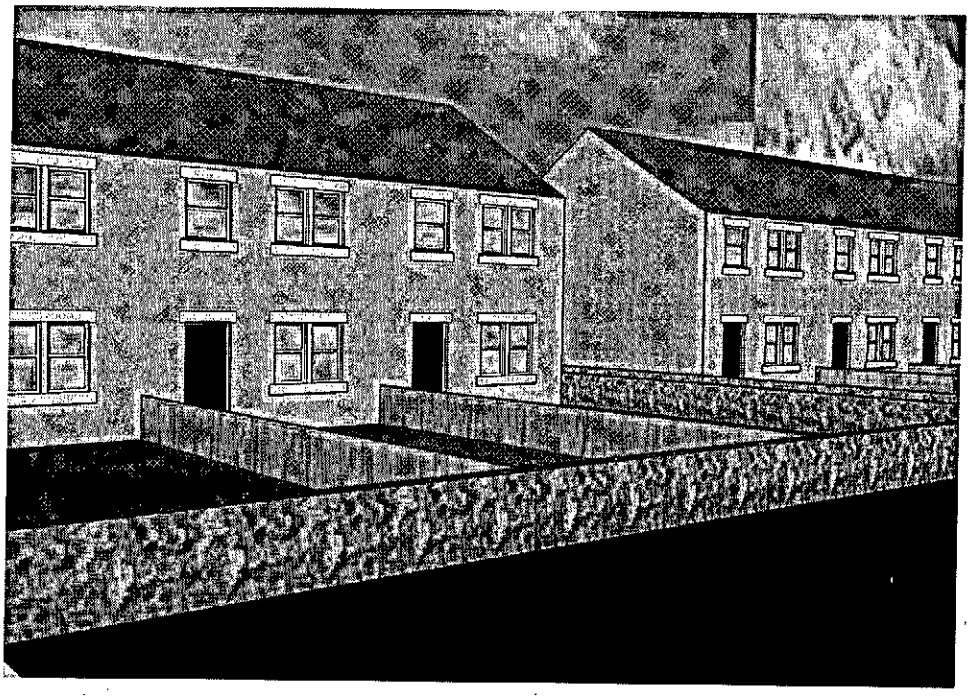
2.11 Undeveloped areas have been maintained in two primary locations to provide green/open space and children's play area. These have been carefully located to make use of the sites natural geography. Children's safety and security has also been carefully considered and the area for play has been protected by ensuring that it is enveloped by houses.



Scale:

2.12 Whilst the final design details will be determined in the reserved matters application submitted by the eventual developer, a layout has been prepared utilising typical house sizes and layouts that meet with the minimum requirements of NHBC space standards and the like.

2.13 Buildings will be predominantly of a two-storey design with some units having additional accommodation in the roof space (2½ storey) and other housing three storeys. Certainly, it is expected that terraces to Glossop Road to be of a comparable scale to existing to further reinforce continuity of the street scene.



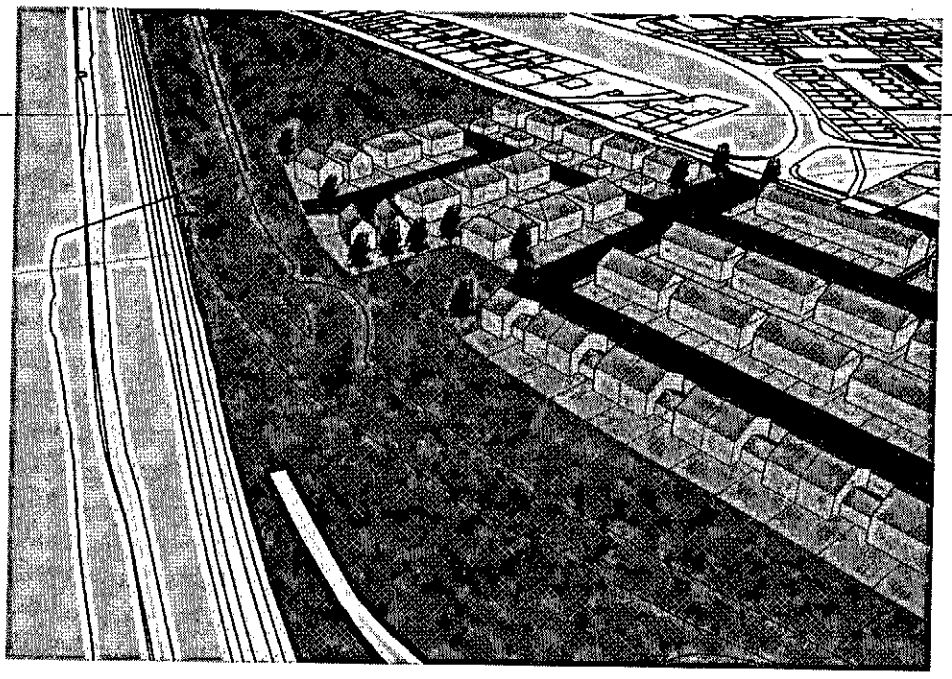
2.14 Although the natural slope of the land will be predominantly maintained across the site, the assumed man-made mound to the rear of the industrial premises will be removed to ensure that roof lines or buildings in this area are not unacceptably high.

Landscaping:

Surrounding Landscape:

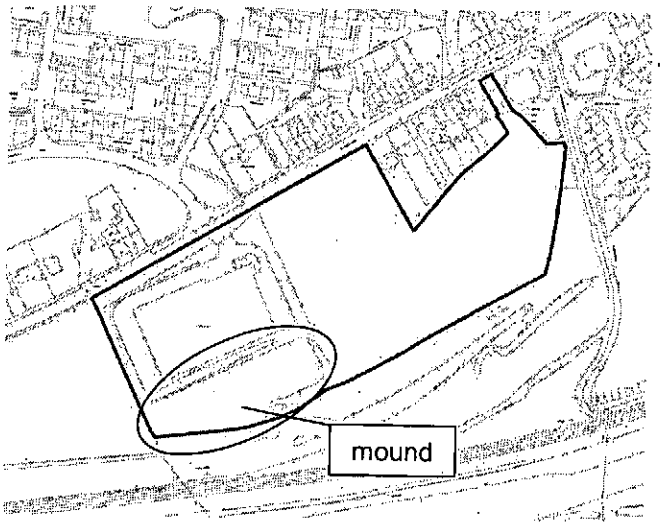
2.15 The surrounding area is a mixture or residential development and associated amenities to the North West and North East, Agricultural land to the South West and the Glossop/Hadfield to Manchester railway line to the South East.

Landscaping Proposals:



2.16 Further details relating to the site biodiversity and ecology and are included in the separate documentation accompanying this application (prepared by FPCR and SLR Consulting). However, the principle is to retain a number of existing trees together with hedgerows to the Glossop Road frontage. Additionally, it is proposed to introduce additional trees and hedgerows as shown to provide linkways between the existing vegetation and the railway embankment for foraging wildlife, bat, birds etc.

2.17 It is anticipated that as part of the development, the house builder would look to work with the natural gradient of the site. We would however, expect that the assumed man-made mound to the rear of the industrial unit is reduced to provide a more consistent gradient. This will assist with both the overall gradients and resultant accessibility of the site for future residents with restricted mobility etc. and visual impact of the development from Glossop Road by significantly reducing the proposed roof-line.



Appearance:

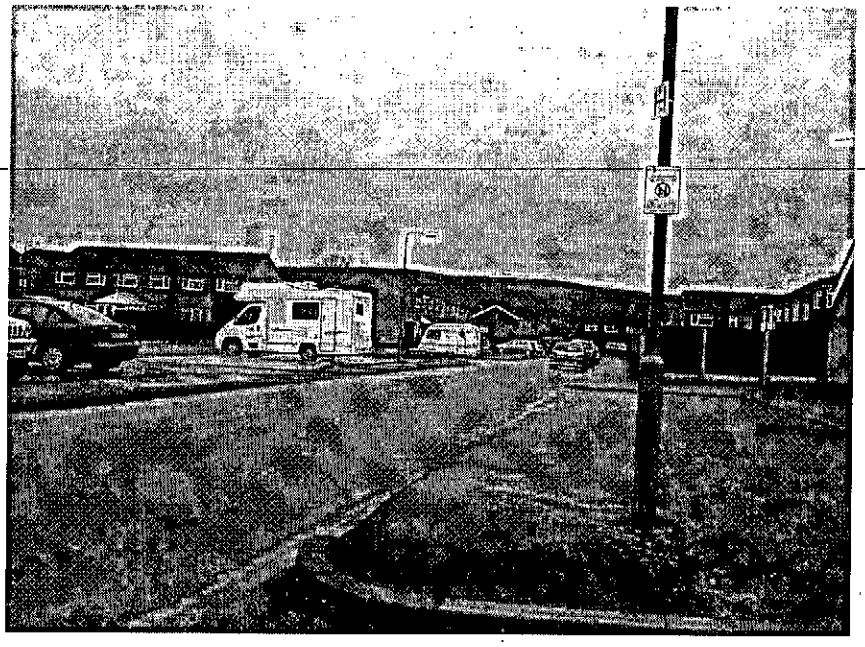
Existing and Adjacent Appearance:

2.18 The older premises along Glossop Road, Cottage Lane etc are of a more traditional style of construction and typically in stone with pitched slate roofs. Many properties have, however, been subject to unsympathetic "improvements" such as the installation of poorly designed uPVC windows and the construction of porches in varying designs.



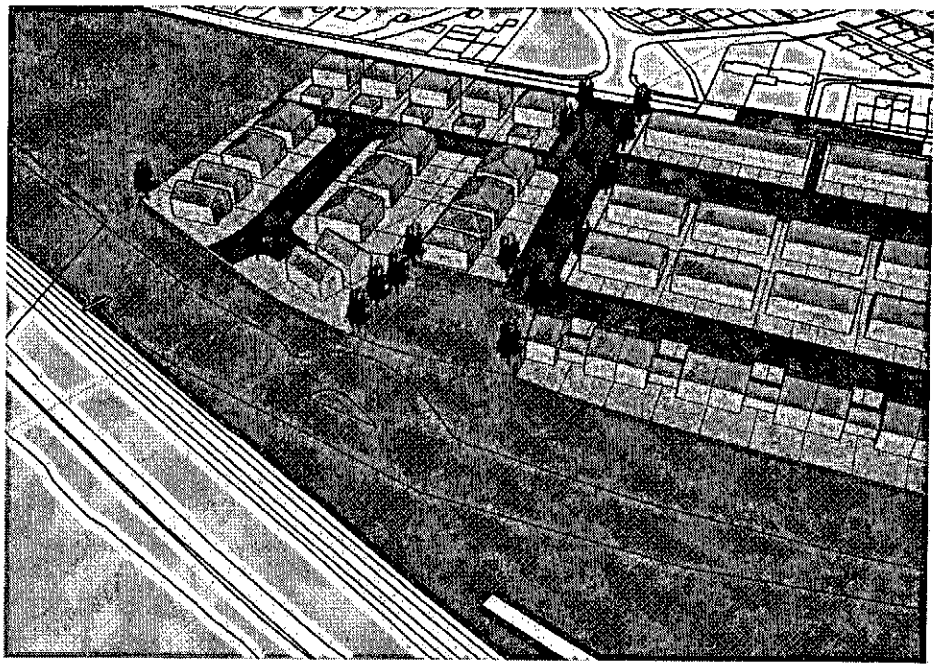
2.19 Newer dwellings on Melandra Castle Road, Castleton Crescent and surrounding roads typically utilise more modern materials including brick, render and concrete roof tiles. There are also large expanses of concrete and macadam hard standings.

2.20 The most recent development on Copper Beech Drive is more in keeping with the Authority's current design guidance and utilises natural stone elevations and details sympathetic to traditional local construction.



Proposed Appearance:

2.21 As noted elsewhere, details relating to final design and appearance will be determined under a separate application. It is expected that any such proposals would be in accordance with policy and design guidance current at the time of the application.



3 Access

Vehicular and Transport Links:

Site Access:

3.1 Vehicular access to the new development will be via a new junction with Glossop Road. This junction will be created to the west of the existing site entrance to the industrial premises. This will create a staggered junction with the existing Melandra Castle / Glossop Road Junction. Right turning lanes will also be created at this junction to ensure that vehicles turning right into Melandra Castle Road and the application site do not block the flow of traffic on Glossop Road whilst waiting for oncoming traffic to pass.

3.2 The existing bus stop outside the site will be relocated slightly to the west to allow for the construction of the proposed new junction.

3.3 The design has been laid out in a way to minimise impact on the Glossop Road traffic flow by ensuring the development is served by this rather than multiple access points.

3.4 Pedestrian access to the site will also be via the proposed new junction. A new footpath will be created on the southern side of Glossop Road and a pedestrian refuge island will be created on Glossop Road to facilitate safe pedestrian crossing of Glossop Road. Any further pedestrian access points to the application site will be agreed as part of subsequent Reserved Matters applications when details of the internal layout of the site will be agreed.

Public Transport:

3.5 Gamesley is currently served by the 202, 341 and 394 bus services operated by Speedwellbus providing regular links to Glossop and Hyde Bus Station.

3.6 It is approximately 20 minutes walk to Dinting Rail Station providing regular links to Manchester Piccadilly Station on the Glossop/Manchester line.

Local Amenity

Schools and Libraries

3.7 Both Gamesley Community Primary School and St Margret's RC Primary School are in close proximity to the site and less than 10 minutes walk away.



3.8 Gamesley Library is equally nearby and open four days a week. This community facility provides an information service, computers and internet access as well as the traditional book loan service.

Leisure and Other Amenities:

3.9 As well as providing a children's play area and open space within the development, the site is ideally located to take full advantage of the Peak District National Park and all it has to offer. The transport links to nearby Glossop and Manchester also provide access to a wealth of activities from Glossop Leisure Centre and Swimming Pool to the museums and theatres of Manchester.

3.10 Within Gamesley there are a number of pubs and shops within a short walk (approx 5 mins) of the proposed development site.

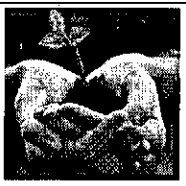
Inclusive Access:

3.11 As noted in the landscaping notes, it is expected that the site levels will be adjusted around the (assumed) man-made mound to ensure a more acceptable gradient is available across the whole development. This will provide greater movement across the site for people with limited mobility and wheelchair users.

3.12 All dwellings will be developed to the standards set out by the Building Regulations Approved Documents including provisions for accessibility and movement in and around the premises.

4 Sustainability Statement

Sustainability & Environment – The Site

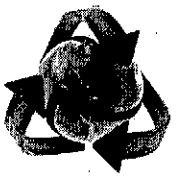


4.1 The site development will seek to introduce measures to ensure that it is both sustainable and also utilise green technologies where reasonably practicable.

4.2 Sustainable Urban Drainage Systems (SUDS) are likely be a key element of the development with consideration being given to the use of impermeable paving systems, rainwater harvesting and attenuation and the provision of ponds and wetland within the open space.

4.3 As noted elsewhere and in the accompanying reports, the preliminary proposals show the retention of a number of trees together with sections of hedgerows as well as the provision of new. This network of planting will prove a beneficial habitat for a wide variety of wildlife as well as providing linkways to the railway embankment for foraging etc.

Sustainability & Environment – Dwellings



4.4 In preparing the site viability assessment, it has been assumed that the new dwelling will achieve a minimum of Code Level 3 under the Code for Sustainable Homes.

Other

4.5 Additional information and an assessment of the sustainability of the proposed development is included in the Sustainability for Life and Buildings Assessments included in Appendix 1 and 2.

5 Summary

5.1 In summary, the proposals set out in this statement and the accompanying documentation seek to provide essential housing stock by making use of redundant industrial premises and neighbouring agricultural land. The site is well connected for transport links to the surrounding communities and Gamesley has a good mix of local amenities to serve the site well.

5.2 With regard to the design of the proposed scheme, it should be noted that as this is an outline application much of the design development is at a very preliminary stage. As with all such developments, specific details with be subject to a separate reserved matters application submitted by any future house builder or developer.

5.3 Notwithstanding this principles are set out that reflect High Peak Borough Council's (HPBC) policies and an indicative masterplan layout has been prepared illustrating how the development may be set out. The masterplan has evolved following the result of various amendments and feedback from public consultation.

5.4 Where possible consideration has been given to HPBC's current guidance including matters relating to design, access, scale, layout and sustainability.

Appendix 1 - Checklist for Sustainability

Checklist for sustainability statement

Content of Local Plan policy	Comments on how policy met by development proposal
Land use	
Does the proposal improve vacant or derelict brownfield land?	Proposals see the removal of an unsightly and dilapidated industrial building that has been vacant for some 9 years with the owner being unable to sell or lease the site for employment use.
How does the location widen transport choice for people and goods?	The site will be accessible by a number of means of transport as noted in the Transport Assessment and Design & Access Statement.
Landscape protection	
How is building design appropriate to the character of the landscape?	Proposals will be subject to a more detailed reserved matters application. However, the preliminary proposals have shown the retention of key landscaping features such as trees and hedgerows as well as the introduction of new to provide links for wildlife.
Heritage management	
How do proposals reflect the local heritage features?	N/A
How are external materials sympathetic to the character and appearance of the area?	Details to be agreed under a separate application but we would expect any prospective developer to adhere to the design guidance current at the time of the application and give due consideration to the surrounding architecture.
Layout	
Does the development include a mix of dwelling size, type and affordability?	Yes. The initial layout plan provides a mix of 2, 3, 4 and 5 bedroom homes, including terraced, semi-detached and detached properties. The proposals will provide much needed market housing and it is anticipated that an element of affordable housing will be provided also, details of which are to be agreed with High Peak Borough Council (HPBC) as part of the application process.
Does the development relate well to existing settlement patterns and traditions?	Yes. The development is based on a linear grid type layout, one of three main street and settlement patterns identified in HPBC's Residential Design SPD.
Does the development include principles from "Secured by Design"?	To be detailed by developer at a later date

Content of Local Plan policy	Comments on how policy met by development proposal
How does the development meet the National Playing Fields Association "Six Acre Standard"?	The proposed indicative site layout has been designed to ensure the development includes safe and accessible open space (formal and informal) and has set aside an area specifically for children's play.
Travel and transport	
Has a travel plan been submitted?	No. Given the size and type of development proposed, it has been agreed with Derbyshire County Council that a specific travel plan is not appropriate for the site and development proposed.
How does the site encourage access by alternatives to a private car?	The site masterplan will be developed to provide good pedestrian and cycle facilities within the development itself and also to provide good connections to existing pedestrian, cycle and public transport facilities thereby providing every opportunity for residents of the site to use sustainable forms of transport.
How do proposals meet parking standards?	Details to be agreed under a separate application but it is expected that any prospective developer would adhere to the design guidance current at the time of the application.
If development is over $100m^2$, have three secure bicycle parking spaces been provided?	Details to be agreed under a separate application, however it is expected that secure cycle storage to be provided as part of the developers proposals to meet the requirements of the Code for Sustainable Homes.
Energy efficiency	
Do siting and orientation make maximum use of sunlight and wind protection?	Final siting and orientation of the houses will be dealt with at reserved matters stage. However it is anticipate that passive solar techniques will be applied together with the incorporation of landscaping to filter prevailing winds.
Does the development meet level 3 of the Code for Sustainable Homes or the BREEAM standard of Very Good?	The current development Financial Viability Assessment has assumed that the prospective developer will achieve a minimum of Code 3.

Content of Local Plan policy	Comments on how policy met by development proposal
Renewable energy	
What percentage of on-site energy generation will be met from renewables?	The development will meet HPBC's High requirement for 10% of the predicted energy demand to be generated on site by renewable means. This is likely to include a variety of measures such as maximisation of the energy efficiency of the buildings, inclusion of solar panels and small scale wind turbines. Details will be agreed at reserved matters stage.
What is the total capacity of all renewable energy technology installed on site (in MW)?	Details to be agreed at reserved matters stage.
Pollution control	
If the site is known to be unstable or contaminated, has an assessment of effects been undertaken?	Please refer to Geoenvironmental Desk Top Study submitted as part of the application
How will the development be designed to reduce the impacts of noise and light?	Details to be agreed under a separate application
How will the site be managed to reduce pollution to water, air and land during construction or demolition?	It is anticipated that measures will be put in place as part of the tender process for demolition and construction.
Waste management	
If the proposal is for a residential development of 100 or more houses, or a commercial development of 1,000m2 or more, has a statement been submitted detailing how waste generated from construction and occupation will be managed?	Not applicable
Does the development include internal and / or external waste recycling facilities?	Details to be agreed at reserved matters stage.
Water management	
If the development affects an area liable to flood, has a risk assessment been submitted?	The site is deemed to be low risk and is in flood zone 1. A Flood Risk Assessment has been prepared to accompany the application and further details can be found therein.
How has consideration been given to the impact of surface water? Is there use of permeable paving material / sustainable urban drainage systems on site?	A Flood Risk Assessment has been prepared which considers the impact of surface water. The Assessment proposes the use of attenuation storage and SUDs management train including permeable paving where practicable.

Content of Local Plan policy	Comments on how policy met by development proposal
How does the development include rainwater-harvesting opportunities and / or facilitate minimising water use by occupants?	Details to be agreed at reserved matters stage, although it is expected that any prospective developer will take advantage of such technologies where reasonably practicable.
Biodiversity and open space	
How does the design maintain, contribute to and enhance open space?	Formal and informal public open space areas will be provided as part of the development. The application site is not currently accessible to the public and as such the development will increase the amount of public open space within the vicinity.
How does the development create functional linkages within the current network of open space and help to promote green corridors?	Whilst the masterplan is only indicative, the proposals make allowance for many new trees and hedgerows as well as the retention of existing planting so as to provide green links between existing areas.
Does disturbance occur to a protected species and if so, does the development provide adequate alternative habitats to sustain at least current levels of the population?	N/A. See Ecological Phase 1 Assessment.
How does the layout maintain and contribute to trees and woodland?	The proposals show the retention of a number of trees and hedgerows as well as the provision of many new trees and hedgerows.
Have landscaping proposals been submitted and how are selected trees and shrubs suitable for the chosen site?	Landscaping details will be dealt with at reserved matters stage.

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Appendix 2 - Building for Life Assessment

Environment and Community
1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
Assessment
The development site is within close proximity to both Glossop town centre and Gamesley local centre which have a range of facilities including shops, library, hairdresser, two primary schools, pubs, a health centre, youth and community centre, a pre-school, a family centre, bowls club, two football clubs, a pharmacy, post office, play areas, and two churches.
Evidence
Please refer to other documentation including the Design and Access Statement and Planning Statement for details of local amenities etc.
Score awarded
1

Environment and Community
2. Is there an accommodation mix that reflects the needs and aspirations of the local community?
Assessment
The indicative layout shows 93 units, comprising a mix of 2, 3, 4 and 5 bedroom dwellings distributed across the site. This will provide a mix of housing and will also provide a range of different size family homes including terraced, semi detached and detached properties. The pre-application consultation that was undertaken with local residents confirmed a desire for a range of housing types.
Evidence
Please refer to Statement of Community Involvement, Financial Viability assessment and indicative masterplan
Score awarded
1

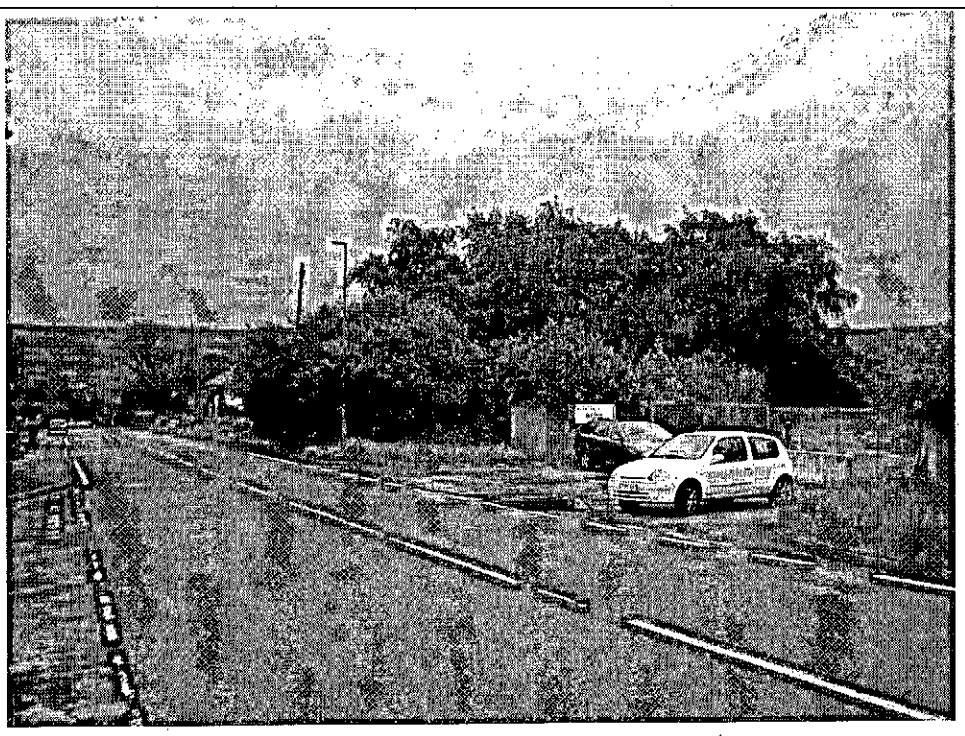
Environment and Community
3. Is there a tenure mix that reflects the needs of the local community?
Assessment
The development will provide much needed market housing. It is anticipated that an element of affordable housing will also be provided as part of the development, details of which will be agreed throughout the application process.
Evidence
Please refer to Planning Statement.
Score awarded
0.5

Environment and Community
4. Does the development have easy access to public transport?
Assessment
The site is served well by public transport. There are bus stops located immediately adajcent to the site on both sides of Glossop Road. These stops are served by frequent bus routes (icluding numbers 202, 239, 341 and 394) providing access to the surrounding area including Glossop Town Cente, Marple, Hattersley, Hyde and Stalybridge. In addition Dinting Railway Station is located approximately 20 minutes walk from the site (1 mile away) providing frequent trains to Manchester and Glossop and Hadfield.
Evidence
For further details please refer to the Traffic Assessment ,Design & Access Statement and Planning Statement
Score awarded
1

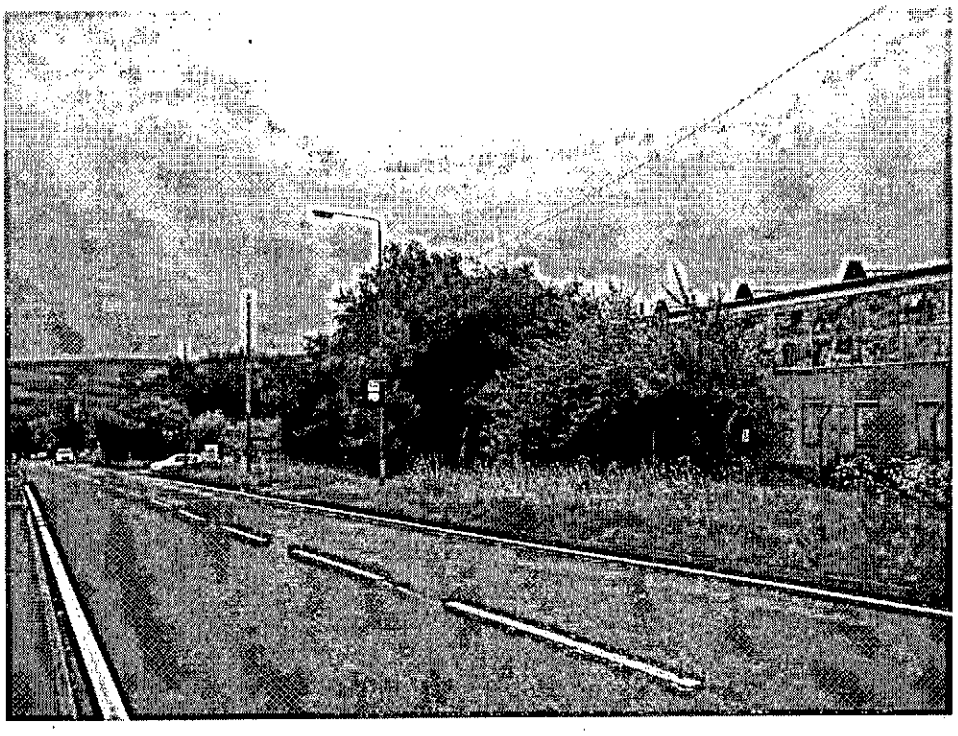
Environment and Community
5. Does the development have any features that reduce its environmental impact?
Assessment
Whilst no specific commitment to measures that will reduce environmental impact can be made at this stage it is expected that any prospective developer would achieve certain standards including Code Level 3 under the Code for Sustainable Homes, the provision of Sustainable Urban Drainage as well as the Landscaping/Habitat creation noted in the documents accompanying this application. These matters will be dealt with a reserved matters stage.
Evidence
See Flood Risk Assessment, Planning Statement, Ecological Assessment and Arboricultrual Assessment.
Score awarded
0.5

Total 4

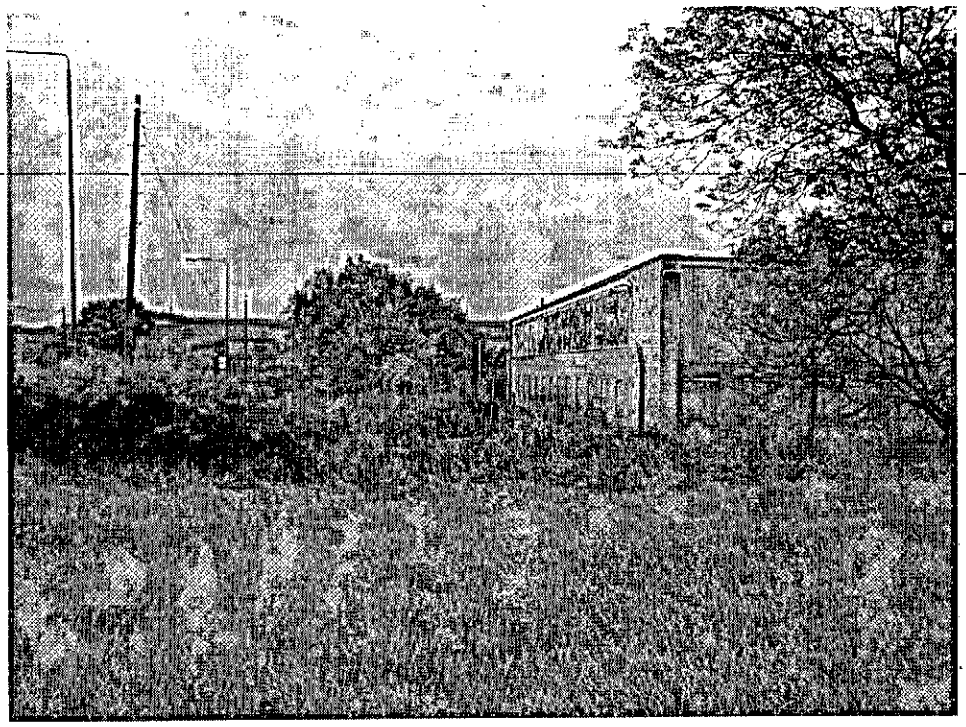
Appendix 3 - Site Photographs



Photograph 1



Photograph 2



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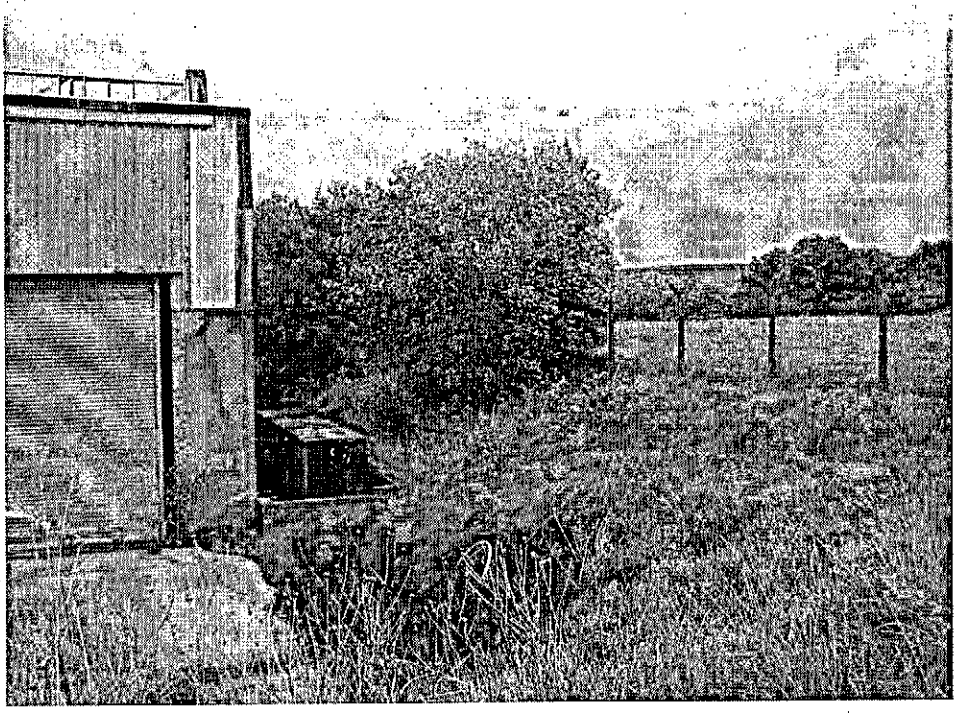

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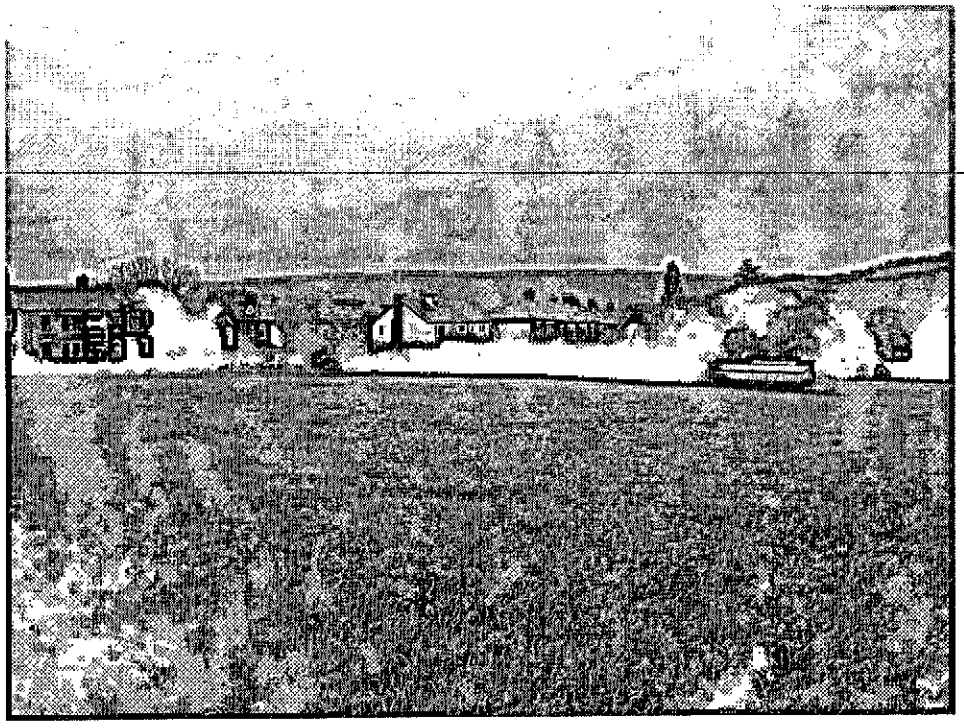
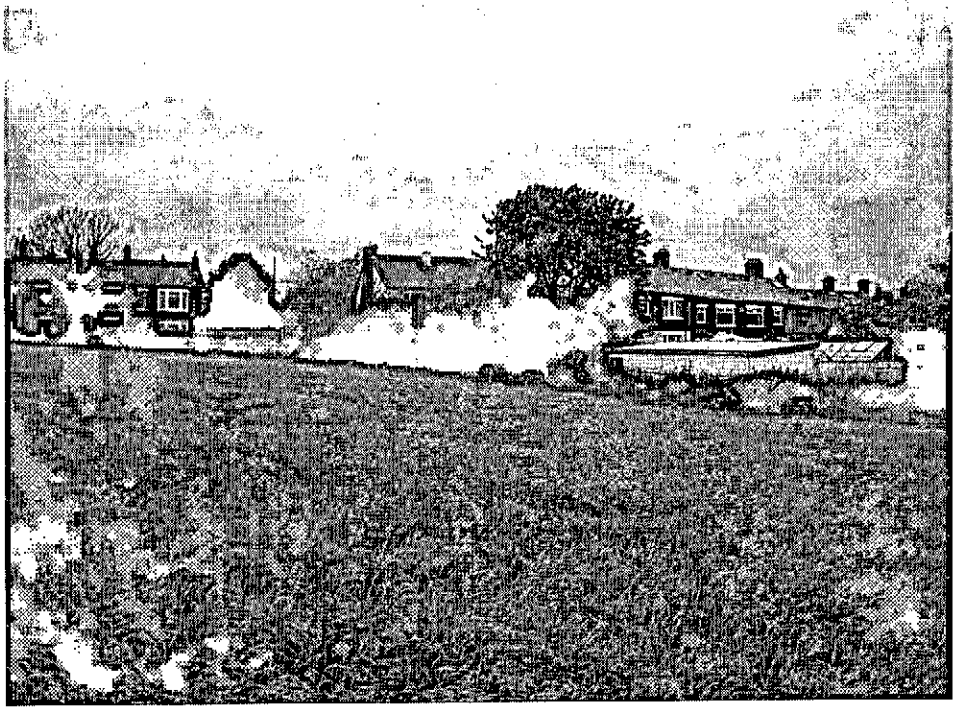
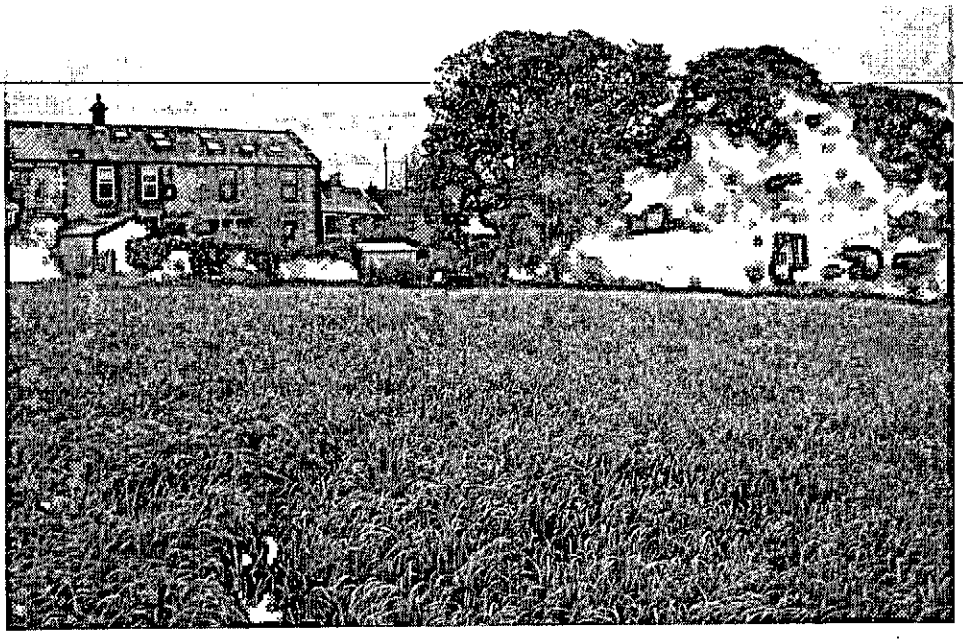


Photograph 5



Photograph 6



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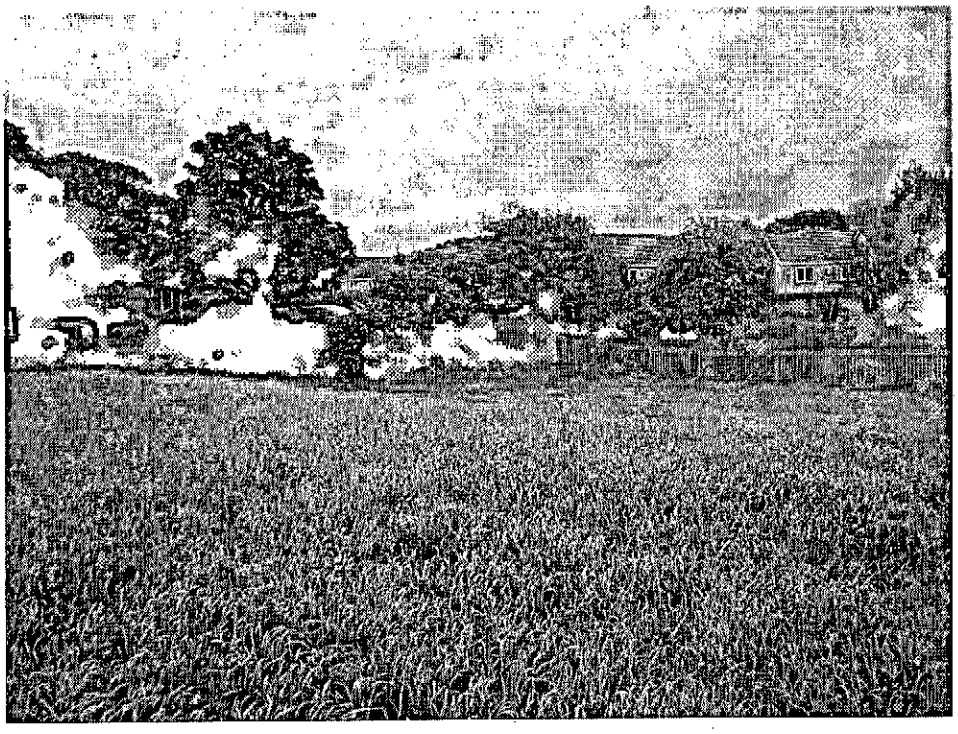

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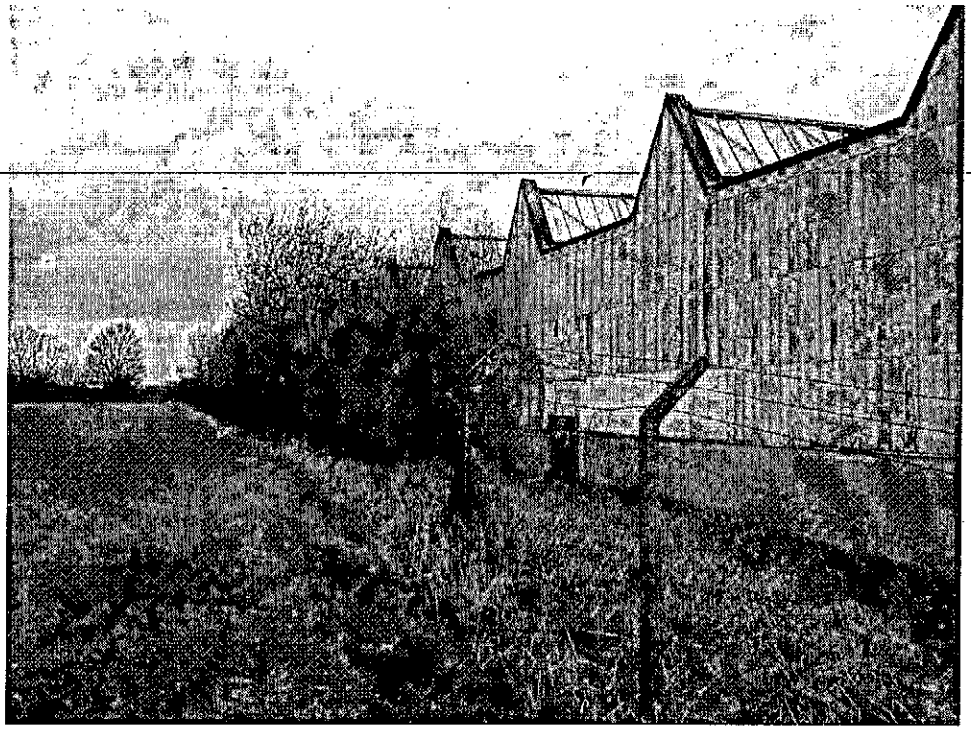
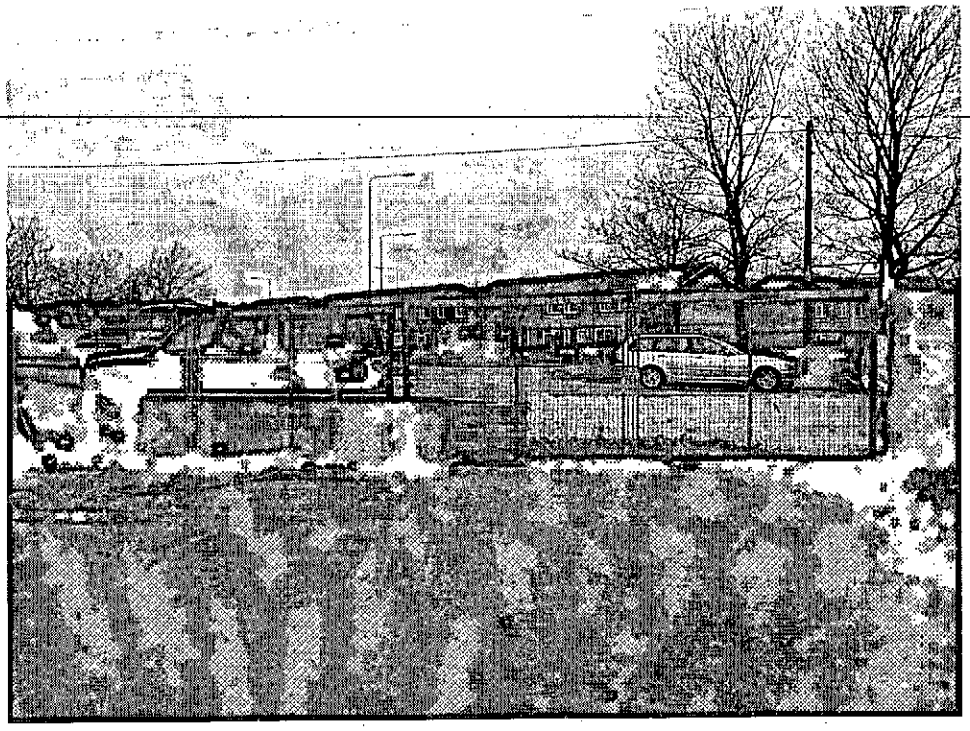


Photograph 9



Photograph 10



Photograph 11

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Appendix 4 - Indicative Visuals



Image 1

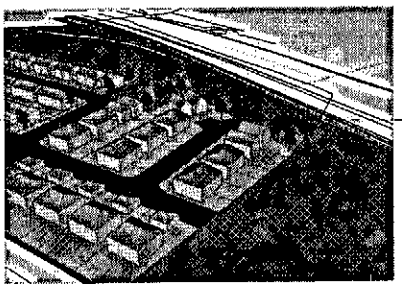

Image 4

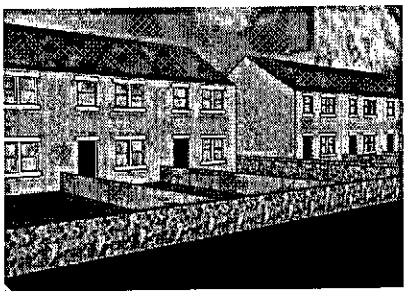

Image 2

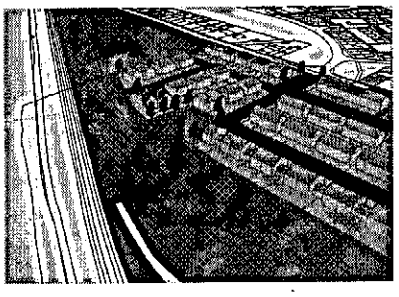

Image 5

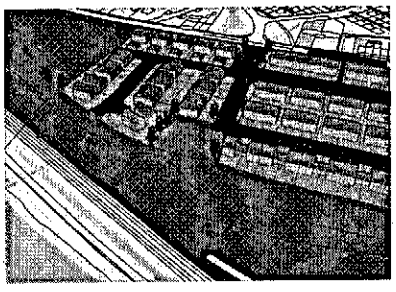

Image 3