

Plot 1 - 3B5P House

Plot 2 - 3B5P House



Plot 3 - 3B5P House

Contents

1. Introduction

Site , Context, Materials, Photos.....4-6

2. Process

Access, Flood risk, Assessment – Social/Economic..... 7-8

3. Design & Appearance.....9-10

4. Access.....11

5. Conclusion.....12

Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1th August 2006.

The document follows the structure of the CABE guidance "Design and Access Statements—How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Application

The document supports the Application for a housing development on a vacant plot of land Beresford Road, Chapel en le Frith.

Design and Access Statement for the detailed planning approval in relation to the development of 3 No 3 bedroom 5 person houses which will be available for the sale market.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Architectural drawings	JDA
Design And Access Statement	JDA

Site physical

This residential development is on a 0.051 hectare site located off Beresford Road in Chapel en le Frith High Peak.

The site benefits from an extremely sustainable location in terms of accessibility. It is a short distance walk to local schools and amenities with market street being approximately eight minutes away. To the West of the site runs Beresford Road which links the site to Chapel en le Frith town centre as well as the Manchester, Buxton and Sheffield roads. Chapel en le Frith rail station is a 5 minute drive (20 min walk) from the site linking the area to Manchester and Buxton. Chinley rail station is an 8 minute drive from the site allowing residents to connect to Manchester, Sheffield and Nottingham respectively. There is a bus-stop directly opposite the site which runs a local service. For travel further afield various bus routes pass through Chapel en le Frith.

The site was purchased by a developer (approx. 25 years ago) along with the land at the rear of the site which was subsequently utilised for a housing development. The site currently has planning permission for a large single dwelling which the previous owner had planned but never commenced before selling the plot to the current owner. The plot has been vacant for some time and currently serves no use to the local community.



Aerial view indicating the site

Context

The site is located on a quiet residential road and is surrounded by residential developments of varying height and scale. To the immediate north of the site lie three bungalows all facing towards Beresford road with a similar orientation and distance to the road as the proposed houses.

To the east of the site stands a residential development on Burdekin close compromising of two storey houses elevated from the site enabling the proposed houses to be built with a lower ridge height.

The properties to the south of the site on Homestead Way have been used as a precedent to this project with similar materials proposed. The development comprises of a varying sized two storey properties.

Much of the site itself has been partially cleared leaving a fairly unattractive scrubland, providing a significant opportunity for a housing development that will knit into the existing built fabric and improve the street scene.



Surrounding context and site photographs

Materials

The site is surrounded by a “real mix” of developments in terms of building materials. In the immediate vicinity of the site red and buff brick can be seen on adjacent houses along with render and reconstituted stone blocks.

The majority of dwellings utilise concrete roof tiles whilst uPVC and Timber windows and doors are both used in nearby houses.

Hard landscaping is predominantly tarmac and concrete with some households paving their driveways with stone flags.

HPBC recommends avoiding brickwork, especially red brick in the Borough. The design therefore utilises the artificial stone as used on the adjoining site, helping the proposal blend in with that part of the estate.

Much of the area has white uPVC windows, and concrete tiles roof finish. Whilst not appropriate materials for the High Peak in general, the modern estate has an abundance of these materials to match.



Surrounding Buildings and materials

Access

Access is taken directly from Beresford Road which offers reasonable visibility in both directions.

Both vehicular and pedestrian access is easily achieved from the town centre with direct access off Beresford Road.

Public transport and local shops and services are within walking distance of the site.

The houses themselves have been designed with on site parking and to Building Regulations Approved Document Part M to be DDA accessible.

Flood Risk

The site does not fall within a flood risk zone.





Beresford Road Access

Existing access to be used

Assessment – Social/Economic

The HPBC Housing Needs Survey indicates a need for one and two bedroom properties in the area for 'first time buyers' and the retired.

There is a need for 3 bedroom properties. Aware of this, the developer wishes to add to the mix of housing types in the community.

Whilst the land is not 'true' brown field, it has been allocated and achieved planning approval twice before and as such has had an amount of earth workings that have not been completed.

For such a small development, local people and the contribution to the local economy will be negligible. However, it should be noted that the land owner/developer is a local builder living in the town with children at local schools.



Proposed Site Plan

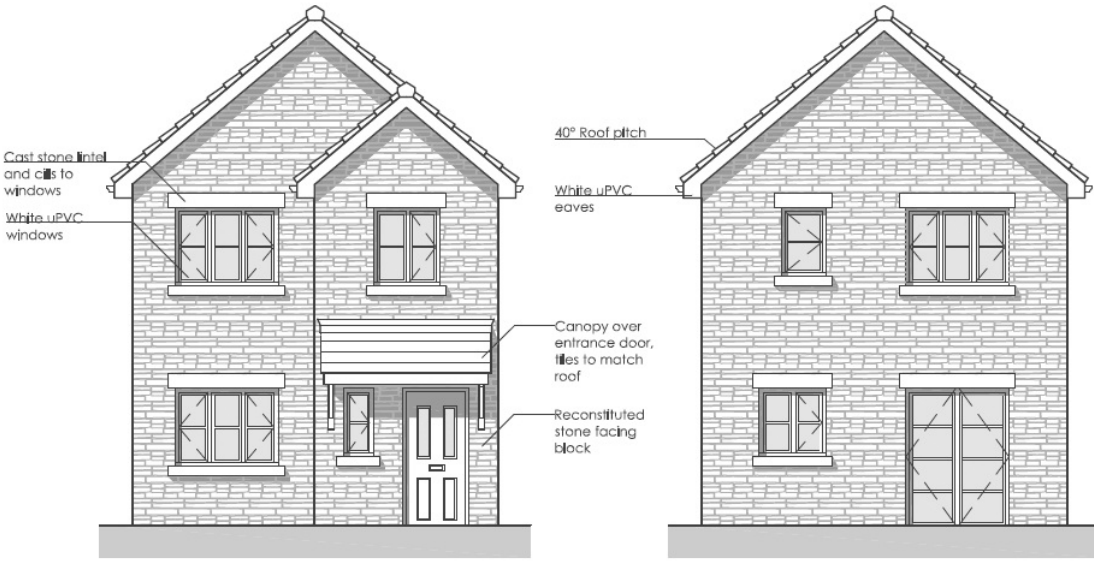
Design & Appearance

Looking to make good use of a small vacant site the clients brief was to design a scheme that would be attractive to prospective buyers while also adding to the aesthetic feel of the street. The units are fully compliant with part M and also incorporate spacious living and kitchen area's with the living rooms facing the street and kitchens facing the family garden respectively. Each house has ample parking to the front and also good garden space to the rear.

Due to the differing style of housing in the surrounding area, the scheme looks to build upon the nearby scheme on Homestead way as opposed to other neighbouring developments. In terms of elevation appearance, the development is fairly traditional with pitched roofs of grey flat tiles and artificial stone external walls. Fenestration is also influenced by this development with white casement windows of similar proportion as well as cast stone cills and lintels.

The houses are orientated on the site in a way that they neither overlook nor are overlooked by neighbouring properties. Plots 1 & 2 look to continue the street frontage of Beresford Road by following the natural curve of the road and keeping the same distance from the road as plot 37. Plot three is sat slightly forward but still follows the curve of the road whilst providing two parking spaces.

The entrance porch projects forward which introduces a depth to the elevations. Traditional canopies are provided for appropriate shelter at the front entrance .



KEY BUILDING ELEMENTS

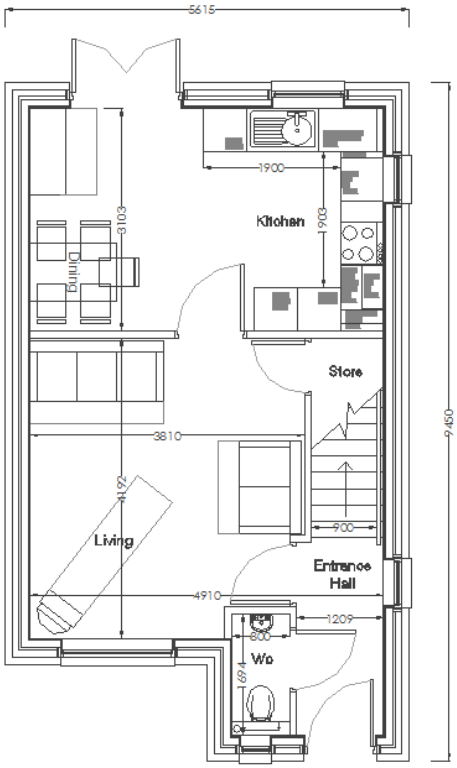
Concrete tile roofs

Stone walls

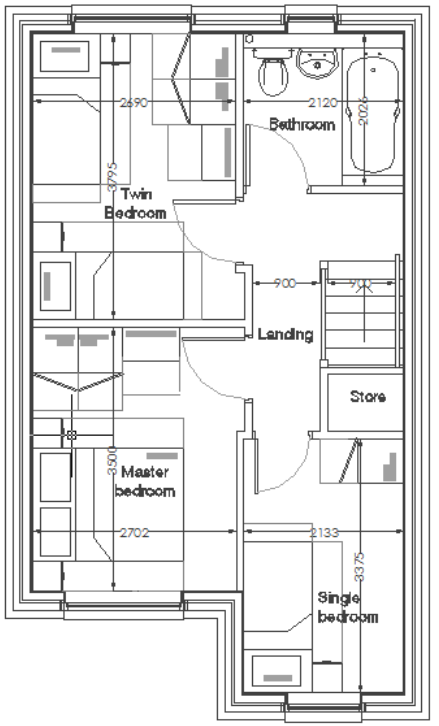
White UPVC windows

White UPVC patio doors

uPVC entrance doors



Ground Floor Plan



First Floor Plan

Access

Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

All stakeholders recognise the value that the entire community have to offer.

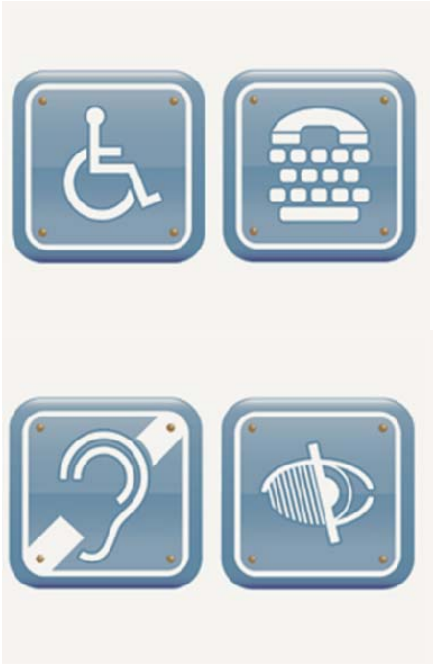
This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Access Statement, the following design guidance has been followed:-

Approved Document M	BS 8300 (2001)	Planning and Access for the Disabled
People: Good Practice Guide CDPM 2003	Disability Discrimination October 1995	

Key access issues of Design and Planning Stage will include:

Local Amenities	Approach to the site	Public Transport links
Vehicular Approach	Pedestrian Appraisal	200% Parking
Entrance	Internal Environment	Private amenity space



Conclusion

The site has remained un-developed since the earlier construction of houses on Homestead Way and, as such, is unkempt and of no use to the local community.

The proposal is to provide much needed three bedroom housing within an existing housing estate.

The development will consist of two semi-detached and one detached house in a similar way to Homestead Way and much of the other detached and semi-detached properties on the surrounding estate.

The front entrance of the properties face the street, with roof lines (on the detached unit) deliberately orientated to the south east to gain the advantage of solar power.

The site and properties have been designed to "Secured By Design" and HPBC "Designing out Crime" guidance.

The properties are two storeys in keeping with much of the estate and the properties overlooking the site. The size of the properties are similar in height and scale to the other detached and semi-detached properties on the estate.

There is no 'public' landscaping and therefore the private gardens will be landscaped to the residents' taste. The public facing front gardens will have any plants limited to 600 mm height at vehicle visibility splays and drives will be surfaced with porous attractive materials to allow surface water to naturally soak away.

The buildings general appearance will reflect those on Homestead Way, with artificial stone walling and features, uPVC windows and concrete tile roofs.

The properties will benefit from high levels of insulation, low energy boilers and white goods and solar panels on the south facing roof slopes.

