

PD04

**SWALLOW HOUSE LANE
HAYFIELD
SK22 2HB**



**DESIGN AND ACCESS
STATEMENT**

In support of a Full Planning Application
Submitted in August 2012



SCHEME DETAILS



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

Development : Proposed construction of 21 new 2,3,4 & 5 bed houses

Date Prepared : August 2012

Applicant : Bloor Homes North West Ltd
: Units 2-4 Whiteside
: Station Road
: Holmes Chapel
: Cheshire CW4 8AA

Agent : Carl Grannell
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Fig 1. View across site



Fig 2. View across site



Fig 3. View of existing barn from side

SITE & CONTEXT

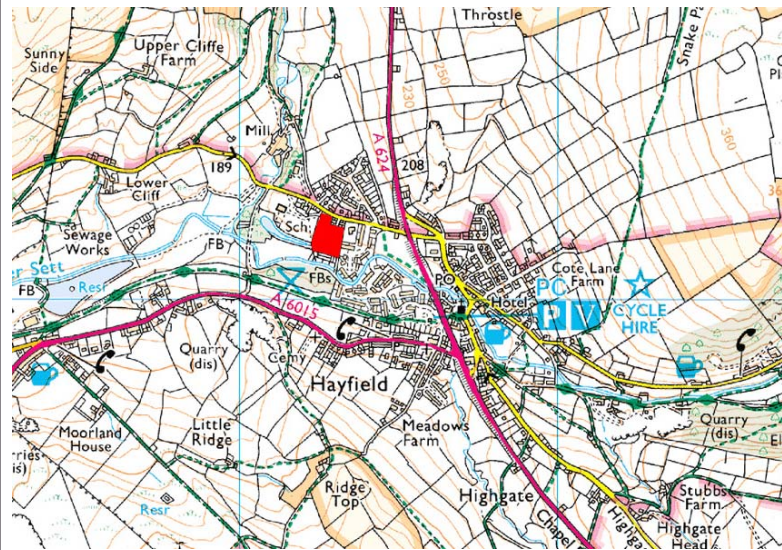


Fig 4. Road Map

This design statement has been prepared on behalf of our client Bloor Homes Ltd, to support a Full Planning Application for the construction of 21 new houses to the rear of The Orchard and Charnwood properties, which are located on Swallow House Lane, Hayfield, Derbyshire.

The proposed scheme is sited on an existing greenfield site (with existing residential development approval HPK/2012/0307) 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

SITE & CONTEXT



Fig 5 View along Swallow House Lane



Fig 7. Aerial View



Fig 6 View along Wood Gardens

generally flat across the site , but has a fall from the top of the 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. The site is located within the boundary of the built up area as shown on the local authority website. 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 side 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

ACCESS



Fig 8. Aerial View

rights of way across the site.

As part of the application , Ecology surveys of the site including Bat and snake surveys have been carried out as well as a Great Crested Newt survey covering the surrounding area. No presence was found in any of the surveys and the reports are enclosed with this application.

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

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 TO AND WITHIN DWELLINGS

In developing this scheme, the layout has been designed to provide or allow for 200% car parking to all new dwellings where 'in-curtilage'.

Of the 21 new Homes, 6 will be affordable and all these new dwellings will be designed to the latest Building Regs standards.

As part of the proposed scheme, new localised road widening and entrance works (see Traffic 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. As part of the previous approval for the site there is S106 agreement in place towards the improvement of the road junction between Swallow House Lane and Market Street.

The new layout could also allow for (subject to agreement) a new footpath access from the scheme to both the school and the neighbouring houses on Wood Gardens.

FLOODING



Fig. 9. 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.



Fig. 10. Typical 5 Bed House



Fig. 11. Typical 4 Bed House

DESIGN

AMBITIONS

The following scheme has been developed along similar principles to those used in the scheme which was recently approved (HPK/2012/0307) on this site and which was also submitted by John McCall Architects.

Whilst the approved scheme was of a modern and contemporary style, the new scheme proposed in this application has been designed with house types and materials that are more traditional in nature in keeping with the neighbouring houses and developments.

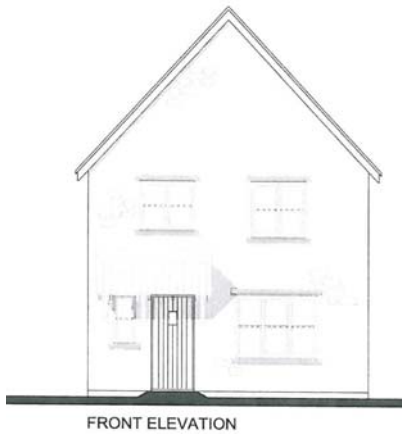
Following the clients brief the proposed plan has been developed around a scheme for 21 units made up of 2, 3, 4 + 5 bed family houses. As part of the planning requirements, just under 30% of the proposed housing will be required to be 'Affordable' and as part of the scheme 6 - 2 bed houses have been incorporated into the plan, which will be managed by a local Housing Association—such as Equity Housing.

The general desire of the overall scheme, is to provide a high-quality living environment which is sympathetic to its surroundings in terms of both design and materials.

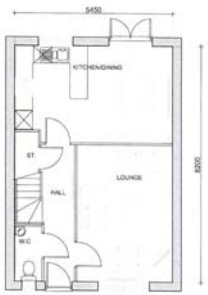
The 21 proposed dwellings, based on our client's current requirements, are based on a mix of 10 various House types, providing a mix of :

- 2 bedroom houses
- 3 bedroom Houses
- 4 bedroom houses
- 5 bedroom houses

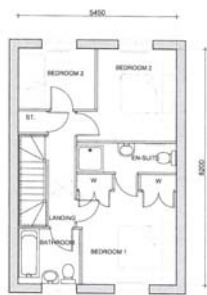
The general orientation of the proposed units has been arranged to reinforce the current street scene as well maximise views.



FRONT ELEVATION

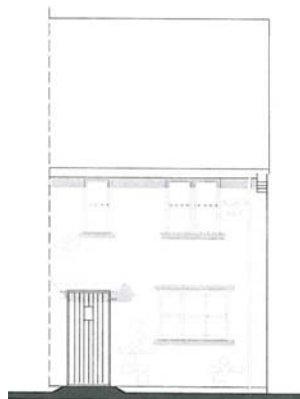


GROUND FLOOR



FIRST FLOOR

Fig. 12. Typical 3 Bed House



FRONT ELEVATION
2B4P



GROUND FLOOR PLAN
2B4P



FIRST FLOOR PLAN
2B4P

Fig. 13. Typical 2 Bed House

DESIGN

In line with our brief, the majority of all units are capable of having 200% 'in- curtilage' car parking spaces along with private open space to the front, as well as private secure gardens to the rear. A new road will be formed off Swallow House Lane and following discussions with the school a new pedestrian link could connect through to the school this scheme if agreed. Subject to other discussions with the council, new pedestrian connections may also be possible through to Wood gardens.

In forming the new access off Swallow House Lane 2 garages which serve the existing houses will be lost. As part of this scheme two new garages will be formed within the site to replace those lost.

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 separating distances have now been increased still further so as to reduce the impact on surrounding neighbours.

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

DESIGN



Fig 14. Proposed Site Plan

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

PRINCIPLES

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.

DESIGN

The general plan of the site, is based on a traditional layout with front gardens and private rear gardens. The design of the individual houses plans in the scheme, have been developed so as to provide a range and mix of housing so as to appeal to different age groups.

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

A total of 21 units are proposed. Plots are a variety of sizes so as to respect the scale of the surrounding streetscape, which mainly comprises 2 storey housing. The slope of the site downwards also minimises the impact of the scheme from the entrance off Swallow House Lane.

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, 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

APPEARANCE

which are both safe to play in and allow social interaction.

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.

Subtle variations in these external materials, coupled with the mix of units types proposed will provide a mix throughout the scheme, which will create visual interest and variety, whilst still retaining a common identity.

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

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

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 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

EXTERNAL WORKS

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 proposed 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.

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.

CONSULTATION

As this application follows on so closely from the recently approved scheme that John McCall Architects submitted, no specific further consultations regarding this scheme have been held. As the basics of this scheme closely resemble the approved scheme many of the pertinent issues such as Highways/ Residential development of the site and affect on the Neighbouring properties have already been fully discussed and resolved in the previous approval. The main difference in this

SUSTAINABILITY STATEMENT

scheme from that of the approved is in respect of the design of the units. As mentioned previously, the proposed elevations and materials submitted within this application are very much in keeping with the local vernacular and as such should be well received by the local neighbours.

Comments received from planning previously regarding tree protection and wildlife concerns have been addressed as part of this amended application and the necessary

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

SUSTAINABILITY

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

- The development is designed to meet the latest Building Regs and all units will be highly insulated.
- Using natural resources carefully and responsibly.
- Caring for the environment and for a sustainable future.
- Best practice in environmental building construction.

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 submitting this proposal, we believe that proposals have 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.

