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chartered architect

BUILDING FOR LIFE 12

INFORMAL ASSESSMENT

Scheme:	Long Lane, Chapel-en-le-Frith
Stage:	Design Stage
Client:	Croft Goode Architects/Equity Housing
Date:	February 2013

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Summary

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One amber due to "local circumstances" and outside control of this development.	3
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Assessment based on:

Croft Goode drawings:

11-1738-P01 Rev B	Proposed Site Layout
11-1738-P10	1b2p Apartments
11-1738-P12	2b3p Bungalows
11-1738-P16 Rev A	3b6p House

Design & Access Statement 11-1738 P03

Turley Associates:

Planning Statement ref SEDM2003

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

1a Where should vehicles come in and out of the development?

1b Should there be pedestrian and cycle only routes into and through the development? If so, where should they go?

1c Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?

1d How should the new development relate to existing development? What should happen at the edges of the development site?

Evidence The scheme is on a long triangular site bounded by an existing road to the east and a railway embankment to the west with limited access points. New connections can only be off the existing road with no changes to existing routes and are similar in nature to the 1970s development opposite. The proposed scheme integrates with the existing neighbourhood and street scene. The only existing through route across the site is maintained. There is one pedestrian only access to the north of the site, nearest to the town centre.	

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

2a Are there enough facilities and services in the local area to support the development? If not, what is needed?

Where new facilities are proposed:

2b Are these facilities what the area needs?

2c Are these new facilities located in the right place? If not, where should they go?

Evidence Scale of development does not warrant provision of new facilities. Existing facilities are within reasonable walking distance of development. Town has a primary school and a high school.	

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

3a What can the development do to encourage more people (both existing and new residents) to use public transport more often?

3b Where should new public transport stops be located?

Evidence Scale of scheme and location means it can have limited impact in encouraging more people to use public transport. There are bus stops opposite the new development on Long Lane. The railway station is within reasonable walking distance with trains to Manchester & Buxton AMBER - BUT LOCAL CIRUMSTANCES MEAN SCHEME CANNOT REACH GREEN	

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

4a What type of homes, tenure and price range are needed in the area (for example, starter homes, family homes or homes for those downsizing)?

4b Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?

Evidence Mix of dwellings meets local needs identified in High Peak SHMA. The scheme includes market housing, shared ownership and social rented units and a mix of unit sizes including flats, bungalows, 2B 4P houses, 3B 5P houses and 3B 6P houses. Design is tenure blind.	

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

5a How can the development be designed to have a local or distinctive character?

5b Are there distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?

Evidence There are some existing buildings to the south of the site that are stone; the existing houses on opposite side of Long Lane are 1970s with brick and render/claddings and tiles with no distinctive local character. The new development uses a mix of brick, stone and render to elevations and features such as gables to create a varied scheme that complements surrounding houses.	

6Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

6a Are there any views into or out of the site that need to be carefully considered?

6b Are there any existing trees, hedgerows or other features, such as streams that need to be designed into the development?

6c Should the development keep any existing building(s) on the site? If so, how could they be used?

Evidence Railway embankment stops views into the site into and out from the west, and acts as a barrier to views from the east. The eastern boundary if formed from a dry stone wall which is retained. There are no existing buildings on the site, which is flat.	

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

7a Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?

7b Good buildings 'turn' corners. Do buildings turn corners well?

7c Do all fronts of buildings, including front doors, face the street?

Evidence	
The existing street scene on Long Lane is urban rather than rural and not of high quality. The new scheme provides some enclosure to Long Lane. The new road layout, landscape and communal areas are designed to promote a semi-rural feel. Front doors face onto street. There are limited opportunities for buildings to 'turn' corners; the apartment block does provide some interest but more could perhaps be made of the corner occupied by plots 41 & 42?	

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

8a Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?

Evidence	
The scheme has a very simple layout and therefore easy to find way around. The existing tree lined lane that runs through the site provides a break between the two parts of the new scheme and a "landmark" Level access to front doors.	

Street & Home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

9a Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?

9b Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?

Evidence	
The new road to the northern part of the scheme has tight bends and differing road finishes to encourage low driving speeds; that to the southern part is more open. The streets do offer some areas that could be social play spaces.	

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

10a Is there enough parking for residents and visitors?

10b Is parking positioned close to people's homes?

10c Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?

10d Are garages well positioned so that they do not dominate the street scene?

Evidence	
2 spaces per house provided for all units; no visitor spaces and only limited on road parking due to locations of driveways etc. No garages for any unit type. Parking provided in mix of driveways and small parking courts Parking arrangements generally mean cars can be seen from homes or are overlooked.	

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

11a What types of open space should be provided within this development?

11b Is there a need for play facilities for children and teenagers? Is so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?

Evidence Small scale development so limited opportunity to provide open areas other than private gardens. No play facilities provided	

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

12a Is there enough storage space for bins and recycling, as well as vehicles and cycles?

Evidence Rear garden areas provide adequate storage for bins and recycling. Sheds will be provided for cycles and other items. No garages are provided. Rear gardens provide enclosed private amenity space for each house; access through to garden provided by paths adjacent to gable of house. Gardens mostly at least footprint area of house and good shape/proportions; a few are triangular in shape	