PD01

SWALLOW HOUSE LANE
HAYFIELD
SK22 2HB

BUILDING FOR LIFE
DESIGN STATEMENT

In support of a Full Planning Application
Submitted in August 2012

1. Does the development provide (or is it close to) community facilities such as a School, Park, Play Area, Shops, Pubs or Cafes?

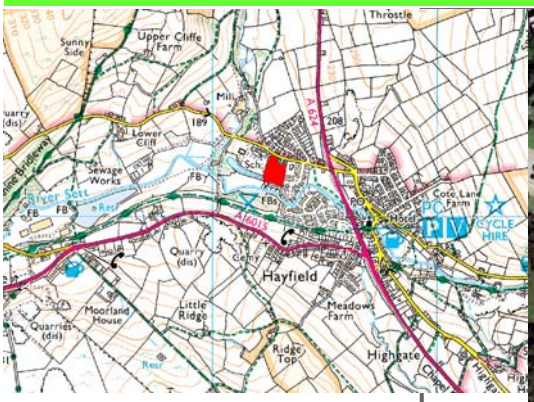


Fig 1. Location of Site



Fig 2. View of Hayfield village



Fig 3. View of Hayfield Village



Fig 4 . Aerial View

The proposed site is located on Swallow House Lane which is a Greenfield site located within the village of Hayfield, and as such, the site is within a few minutes easy walk of the village centre. The village is relatively well provided for and contains several convenience shops, pubs, GP, Post Office, Places of Worship, Newsagents and play areas etc and has a strong community feel to it.

The site area itself is surrounded on the North & Eastern sides by residential housing, to the south by woods and on the adjoining the western boundary of the site is the village primary school immediately adjacent.

Play areas such as football field, the village field, Bluebell Woods and dedicated children's play area including skateboarding, slides + rope ladders etc are all within a short distance.

Swallow House lane itself is quite a tight road and served only by one footpath which requires children to cross the road to the school entrance. As part of the works a new footpath will be create linking with the school entrance and making the road considerably safer for children to use.

ENVIRONMENT & COMMUNITY

2. Is there an accommodation mix that reflects the needs and aspirations of the Local Community ?



Fig 5. Site Layout + Mix —APP x

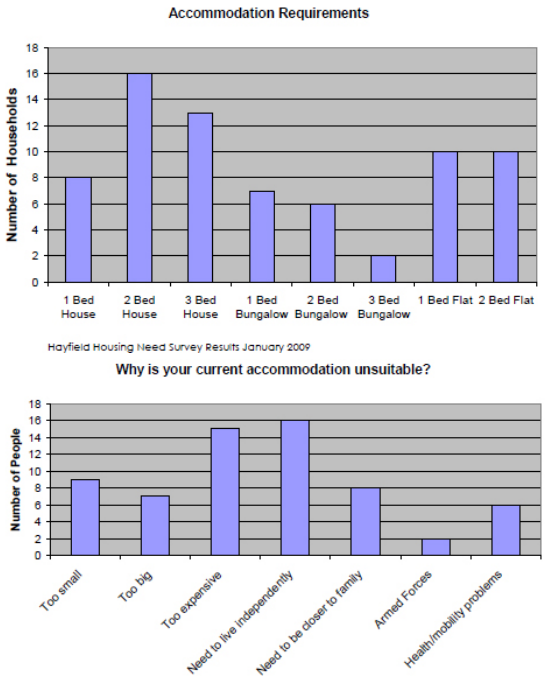


Fig 6. Housing survey—APP x

In developing the scheme layout and mix, several meetings have been held with both planners, Local Housing Associations and agents to identify the specific housing requirements within the area. Reference has also been made to the Hayfield housing needs survey which was carried out in 2009.

The results of these meetings showed that there was strong demand and need for both 2 bed 'starter home' affordable housing and also a variety of 3,4 +5 bed houses for sale. Whilst the site itself is relatively small, the provision of a variety of housing of these sizes will not only address the requirements highlighted above, but as people move, it will also help in freeing up other accommodation types/sizes around the village, as people relocate to properties which are the correct size for their needs as opposed to being to big or small at present.

ENVIRONMENT & COMMUNITY

3. Is there a Tenure Mix that reflects the needs of the local community?



Tenure

6	Shared Ownership / Rent **(Red)**
15	For Sale **(Blue)**

Hayfield is located in a rural location within the peak district and new and affordable housing stock are seldom available and are currently in relatively short supply.

In identifying the requirements for the proposed scheme at Swallow House Lane, several meetings and consultations have taken place with the Local Authority, Local Housing Associations and Property Agents and a mix has been established, which recognises the need for both larger family type units as well as smaller first time starter type affordable homes.

As illustrated on the graphs shown in question 2, the mix of house sizes and tenure proposed across the site, will ensure that the scheme provides the desired accommodation needs of the local area as per the local housing needs survey.

All units have been designed from a common core design, so that plans / elevations have similar attributes and that materials and features follow a common lead/ theme so that the overall scheme has a distinctive and coherent appearance. The specific locations of this units as shown, has been arranged so that there is a general mix through out the site, which in itself adds a variety to the general street scene.

In creating a varied tenure mix, the scheme as a whole will increase the economic viability of the village's school, shops and pubs/ restaurants etc. through the increase new residents moving into the village, as well as providing much need Affordable Housing units which was highlighted in the Hayfield Housing Needs Survey.

ENVIRONMENT & COMMUNITY

4. Does the development have easy access to public transport?



Swallow House Lane is located in the centre of Hayfield, which is located on the A624 between New Mills, Chapel and Glossop. The local bus station is located a few minutes walk away from the site and from there, frequent buses provide links to surrounding towns such as New Mills, which have convenient rail connections from to central Manchester and beyond. New Mills Central is the nearest main rail station.

Currently Swallow House Lane itself is served by only one footpath to the side of the road for the majority of its length. This has been an issue which has been raised in the past as the Villages Primary School is also located along this road next to the proposed site. As part of the consultation exercise on this site with Highways, an issue over pavements (or the lack of them) along Swallow House Lane was identified. In developing the layout of the new scheme, it is proposed that new public footpaths will be incorporated either side of the scheme entrance and connecting with the a pedestrian entrance to the Primary school. With other proposed connections to the neighbouring residential Wood Gardens, this will mean continuous pedestrian areas through to the school without the need to cross Swallow House Lane.

ENVIRONMENT & COMMUNITY

5. Does the development have any features that reduces its environmental impact?

In developing the site, a comprehensive series of site wide survey's have been carried out covering Tree's, Habitat and Species etc with a view to minimising the environmental impact of the development either through retention of existing or the introduction of new native habitat to support existing and new species.

All new housing will be construction to the latest Building Regs and as such constructed to high standards of insulation and energy efficiency .

Where possible, the plots and their internal design will be orientated, to take advantage of the site topography and its south facing aspect and so windows will be generally placed to maximise light into the houses.

As well as the energy efficiency measures of the houses themselves, procedures with be employed during construction to minimise wastage and ecological requirements, will maximise the ecological content of the site through the addition of native plant species etc.

ENVIRONMENT & COMMUNITY

6. Is the design specific to the scheme?

All the proposed unit designs have been developed from tried and tested layouts, which have evolved to reflect the desires of current market Homebuyers.

As the site has many specific attributes, the design has developed so as to retain and enhance those aspects as part of the final scheme.

The palette of chosen materials reflects the theme of surrounding developments and as such will sit comfortably within its setting and which will be robust in all weathers.

CHARACTER

7. Does the scheme exploit existing Buildings, Landcsape or Topography?



Fig x. Aspect + views

The existing site occupies south facing slope and the site drops 7m approximately from top to bottom as shown. There are no buildings on the existing site, but there are several trees within the site and many along its boundaries to the school and adjacent housing. None of these trees on site have a TPO on them at present and where possible any existing trees will be retained. In designing the scheme, the plan has been developed to achieve several objectives:-

- Take advantage of the existing site slope
- Minimise hard paved zones + maximise landscaping
- Provide variety in street scene
- Orientate houses to maximise views, aspect, light, etc.
- Minimise the impact of the scheme from distant views.
- Respect scale and massing of surrounding housing.

The layout of the scheme has been arranged so as to take advantage of the slope of the site and windows sized so as to maximise the south facing aspect of the site. Whilst the site is generally hidden from Swallow House Lane, it can be seen across the valley and therefore, the proposed roofing of slate effect tiles to the houses, will help minimise the visual impact of the scheme from a distance.

Most of the surrounding houses are of a 2 storey design and so the proposed unit designs are in keeping with this.

CHARACTER

8. Does the scheme feel like a place with distinctive character?

Whilst the site is within the centre of Hayfield, which itself has a distinctive feel, the site is actually quite isolated and separate from its surroundings and as such will not generally be seen in direct comparison.

As such, whilst the aim is to use materials which are common to the area, the proposed design of the plots and the layout in which they are arranged will be different to the immediate surroundings, but without impacting on these in an adverse fashion.

All these elements together with design, public landscaping and shared surfaces etc will help to make the scheme distinctive without being out of place with its surroundings.

CHARACTER

9. Do the Buildings and Layout make it easy to find your way around?



Fig 9. Site Layout

The new entrance to the scheme opens up off Swallow House Lane and immediately frames views over to the hills that are currently hidden from the road at present. The layout follows a logical layout, which is both simple and uncomplicated and produces a street scene made up of a variety of house types rather than a dominant road layout.

The small nature of the site means that all the proposed units can be served off a single road which meanders from the top to the bottom of the site. Whilst the frontages to properties have been kept open to maximise the spacious nature of the site and its surroundings, changes in material finishes between public and private as well as a well designed landscaping plan help to demarcate the different areas of the site.

Variations in house types and elevations are changed so that the street scene has a continuously changing character.

A new pedestrian link through the site to the adjacent sites either side of this site which contain housing and a school, will mean that both of these will benefit from shortened travel distances and safer route.

Fig x. Views through site

CHARACTER

10. Are streets defined by a well structured building layout?

Whilst the proposed scheme is of a relatively limited size, it has been designed to follow principles normally adopted in larger schemes.

The road provides the principle route through the scheme which is reinforced by the units which face onto it. As mentioned previously, frontages are open but clearly defined and supported by well designed landscaping to enforce private and public realm.

Variations in house plan layout ensure that frontages are active onto the street with entrance doors and habitable room windows overlooking the public areas through out the scheme.

Changes in house massing and type, help break the scheme into smaller proportions and create and frame different views from the top and bottom of the site.

CHARACTER

11. Does the building layout take priority over the streets and car parking, so that the highways do not dominate?



Fig 9. Pedestrian + Vehicular AccessSee APP 3

In designing the scheme at Swallow House Lane, it was recognised that the plan needed to address the Authorities Highway's Dept's specific concerns regarding the vehicular and pedestrian access in and around the site entrance and the scheme's design specifically addresses these issues, so as to make the entrance both safe, clear and visible.

Once into the scheme however, the aim of the layout is to create a more relaxed, informal and open feel to the scheme incorporating landscaping, in which the road links a series of spaces around the scheme and in which both vehicular and pedestrian traffic share surfaces.

The priority of the scheme has been to maximise the layout and orientation of the houses, in order to take advantage of the southerly aspect of the site and the road layout dually follows on from this as a result. This resultant path creates an ever changing series of views within the scheme, set against the backdrop of the local hills as topography, orientation and plot design frame views.

In sweeping round the site, this shared space also allows for future connections between adjoining residential and primary school sites, so that the scheme instantly forms an integral part of the villages inter connections.

12. Is the car parking well integrated and situated so that it supports the street scene?



Fig 9. Parking—See APP

In designing the scheme, careful thought has been put into the layout, so as to avoid a street scene consisting purely of cars to the frontages of all properties.

Whilst not a large scheme in itself, subtle variations in both house type and layout means that the exact location of car parking can be varied from plot to plot, with some having parking to the front and others having parking to the side or indeed hidden within garages.

Landscaping is also integral to the scheme and the strategic placing of Landscaping within communal areas should also help with minimising the impact from parked vehicles with the general scheme.

In creating this variety, the street scene avoids suffering from a repetitive and monotonous format and so allow houses to have a good relationship with the street.

As a result of this variety, whilst car parking is visible and apparent it does not over dominate the street scene.

The retention of existing trees as well as the planting of new species and incorporation of communal landscaped areas will ensure that cars and roads will be secondary to the housing and landscaping.

13. Are the streets pedestrian, cycle and vehicle friendly?



Fig 9. Parking—See APP 2

As mentioned previously, as part of the proposed works, significant improvements will be made to Swallow House Lane around the entrance to the site, in respect of enhanced visibility splays and new sections of pavement linking with access to the local school.

Within the scheme the road will be kept simple and laid out to adoptable standards with clearly defined road and pavement areas.

A pedestrian footpath will pass through the scheme from Swallow House Lane to Wood Gardens providing enhanced pedestrian linkage connecting the school with its surroundings.

14. Does the scheme integrate with existing streets, paths and surrounding developments?



Fig 9. Site Linkages—See APP 2

The new site is to be developed on a piece of land off Swallow House Lane. As mentioned previously, 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 a 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.

On the basis that 21 new units are being created It is assumed that there will be approximately 36 new vehicles which on the basis of discussions with Highways is capable of being supported by the existing road network.

Subject to any easement restrictions, pedestrian access to Wood Gardens which is adjacent to the site will also be created allowing a safer, shorter and more direct access through the site and linking to the school, without the need to cross any roads.

15. Are public spaces and pedestrian routes overlooked and do they feel safe?



As per the attached sketch, doors and windows of all plots are situated so as to maximise surveillance over all public footpaths and road areas within the scheme.

The varied layout of houses and house types along with varied window configurations, ensures cross views throughout the public areas from various plots in different directions and ensures that blind spots or dark corners are kept to an minimum.

16. Is the public space well designed and does it have suitable management arrangements in place?



Fig x. Visibility—See APP 6

The scheme has been designed with a well thought out public landscaping plan designed in from the start, so that public areas are open and an integral part of the overall plan.

The proposed materials will be both visually attractive and robust so as to require minimal future maintenance measures.

In itself, the scheme is not large enough to have formal play dedicated play areas set aside, but the site does have several areas within a couple of minutes walk away, which are readily accessible from this scheme by the networks put in place.

DESIGN & CONSTRUCTION

17. Do buildings exhibit architectural quality?

The proposed units have been developed with a view to creating a traditional feel with materials that 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.

All plans have been developed from tried and tested designs which reflect the current desires and aspirations of Buyers currently testing the market.

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 a 2 bed house or a larger unit.

DESIGN & CONSTRUCTION

18. Do internal spaces and layout allow for adaptation, conversion or extension?

The design of the scheme has been developed so as to provide a range of unit sizes, allowing buyers to choose the unit type and size that best suits their current requirements and circumstances.

Internal layouts have been developed so as to accommodate from completion most of typical modern special requirements desired in each house type.

Loft spaces and larger plot sizes offer the opportunity to expand both internally and externally as and when family changes dictate.

DESIGN & CONSTRUCTION

19. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

The exact form of construction has yet to be confirmed and details will be developed following confirmation of planning

DESIGN & CONSTRUCTION

20. Do buildings or spaces outperform statutory minima, such as building regulations?

The exact form of construction has yet to be confirmed and details will be developed following confirmation of planning

DESIGN & CONSTRUCTION

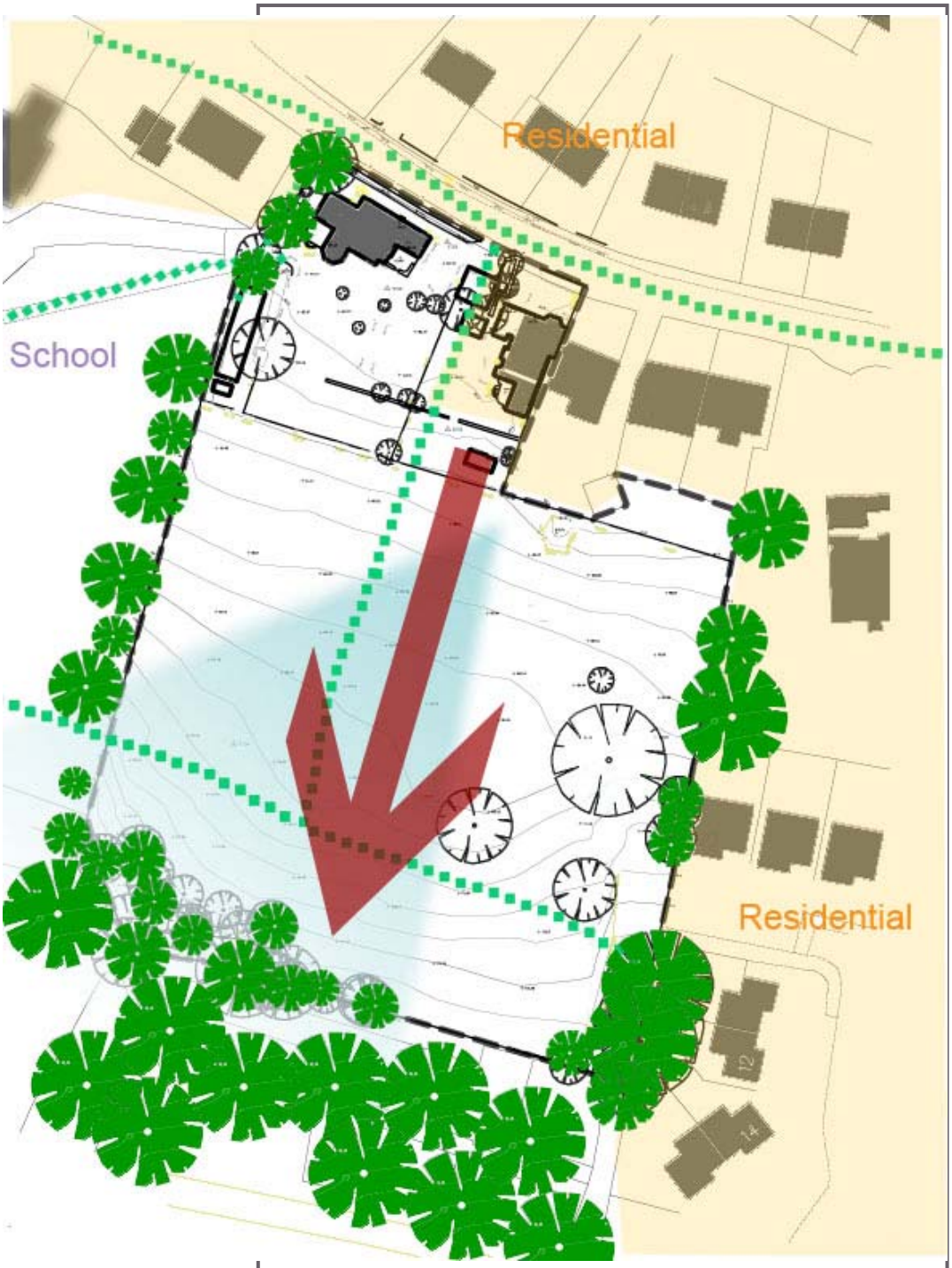
SUPPORT DOCUMENTS



Existing Site Plan

Appendix 1

SUPPORT DOCUMENTS



Concept Plan

Key Design Concepts:-

- Utilize slop of land
- Retain wooded edge to site
- Maximise views of surrounding hills from site
- Create new connections through site

Appendix 2



Pedestrian & Vehicular Routes

Appendix 3



Carparking

Appendix 4



Surveillance

Appendix 5



Appendix 6

Unit type + mix



Unit Tenure

Appendix 7



Landscaping

Appendix 8