HPK/2012/0277

10 MAY 2012

SERPENTINE HOUSE DEPOT, BUXTON

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE APPLICATION FOR OUTLINE PLANNING PERMISSION

MAY 2012

The following statement has been prepared to accompany the application for **Outline Planning Permission** submitted to High Peak Borough Council.

1.0 THE SITE

The site lies to the west of Buxton town centre, adjacent to Serpentine Walks, a Grade II* listed historic park. It contains Serpentine House, a late c19th four bedroom house, currently unoccupied; outbuildings; a former glasshouse (disused) and storage sheds and is currently used as a depot for HPBC Parks Dept. To the south are modern residential developments on Lismore Road.

The site is accessed from Burlington Road along a single track tarmac access drive adjacent to the park.

The site is attractive and relatively secluded with mature landscaping providing a buffer between it Serpentine Walks whilst allowing limited views north into the park. It is considered suitable for residential development by HPBC.

2.0 PROPOSALS

The outline proposals comprise the following:

- The demolition of the existing storage shed and outbuilding and removal of the remains of the former glasshouse.
- The retention of Serpentine House itself and its refurbishment for residential use.
- The construction of three new four bedroom residential units.
- The creation of a passing point on the access road and widening of the access adjacent to Serpentine House to create space for service vehicles to turn.
- The return of a triangular parcel of land at the western end of the site to the Serpentine Walks park.

3.0 DESIGN PRICIPLES

Serpentine House is to be retained and refurbished. Three new residential units will sit alongside in a loose courtyard configuration, with access running alongside the southern boundary. The new houses will be of similar size and scale to the existing and of similar height. Low walls will demark plot boundaries from the access. Gardens will lie on the north side of the houses so that the buildings are set back from the park and the landscaped buffer between is maximised.

The new house within the westernmost plot is set at right angles to the other two new houses, ie in the same orientation as the existing house so as to face down the access drive and terminate the view at the end of it. Its attached garage aligns with the other two new units and continues the 'row' of new buildings.

4.0 ACCESS

The existing access from Burlington Road to the site is surfaced in tarmac and is generally flat and level, providing good access to the development site. Levels within the development site are relatively flat and each house would be provided with level access entry.

Turning space for cars and service vehicles is created within the development site by widening the access in front of the two central houses.

5.0 SPECIALIST REPORTS

An arboricultural assessment has been carried out by Oak Leigh Consulting. This recommends the removal of a number of trees as shown in Oak Leigh's separate report and on the proposal drawings.

An Extended Phase I Ecological survey has been carried out by Penny Anderson Associates Ltd and is the subject of a separate report.

6.0 PRE-APPLICATION DISCUSSIONS

High Peak Borough Council carried out a brief study in January 2009 to identify design constraints and opportunities for the site, a copy of which is included at Appendix A. The proposals for which Outline Planning Permission are sought have been developed in the light of this document and also following discussions on site with Elizabeth Pleasant, of the Council's Planning Department and Joanne Brooks, the Council's Conservation Officer.

Following discussions on site an initial layout was submitted to HPBC Planning Dept for further preliminary advice and the scheme as submitted takes account of the comments made by the Council's officers.