Design and Access Statement
Proposed Development

Hayfield Road East
Chapel en le Frith

for Centrebus Limited

May 2012

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Executive Summary

This Design & Access statement has been prepared by Laura Hayward Architect and is submitted in support of the outline planning application submitted by Centrebus Limited for land to the north of Hayfield Road East, Chapel en le Frith. Which includes the erection of 4no. 3 bedroom semi detached houses.

This design statement has been prepared in line with government guidance as contained in PPG1 'General Policy & Principles',which advises that such statements be submitted with planning applications and states that proposed development should be considered in relation to the wider context and not just the development site and its immediately adjacent buildings.

This report should be read in conjunction with other material submitted:

- the planning application forms
- the application drawings identified on the planning application

Scheme Credentials

The site area is approximately 0.14 hectares

Planning History

In 1997 permission was granted for two detached houses to be built on the site.

ref. HPK/0003/6694

In 1993 an application was refused for five detached houses to be built on the site.

ref. HPK/0003/2072

Planning permission was granted for 4 3 bed semi detached properties

ref. HPK/2011/0676

Recent Consultation

Laura Hayward initially had a telephone conversation with Jane Colley in September 2011 and subsequently issued drawings to High Peak Borough Council for pre application advice.

Pre-Application Advice was received on the 27th of October ref:-

PAD/2011/0039

Consequently the correspondence above has informed the content of this outline planning application.

An application was granted in 2011 for this site excluding the land on which the public wc stood. Through discussions with the counvil this piece of land has been purchased and is now in the client's ownership hence the reason for a resubmission to include this land.

Background

Laura Hayward Architect was appointed in August 2011 to prepare in conjunction with Centrebus, design proposals and outline planning application documentation for the land at Bower coaches, to the North of Hayfield Road East Chapel-en-le-Frith for a small residential development.

Principal Design Objectives

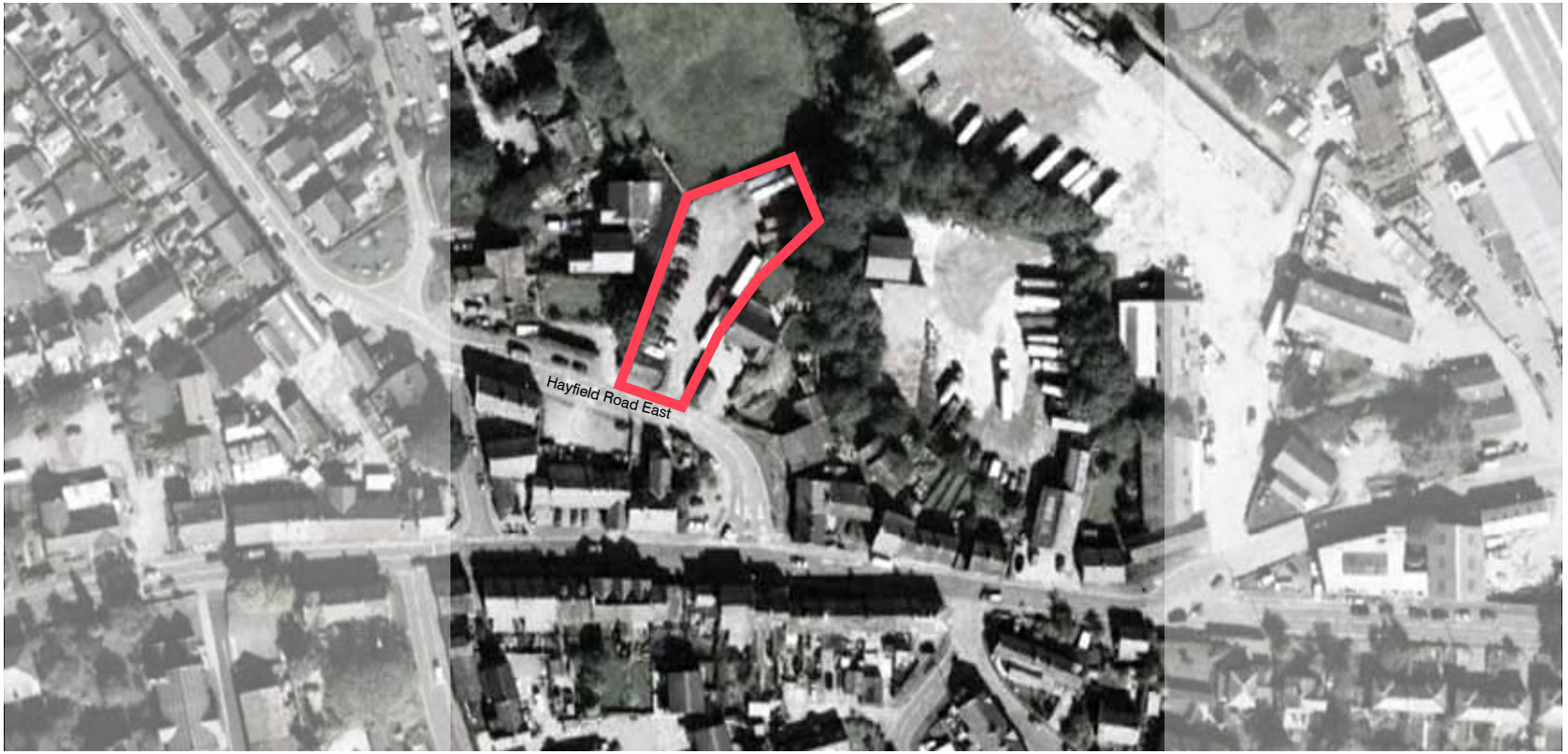
• to respond in character to the surrounding residential area and commensurate with policy H11 which requires new residential development to incorporate good design that reflects its setting and local distinctiveness

• to respond sensitively to the nearby Conservation Area

• to create a design commensurate with but not limited to the following policy documentation.

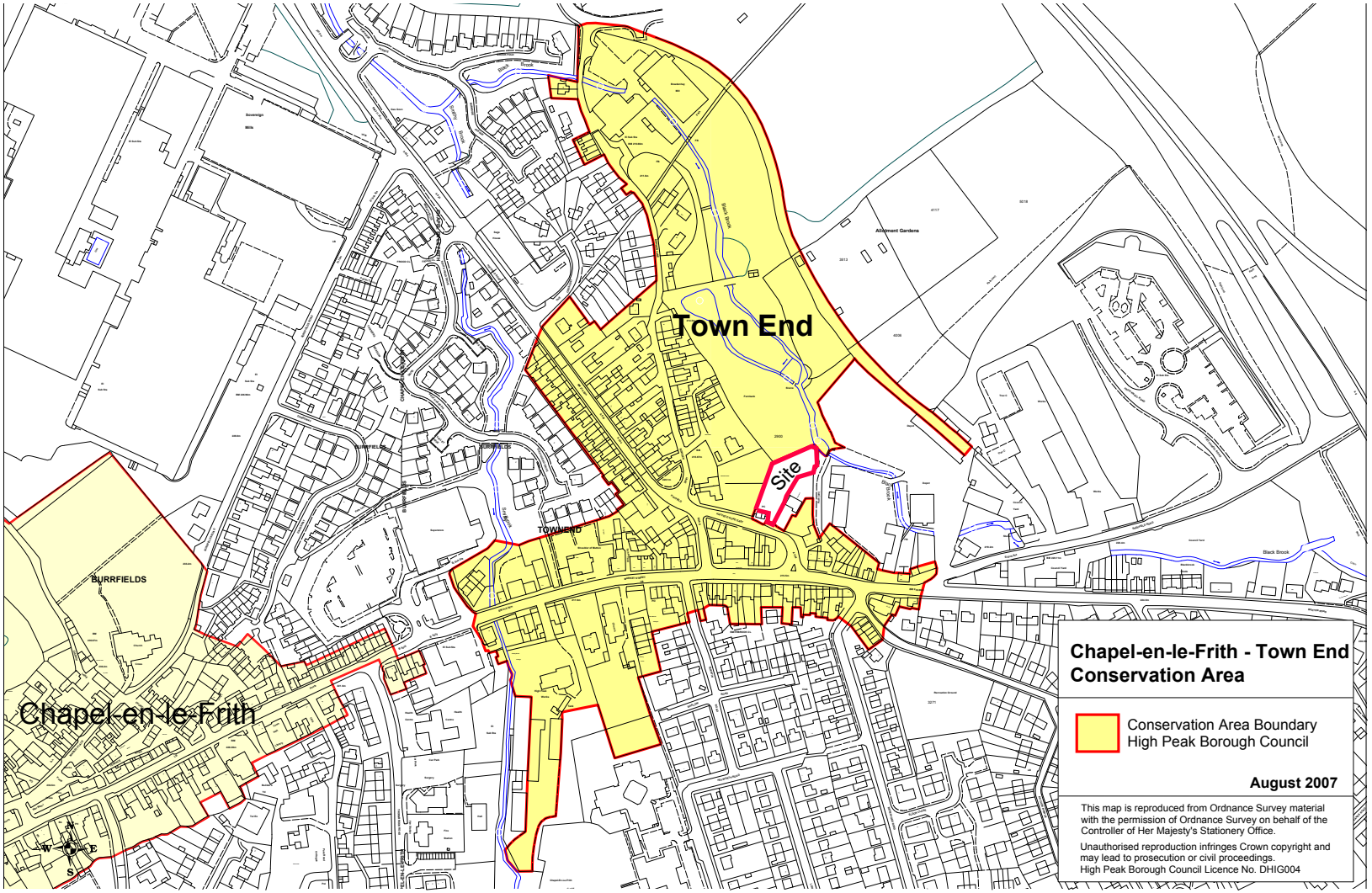
GD2 / H1 / H11 / GD4 / GD5 / TR5 / BC1 /BC5

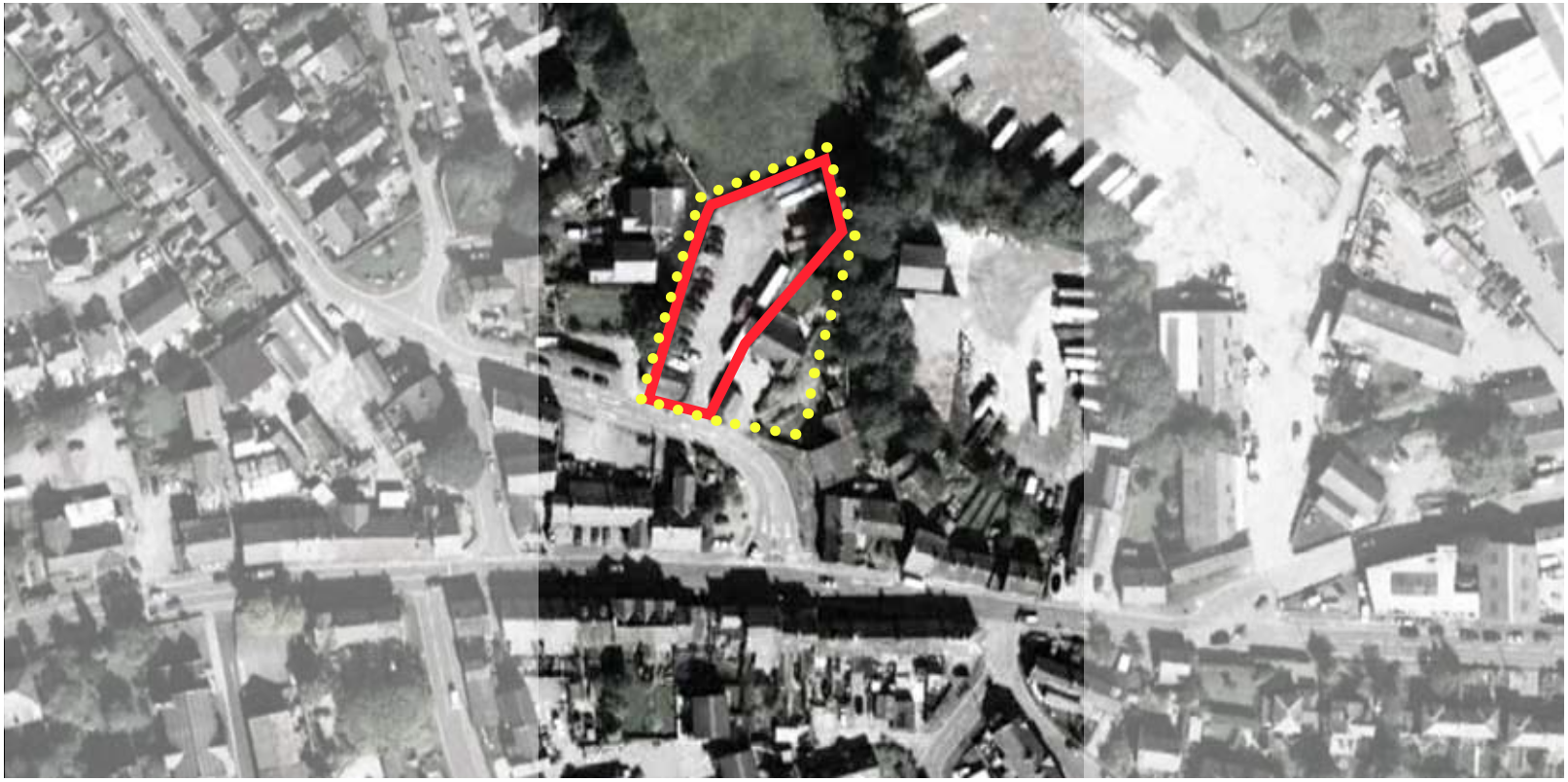
Location



Aerial Site View

Chapel en le Frith
Conservation Area Map





Proximity of Site to Conservation Area

The site sits adjacent to the Chapel en le Frith conservation area but not within it.

Heritage Statement

As part of the appraisal process the application proposals for the site should be considered in light of policy and guidance in respect of relevant heritage assets.

PPS5: Planning for the Historic Environment was issued on 23 March 2010 and replaces both PPG15 and PPG16. PPS5 provides a full statement of Government planning policies with regard to the protection of all heritage assets. Although the application site is not directly inside the conservation area it does boarder it on all sides. It is important to note that the nearest heritage assest to the site is the Town End methodist church on Market Street which is a Grade II listed building. Due to the distance of the church from the site it is not seen that the proposals will have any impact on the building or its surrounding context. The introduction of new housing on the site will enhance the local surrounding conservation area and the heritage assests within it by use of appropirate scale of building and materials.











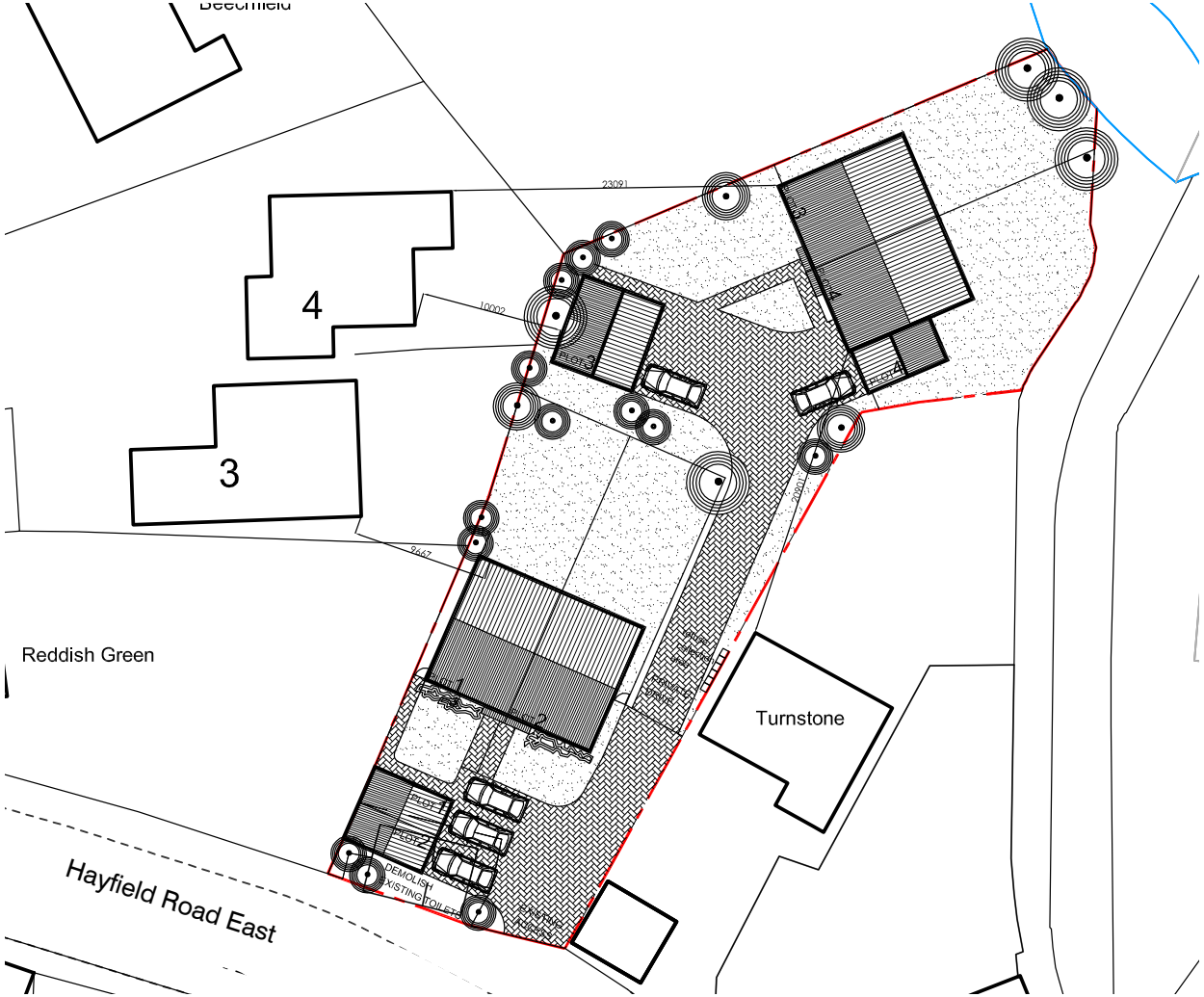




The proposed accommodation for the site comprises:

Plots 1-4 : 3 bed semi detached house with separate garage

Block Plan


4
3
Reddish Green
Turnstone
Hayfield Road East
DEMOLISH EXISTING TOILETS

Context

The site is currently used by Bowers coaches in Chapel en le Frith, housing multiple vehicles for commercial use. The site is therefore considered brownfield.Its current use as a parking facility for buses has a consequential impact on the surrounding road infrastructure. 25 buses access the site daily between the hours of 0600 to 2030 hours. The site sits adjacent but not within the conservation area of Chapel en le Frith. The site is elongated with a southern to northernly axis. Site access is from Hayfield Road East between the current public toilets and the site boundary of residential dwelling 'Turnstone'. The shape of the site (long and thin) lends itself to two rows of residential dwellings. The site also contains a derelict toilet block previously used by the council.

Proposal

The proposed use for the site is as a residential development, comprising 4 semi detached plots with seperate garages access is retained as existing form Hayfield Road East.

As a consequence of close proximity to the conservation area demise, the design is informed by policy documentation of the local development framework. Commensurate with policy BC1 & BC5 the development aims to ensure that the design,scale and use of materials are sympathetic to the surrounding area and make a positive contribution to the street scene.

Concurrent with policy GD5 the development layout respects separation distances to neighbouring properties to the east and west. Where possible the orientations of the proposed dwellings are to the north south axis so as to not cause overlooking. The garages associated with plots 1 & 2 have been located at the end of the gardens to the existing dwellings to the West of the site so as to avoid an overbearing impact and overshadowing to the existing properties with the proposed dwellings being located towards Hayfield Road east away from the rear eelvations of the existing properties.

Plots 3&4 to the rear of the site respect separation distances to all existing and proposed dwellings (plots 1&2) All plots have the required amount of car parking allocation and adequate garden / amenity.

It is proposed that the existing access will remain. Due to the change of use of the site the traffic impact will be lessened from its current use accomodating 25 buses down to 8 cars, therefore reducing the amount of traffic movements associated with the site.

The scale of the proposal is in keeping with the neighbouring properties, it is proposed that the dwellings will be of two storey height approximately 8m to the height of the ridge. The plan dimensions of the properties can be scaled from the drawings submitted.

Conclusion

The current use of the site has a negative visual impact on the Chapel en le Frith built environment. The proposal aims to make a positive contribution to the Chapel en le Frith built fabric and the adjacent conservation area, concurrent with applicable policy documentation.