

PD04 Rev B

**SWALLOW HOUSE LANE
HAYFIELD
SK22 2HB**



**DESIGN AND ACCESS
STATEMENT**

In support of a Full Planning Application
Submitted in **May** 2012

SCHEME DETAILS



Site Location : Land behind The Orchard and Charnwood on Swallow House Lane, Hayfield.

Development : Proposed construction of 22 new 2 & 3 bed houses

Date Prepared : July 2010

Applicant : Hillcrest Homes
: Knutsford Road
: Grappenhall
: Warrington
: WA4 3LA

Agent : Carl Grannell
; John McCall Architects,
; No 1 Arts Village
; Henry Street,
; Liverpool
; L1 5BS
: carl@johnmccall.co.uk



Fig 1. View across site



Fig 2. View across site

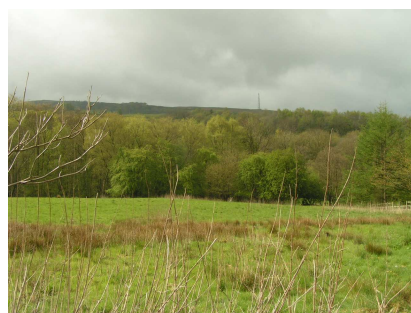


Fig 3. View of existing barn from side

SITE & CONTEXT

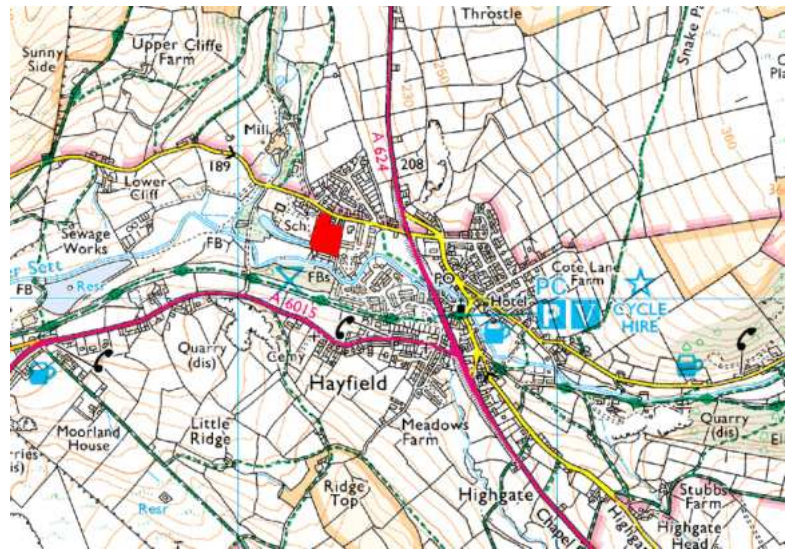


Fig 4. Road Map

This design statement has been prepared on behalf of our client Hillcrest Homes, to support a Full Planning Application for the construction of 22 new houses to the rear of The Orchard and Chamwood properties, which are located on Swallow House Lane, Hayfield, Derbyshire.

The proposed scheme is sited on an existing greenfield site off Swallow House Lane and comprises a Paddock field, which is surrounded by existing houses on 2 sides, woodland on the third side and a primary school / playing fields on the remaining side. Access to the site will be provided by creating a new road access off Swallow House Lane, in between the afore- mentioned properties.

The village of Hayfield is located between New Mills and Glossop and is close to the A6 and the end of the M67, providing easy access to Manchester and the North West. As the site is located within the centre of Hayfield, there is easy access to the local amenities including shops, churches, schools, play amenities and Pubs/restaurants etc.

The site area is approximately 0.90 hectares in area, and is generally flat across the site, but has a fall from the top of the

SITE & CONTEXT



Fig 4. View along Swallow House Lane



Fig 6. Aerial View



Fig 5. View along Wood Gardens

site to the bottom of about 7 meters. The existing surrounding properties to the North and East are mainly 2 storey houses in size and the existing boundary fences generally consist of stone walling or timber ranch style fences with a strong perimeter of green tree growth. The land to the south / bottom of the site is covered by Woodland and contains disused settling tanks from an old dye mill , which was previously on the adjoining site.

The houses surrounding the site on Swallow House Lane and Wood Gardens, mainly consist of a mix of brick (some 30's , some 70-80's) as well as render and stone.

The site does not form part of a Conservation Area and there are no buildings of historic importance within the immediate vicinity. There are several trees presently on the site, notably a large Oak Tree to the centre and there are also a large number of trees outside the site along the boundaries, however none of these trees are at present, subject to any Tree Preservation Orders (TPO's). As this is currently a private site, access is currently only by the owners house on Swallow House Lane and there are no public rights of way across the site.

ACCESS



Fig 7. Aerial View

LOCATION

Within 8 miles of Stockport Town Centre, the village of Hayfield features relatively easy access to the motorway network (M6, M56 & M62) via a number of different A roads.

PUBLIC TRANSPORT

Although there is no direct train link to Hayfield, the surrounding villages and towns such as New Mills and Broadbottom, do have train stations with frequent services and Hayfield is connected to these stations, via regular Bus connections from the village Bus Station.

ACCESS AROUND LOCAL AREA

Hayfield offers a variety of connection routes and located close by are Sett Valley Trail, Pennine Bridleway and numerous hill walks.

There are a number of communal facilities such as shops/ schools, medical centres and play facilities, all within a reasonable distance of the site and, as can be seen from the attached photos, the surrounding area is generally flat and easily accessible.

ACCESS

ACCESS TO AND WITHIN DWELLINGS

In developing this scheme, the layout has been designed to provide or allow for 200% 'in-curtilage' car parking to all new dwellings. External footpaths around the units will be at least 1000mm wide and in compliance with Lifetime Homes, any external ramps will be to a maximum gradient of 1 in 12. Level areas of 1200mm x 1200mm will be provided at the entrances to all new houses.

Of the 22 new Homes, 6 will be affordable and these new dwellings will be designed to Lifetime Homes standards & secured by design standards. It is the general intention of the client, that the rest of the houses will also be designed to incorporate as many of these attributes as possible.

As part of the proposed scheme, new localised road widening and entrance works (see Traffic assessment and also Building for Life assessment) have been incorporated so as to improve visibility along Swallow House Lane and also to add a new footpath in front of the site that will connect with the Pedestrian school gate to improve safety. Discussions are also in place for a contribution towards the improvement of the road junction between Swallow House Lane and Market Street.

The new layout will also propose to create new footpath access from the scheme to both the school and the neighbouring houses on Wood Gardens.

FLOODING



Fig. 8. Environment Agency Flood Risk Map



RISK ASSESSMENT

As shown above, information from the Environment Agency website and from the client solicitors suggests that the proposed site is not located within a potential flood zone. As the overall site area is also below 1 hectare in area and is not identified within the flood zone the under PPS25, no flood risk assessment is required.

DESIGN

AMBITIONS

John McCall Architects have developed the scheme proposal following a series of meetings with both the client Hillcrest Homes and High Peak Planning department. Following a previous planning submission dated August 2010, the application was subsequently withdrawn to address several issues raised by various parties in consultation on the application. This new submission therefore has been amended in a number of ways to address these issues including:-

- Retention of existing Oak tree
- Incorporation of new public space within the scheme
- Increased buffer zone on east and southern boundaries to protect existing trees and Root protection zones
- Continuous pedestrian route through scheme
- Added variety to street scene.
- Incorporation of public green space

As previous, the design brief was set, creating a scheme based on identified housing needs for spacious 3/4 bed 'bungalow type' houses for family use and also smaller 2 bed houses. As part of the planning requirements, just under 30% of the proposed housing will be required to be 'Affordable' and as part of the scheme 6 - 2 bed houses have been incorporated into the plan which will be managed by a local Housing Association—Equity Housing.

The general desire of the overall scheme, is to provide a high-quality living environment which is sympathetic to its surroundings and reflects the distinctive characteristics of the area.

The 22 proposed dwellings, based on our client's current requirements, are based on a mix of 2 unit types:

- 3 bedroom 5 persons houses @ 101m²
- 2 bedroom 4 person affordable housing units @ 86m²

DESIGN

The general orientation of the proposed bungalows has been arranged to reinforce the current street scene as well maximise views.

In line with our brief, all units are capable of having 200% 'in-curtilage' car parking spaces along with private open space to the front, as well as private gardens to the rear. A new road will be formed off Swallow House Lane and a new pedestrian link will connect through to Wood Lane.

This general layout should retain a fairly open aspect which will promote natural surveillance by the residents in and around the scheme.

A large existing Oak tree on the site, has been retained as part of the amended design and a new public landscaped area maintained by a management company will surround this existing tree.

The scheme in general will be a small infill project providing new, much needed, high-quality homes for the which will further benefit the area by supporting the local schools, shops and facilities. Distances between the new buildings and existing residential units are defined to form a notional building line and suggest a type of accommodation that is appropriate. Following comments raised during the initial application these distances have now been increased still further.

Our scheme aims to respect its surroundings in terms scale, massing and proportions.

In summary, the amended design principles are to :

- provide a desired layout ,
- complement the existing urban fabric, and retain existing feature trees and landscaping
- reinforce current communal amenities,

DESIGN



Fig 9. Proposed Site Plan

- foster a sense of pride and identity within the local community.

PRINCIPLES

As explained above, the scheme has been designed around the principles of 'Building For Life' see PD01 and a full breakdown of various design principles are included in this supporting document.

The opportunities and constraints of the site have been balanced and utilised in order to respond with a solution which satisfies the original design intentions.

The general plan of the site is based on a traditional layout with

DESIGN



Fig 10. Typical Floor Layout

front gardens and private rear gardens. The design of the individual houses plans in the scheme, have been developed around the basic concept, that if required, houses should allow families to grow or contract/ change and adapt, all within the shell of their own home without the need to frequently move.

The proposed façade finishes are from a palette of stone, zinc and render and are robust and 'traditional' in the context of local materials.

The general ratios of the house types, are that in the main 75% of the plans are single storey with the remaining 25% at first floor, which reduces the overall impact of the scheme and minimises issues with adjoining neighbours.

A total of 22 units are proposed. All plots are to be no taller than two storey in order to respect the scale of the surrounding streetscape, which mainly comprises 2 storey housing. The larger single storey element of the houses are all covered with grass roofs, so that from a distance the impact of the scheme is greatly reduced. The slope of the site downwards also minimises the impact of the scheme from the entrance off Swallow House Lane.

All proposed houses will allow easy access according to the



Fig 11. Materials

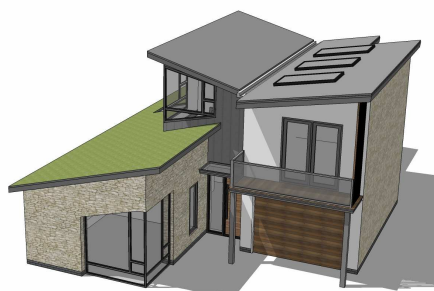


Fig 12. Type A

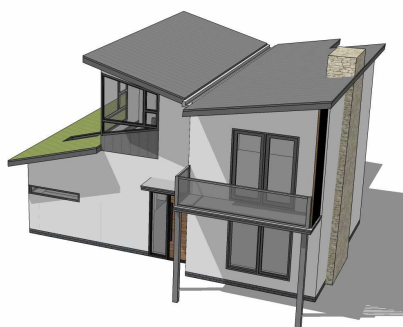


Fig 12. Type B

APPEARANCE

principles required by the Lifetime Homes standard and achieve a minimum rating of 3 stars of the Code for Sustainable Homes.

The homes are predominantly dual aspect and are laid out perpendicular to the streets, so that the window positions do not facilitate the overlooking of existing or proposed properties..

Gardens are mostly single aspect, and will be screened from the adjacent properties to prevent overlooking.

Natural surveillance to the front of the houses is promoted by the positioning of large windows to the living spaces. Together with the house type mix, all the communal open space areas within the scheme are overlooked and blind spots avoided.

From the main road, due to the slope of the land away from Swallow House Lane and the fact that 75 % of the new structures will be single storey, the new houses will be essentially obscured and have very little impact on the existing views and surroundings.

The back edge of each plot will be marked by close boarded fences which should provide safe and secure private gardens at the rear of new properties.

Hard and soft landscaping within the scheme will be carefully integrated to create private and communal outdoor spaces which are both safe to play in and allow social interaction.

Whilst the smaller units would need an extension to incorporate extra bedrooms, the larger houses will have in built flexibility so that an extra bedroom can be subsequently added within the existing fabric if required.

In these units, the ground floor open plan zone can be subdivided if required, while the double height space at first can if required, be floored over to provide an extra bedroom.

A second 'living' area within the larger units at first floor also

EXTERNAL WORKS

provides for Live / work opportunities, in providing an office or study without impinging on the existing habitable space.

In providing this flexibility, a family house can easily cater for a young family from young to old by infilling and opening up as required without the need for altering the existing fabric of the units.

MATERIALS

Materials have been selected to so as to not only be robust, but also traditional in nature, so as to be 'familiar' and respect the vernacular of the surrounding area. The detailing of these materials, however will be such, that they put a modern slant on the overall appearance.

Subtle variations in these external materials, between the plots, provides a mix throughout the scheme, which will create visual interest and variety, whilst still retaining a common identity whether they be small bungalow, 2 bed house or a larger unit.

A common palette of materials, colours and features similar to that of neighbouring properties has been incorporated into the design of the bungalows . This provides a coherent integrated appearance and sense of identity to the development.

The dwellings are set back from the footpath and articulated with projecting roofs which creates an attractive and protected entrances to the dwellings.

BOUNDARY TREATMENT

Frontages to the properties have deliberately been kept open so as to maximise overlooking of the public realm.

To the rear, the gardens will be enclosed by closed board timber fencing to secured by design standards.

HIGHWAYS

SUSTAINABILITY STATEMENT

The new site is to be developed on a piece of land off Swallow House Lane. As part of the site entrance works, a new footpath will be created on Swallow House Lane where currently only one exists. This new path will provide a new link with the pedestrian gate of the primary school adjacent to the site and will create a safer area from which to access / egress the school.

The issue of traffic along Swallow House Lane is one which has been raised and these improvements will help reduce the impact of the existing as well as new traffic. The works to the new entrance will significantly improve the visibility along Swallow house lane and therefore ease congestion.

Further works are also proposed to the junction of Swallow House Lane and Market Street and a contribution to this has been discussed as part of the accompanying Section 106 agreement with the local council.

LANDSCAPING

The landscape proposal has been designed by a specialist consultant to complement the final scheme and ensure a sympathetic and sustainable proposal.

The site has been laid out to ensure that the area will retain an open and, therefore, naturally supervised nature. As part of the amended plan the existing oak tree has been retained and a new communal space within the scheme has been incorporated around this. As per the landscaped strategy statement attached, new planting of high quality trees will provide for a long term quality landscaping scheme that will support a range of wildlife and mitigate for the loss of green space as part of the development.

Car parking to the houses will be softened by the formation of planted bay dividers and shrubs which will be located in appropriate areas of the site to enhance security, privacy and

provide existing/new residences with a greener outlook.

Where possible existing trees have been retained / protected, but if trees have been removed, these have been compensated for by the planting of extra native tree species as part of the proposed plan. Following the withdrawal of the first application, extra space has now been provided between the new houses and the existing trees long the eastern and southern sides of the site.

CONSULTATION

As part of the process, discussions regarding the scheme have been held with the local school as well as the local parish council and comments from various council departments were received during the previous application.

The comments received back during the consultation and original planning application were generally supportive of the proposals, although issues were raised about the traffic congestion along Swallow House Lane and as stated in consultation with Highways, we have incorporated improvements which we hope will address these concerns.

Comments were also received regarding tree protection and wildlife concerns and these have been addressed as part of this amended application.

A separate Statement of Community Involvement has been submitted for the planning application alongside this Access and Design Statement.

SUSTAINABILITY

The scheme has been designed with the following sustainable issues in mind:

- The development is designed to meet Code for Sustainable Homes (CSH) and Lifetime homes standards. Initially the 6 affordable but potentially all units.
- Using natural resources carefully and responsibly.

- Caring for the environment and for a sustainable future.
- Best practice in environmental building construction.
- Green roof technology, Rain Water Harvesting and Solar Panels.

Suitability of Site:

- The site is a greenfield site, however there will be rainwater harvesting and green roof systems to all units as part of the proposals which will have benefits for both environment and wildlife habitat support.

Transport/Parking:

- Car parking kept to a minimum to encourage alternative means of transport i.e. walking & cycling.
- Scheme in close proximity of public transport routes.
- The location is ideal in terms of proximity to shops, local amenities and good public transport links.
- Cycle storage will be provided for all dwellings.
- Local infrastructure improvements to aid both safety and traffic flow

Crime and community Safety:

- The development has been designed to reduce crime through 'built-in' security methods. The scheme has been designed with 'Secure by Design' principles in mind including natural surveillance, good lighting, and elimination of hiding places and by ensuring planting adjacent to buildings remains low, to allow views out of public areas from windows by residents.
- The detailed specification will be in full compliance with current Secured by Design criteria and local crime prevention recommendations. Measures will be taken to mitigate any identified problems highlighted by the crime prevention officer.

CONCLUSION

In resubmitting this amended proposal, we believe that we have now taken on board and incorporated the majority the council's

aspirations with regards to:

- sustainable development objectives,
- national planning policy guidance,
- regional planning policy guidance,
- social, economic and environmental considerations.

We also believe that the proposed scheme will provide a small scale insertion of high quality affordable and for sale housing , which will complement the existing surroundings and creating an inclusive and suitable community which is well integrated with its surroundings.