

---

## **Design and Access Statement**

Proposed Development

Bowers Coaches

**Hayfield Road**

Chapel en le Frith

for Centrebus Limited

July 2012

## Contents

---

1. Executive Summary
2. Introduction
3. Existing & Local Context
  - Conservation Area
4. Site Context
5. Heritage Statement
6. Site Images
7. Proposal
8. Design
9. Additional Documents

### 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 the National Planning Policy Framework, 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 as identified on the planning application

### Scheme Credentials

The site area is approximately 0.1 hectares

### Planning History

No previous applications have been made on this site, the site has remained as an operational bus depot since 1952.

### Recent Consultation

A set of drawings were issued to High Peak Borough Council for pre application advice in April 2012.

Pre-Application Advice was received on the 15th June 2012 ref:-

*PAD/2012/0013*

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

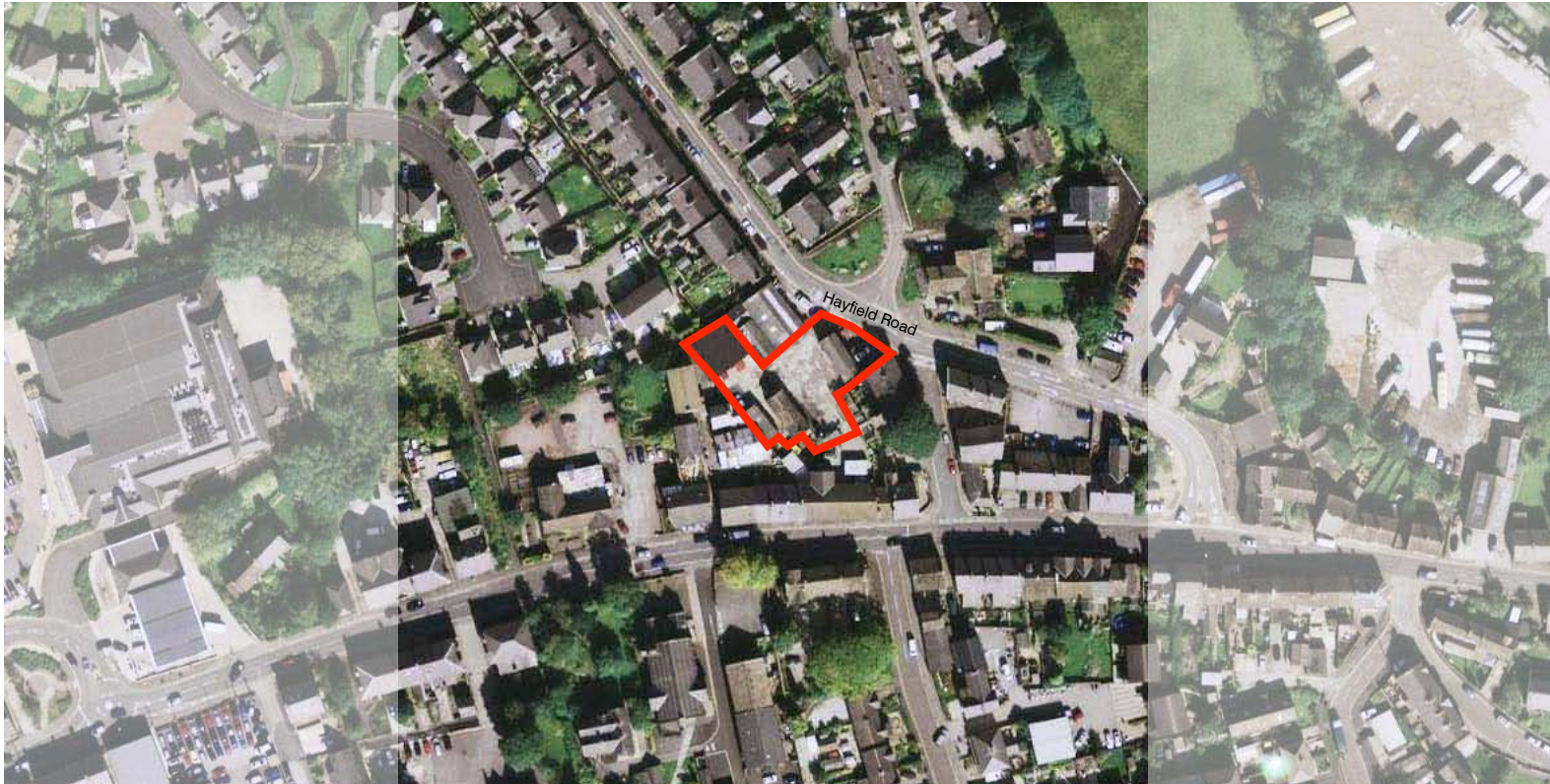
### Background

Laura Hayward Architect was appointed in January 2012 to prepare in conjunction with Centrebus, design proposals and subsequent planning application documentation for the land at Bowers coaches, Hayfield Road, 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 Conservation Area
- to create a design commensurate with but not limited to the following policy documentation.

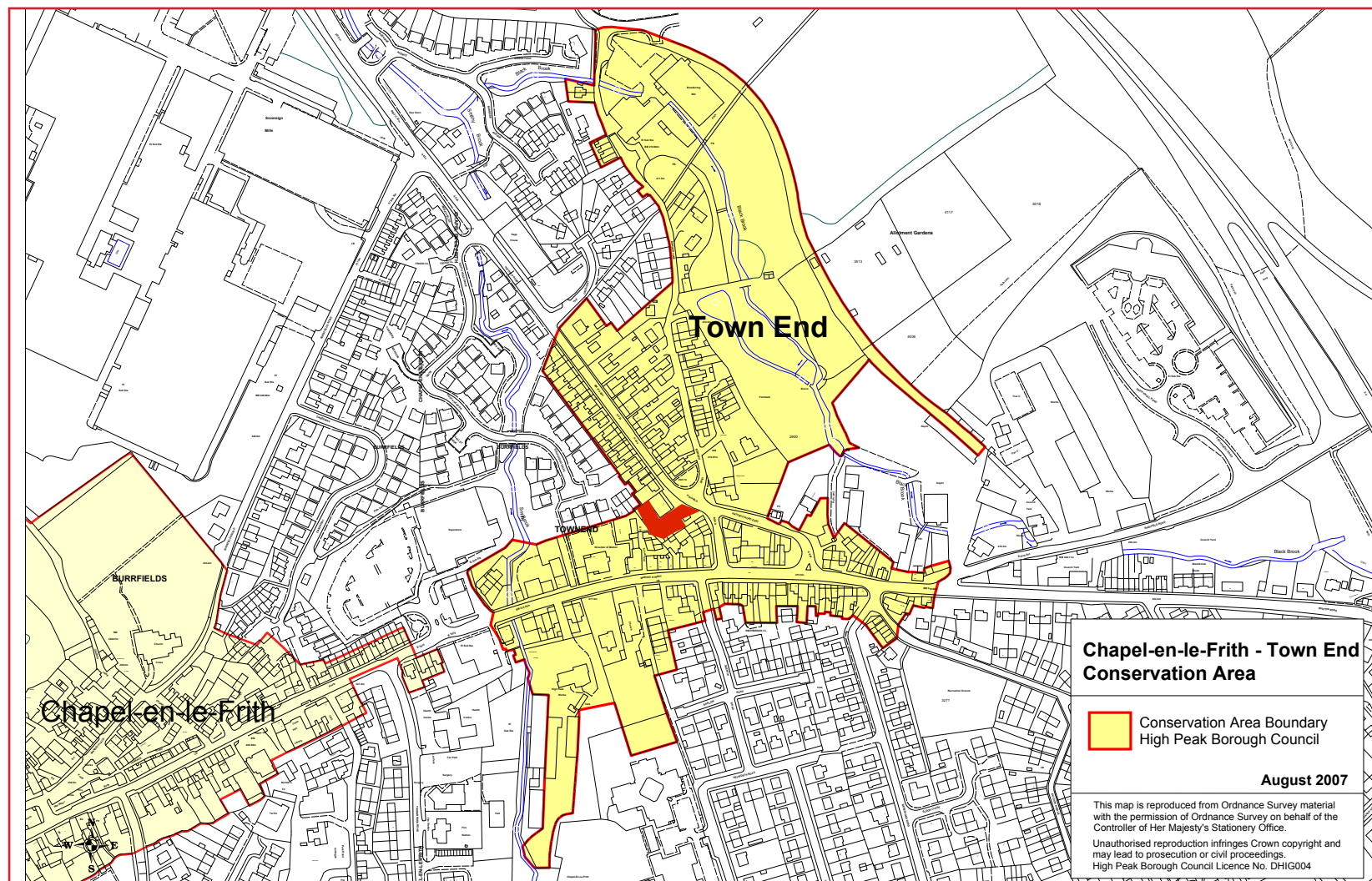
GD2 / H1 / H11 / GD4 / GD5 / TR5 / BC1 /BC5



Aerial view of site



### Chapel en le Frith Conservation Area Map



 SITE

## Site Context



The site is located near the centre of Chapel en le Frith in Derbyshire, approximately 7.5 km north of Buxton

Access to the site is from Hayfield Road to the east of the site.

The site is classed as a Brownfield site therefore under policy H1 development would be favoured subject to policies H5 and H11.

The site is situated in the centre of the Chapel en le Frith conservation area. Policy BC5 will ensure there is no detrimental impact upon the conservation area.

The site is surrounded by a mix of uses. On the Northern boundary of the site lies Chapel vehicle maintenance garage and the remaining boundaries are mainly taken up by residential properties.

The approximately 0.1 hectare site has an irregular boundary shape and a relatively flat topography across the site.

The site contains 3 main buildings these are located to the North of the site, central and East.

The structure to the North of the site is an open fronted breezeblock garage building with adjacent storage rooms. Under the main structure are 2 vehicle servicing pits.

The building to the centre of the site is a two storey stone workshop and office building with a pitched slate roof.

The building which fronts onto Hayfield Road is also a two storey stone building with canteen, toilets and first floor storage area. This building also has a pitched slate roof.

The site is currently used as a bus depot and the change of use will mean that there is less traffic coming in and out of the site.

### 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.

In March 2012, the National Planning Policy Framework was published and replaced many previous planning documents including PPS5 – Planning and the Historic Environment

Section 12 of the Planning Policy Framework talks about the wider social and environmental benefits that the historic environment can bring. Also the idea of new development making a positive contribution to the local character and distinctiveness.

The redevelopment of this site will certainly have a positive impact on the local character of the town end conservation area due to the fact that the two existing stone buildings are currently in poor condition and converting these into dwellings will bring some life back to the street scene along Hayfield Road, and preserve a piece of original architecture.

The site sits wholly within the Chapel en le Frith conservation.

The nearest heritage asset 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 assets within it by use of appropriate scale of building and materials.

Under the terms of these planning policies, new development proposals are required to preserve or enhance the special architectural or historic character of the area, taking account of factors such as size, scale, detailed design, open spaces, views, trees and walls.





## Site Images

---



View towards the Northern boundary with Aspincroft Cottage to the rear.



View of the 2 storey stone building at the centre of the site.



View towards the back of the properties lining Market Street.



Front of the site from Hayfield Road.



Rear of the properties lining Hayfield Road.



Front view of the garage structure to the rear of the site and to the rear of Chapel vehicle maintenance garage.



The diagram to the left shows the site considerations and constraints.

## Proposal

### Site Plan - Layout

Careful consideration has been given to the overall site layout with regards to the site's many neighbours.

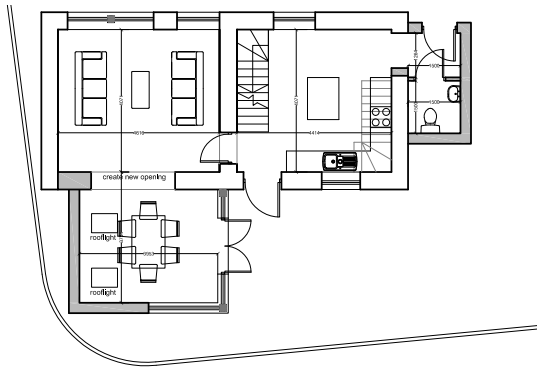
plots 1 and 2 have been modestly extended on the ground floor to accommodate adequate living space for a family. The single storey extensions will not have any detrimental impact on the surrounding residential properties as the scale is low and the windows are facing out into the gardens of the properties.

Plot 3 is a new build dwelling in place of the existing garage building which currently occupies this footprint. The two storey element has been kept along the Northern boundary as to not have any detrimental impact or overshadowing on aspincroft cottage. The return section of the dwelling which lies with its back to the neighbouring garage is of single storey construction which would cause no overshadowing or loss of amenity to the neighbouring properties.

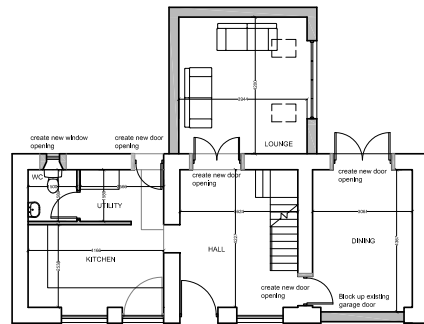
This development is in line with policy GD2 as it is encouraging development in an already built up area. Policy H5 and H11 have been taken into consideration ensuring an appropriate layout for the development.



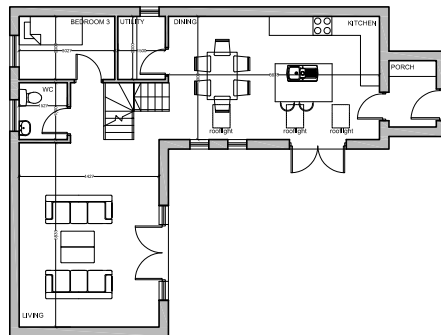




Ground Floor Plan



Ground Floor Plan



Ground Floor Plan

## Amount

The two existing buildings are to be converted and extended, these modest extensions are required in order to create enough living space for a standard family home. The third property is a new build property on the footprint of the old garage.

Plot 1 - 106sqm of renovated floor area and 52sqm of additional ground floor area. There is a kitchen, living room, dining area and WC to the ground floor and 2 bedrooms and a bathroom to the first floor.

Plot 2 - 133sqm of renovated floor area and 20sqm of additional ground floor area. There is a kitchen, living room, dining area, hall and WC to the ground floor and 2 bedrooms and a bathroom to the first floor.

Plot 3 - 141sqm of new build floor area, this gives a smaller footprint than the other two properties. There is a kitchen, dining area, utility, living area and bedroom to the ground floor and two bedrooms and a bathroom to the first floor.

## Layout

Plot 1 - The layout of the property is to create a kitchen and living space in the confines of the existing structure and a small single storey extension to the rear creates a family dining area. A small porch to the side of the property has been added in order to give the property a ground floor WC and also to act as a buffer from the elements. To the first floor there are 2 bedrooms and bathroom in the centre. Existing windows have been retained in all locations and 2 additional windows in the bedroom have been added in keeping with the character of the existing windows. A small window has also been added to the rear elevation to provide some natural light to the stair and landing area.

Plot 2 - The layout of this property has been designed to keep the majority of the existing structure in order to maintain the character of the property. The ground floor contains a kitchen, hall and dining room within the existing structure. A small single storey extension has been added to create a family living area looking out over the garden. Again existing window opening have been maintained and some additional openings have been included to give space natural light where necessary.

Plot 3 - The layout of this dwelling has been designed in order to have a minimal impact on the neighbouring properties. The footprint has been designed as an L - shape so that it backs onto the neighbouring garage building and enjoys the views of the garden. It also minimises the amount of light being blocked to the neighbouring properties. The layout of the property works so that you arrive in the porch area then into the open plan kitchen / dining area. There is then the ground floor WC and lounge area and also a small third bedroom / study area. To the first floor over the lounge area there are two further bedrooms and a bathroom.

## Scale

The scale of the proposed development is in keeping with the surrounding area. The two existing properties will be maintained at the same scale with small single storey extensions. Plot 3 has been designed at 1.5 storeys in order to have less impact on the neighbouring properties and complement the existing buildings on the site. Plot 3 has an eaves height of just over 4m which is lower than the current garage building.

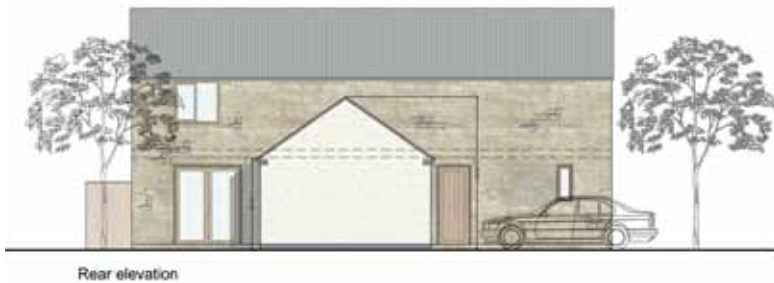


#### Appearance

The two existing buildings are built of stone construction and it is proposed that the small single storey extension will be built from block or stone construction and finished with a lime render to compliment the natural stone of the existing building. The surrounding buildings are also a mixture of stone and render. The windows to the properties will be replaced with timber windows to compliment the natural material used in the construction of the properties.

#### Landscaping

It is proposed that a range of new hard and soft landscaping areas will be included in the proposals. The site currently has no landscaping of any significance and it is proposed that new gardens will be laid with grass to the rear of the properties. There will also be an area of hard landscaping to the rear of each of the properties to act as an external seating / patio area. The site will also have tree, shrub and hedge planting to soften the hard landscaped areas.



#### Access

The current access to the site is intended to be retained in the proposals. The site is currently used as a bus depot which sees frequent use of the access by large vehicles. The new proposals will lessen the amount of traffic movements in and out of the site therefore it would be considered that the existing access is more than adequate.

Each house also has two parking spaces in line with current policy. There is also sufficient turning area within the site for larger vehicle such as home delivery vans.



## Additional Documents

---

Due to the current use of the site a Land Contamination Report has been prepared and submitted along with this application.

The development control archaeologist has also been consulted and email correspondence has confirmed that no additional reports are required and there is deemed to be nothing of any archaeological interest on the site.