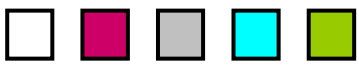
Land to the Rear of 11 Lascelles Road,

Buxton

Design and Access Statement

July 2012



Introduction

This design and access statement has been prepared in support of a full planning application by Mr and Mrs Golden, the owners of 11 Lascelles Road to High Peak Borough Council for the residential development of the land to the rear of 11 Lascelles Road, Buxton. This application is a re-submission of application number HPK/ 2011/ 0639 which was withdrawn.

1. Use

The site is situated on garden land to the rear of 11 Lascelles Road, Buxton. The proposal consists of a five bedroom detached property with an integral double garage. The site is outside the Buxton Park Conservation Area and is an efficient use of land within a built up area. It is not visible from a public highway.

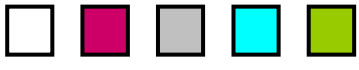
The development site is situated in a highly sustainable location. It is within walking distance of all central Buxton facilities such as shops, schools and healthcare. There are bus routes along nearby Station Road and there are links to cities via the Buxton railway station, just 2 minutes walk away.

2. Amount of Development

The previous application was for two detached houses but the design has been re-considered and the current application proposes just one detached house. The house is 2120 square feet in area and a good sized family property with a large garden. It is similar in size and character to the neighbouring properties and those within the vicinity.

3. Layout

The proposal is accessed via a private driveway along the side of 11 Lascelles Road. It is proposed that the existing garage to number 11 would be demolished and relocated to the other side of the house to create the access driveway. The proposal has been carefully sited and is orientated so that it will not overlook neighbouring houses. There are only obscure glazed bathroom windows in the side elevations and there are no habitable rooms to the side elevations.



The northern site boundary to the rear of Numbers 5 and 6, The Old Tennis Courts will be screened with mature tree and shrub planting. Therefore neighbouring residents will be unable to see the development from their rear windows and gardens for a good proportion of the year.

The current proposal is located with its blank side elevation 24.4m away from the rear of 5 The Old Tennis Courts and measures 13.6m from the side elevation to the northern boundary. These distances are well in excess of the Local Planning Authority's guidance on privacy standards and have increased since the withdrawn application.

Number 11 Lascelles Road will retain a large garden. The front of the house is 25.8m away from the existing house, well in excess of the Local Planning Authority's guidance on privacy distances.

The western site boundary with land to the rear of 14 Marlborough Road is also heavily screened with mature trees and planting. 14 Marlborough Road has a planning permission in place for the construction of 2 mews properties which will be located on the boundary with the rear of 11 Lascelles Road. The rear elevation to this proposal is blank and the distance to the rear of the proposal is 18.1m again in excess of the Local Planning Authority's guidance on privacy distances.

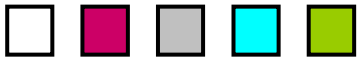
The trees located along the boundaries have been respected and the houses located so as not to impact on the trees in any way. An arboricultural report by David Hall accompanies this application.

4. <u>Scale</u>

The property proposed is a two storey dwelling. 11 Lascelles Road is a large bungalow and the other properties surrounding the site are 2 and 3 storey properties of a similar scale and character. The adjacent Old Tennis Courts site consists of large detached properties which are located fairly close together.

5. <u>Landscaping</u>

Mature trees and shrubs would be retained, providing security and privacy for residents. New tree and shrub planting is proposed along the boundaries between the new dwelling and the adjacent properties, enhancing the existing landscaping.



The existing site boundary treatments will be retained and the new plot boundary fencing will be 1.8m high close boarded timber fencing. The location of plot boundaries is shown on the site plan which accompanies this application. The hard landscaping for the access road and in front of the garage will be permeable paving: Drivesett Tegula Priora Permeable Paving, a Sustainable Urban Drainage System (SUDS) for driveways, colour Harvest.

6. Appearance

The houses along Lascelles Road have a variety of different architectural styles, constructed using a wide palette of materials including render, natural and artificial stone, brick, slates, red and grey concrete tiles.

It is proposed that the houses will be constructed with stone facades (Forticrete Anstone Pitched Buff) with stone window heads and cills (Forticrete cast stone, colour Bath) and a dark grey tiled roof (Forticrete Gemini colour Slate Grey). Both the materials chosen and the fenestration have been designed to be sympathetic to and enhance the characteristics of neighbouring properties.

Both plots have sufficient car parking within their curtilage to avoid parking on the private access road.

7. Access

The proposed house will be accessed via a private driveway along the northern side of 11 Lascelles Road.

The access will be an unadopted private driveway and will be maintained by the resident. Refuse bins will be collected from Lascelles Road removing the need for refuse vehicles to enter the site.

The existing pedestrian gate for number 11 will be adapted to allow for a new vehicular access to a new garage at the rear of number 11 as shown on the site plan. Sufficient visibility splays can be provided for within the land ownership of the applicants to satisfy highway requirements when a detailed design is completed.

The access road has been designed to balance the needs of the development and to minimise the impact on the existing dwellings and neighbours. The restricted width

where it passes between the existing dwellings will naturally encourage vehicles to travel at a slow speed so they present minimal risk to pedestrians on Lascelles Road.

The house has a large garage and parking areas for visitors so that there is no parking on Lascelles Road.

The new driveway access is flat and forms an easy access route for people of all abilities.

The dwelling and the approach to it will be designed and constructed to comply with Part M of the Building Regulations (Access to and use of Buildings). The house will also have the flexibility, if required, to be adapted for more specific disability habitable requirements.

