HIGH PEAK BOROUGH COUNCIL
REC'D 5 APR 2013
28 MAR 2013

DESIGN AND ACCESS STATEMENT- Application no: HPK/2013/0173

LOCATION

The proposed site is adjacent to the existing conservation area.For this reason the materials proposed are natural stone walling together with a natural slate roof covering in common with two early twentieth century properties nearby. Some aspects of the proposed design are more modern in the style (some might say) of 12 The Paddock which overlooks the site. The design has some features in common with those properties constructed at Woodlands further along the same access road. Most of these common features are toned down for the proposed site as it is adjacent to the conservation area. I would submit that, if approved, the proposal would extend variety in the design of the local housing stock without detriment to that existing. The proposed site is also overlooked (through woodland) by the recent development at Otterhole. All the above 'overlooking' is at distances well in excess of current privacy guidelines.

ACCESS

The proposed pedestrian and vehicular access is via an existing private road serving residential property in a cul de sac layout. Pedestrians and vehicles can pass one another with care. As a resident of the road for 30 years, I can confirm that the traffic generated by the Woodlands site is a small fraction of the traffic previously operating from the Severn Trent depot which the Woodlands development replaced. Existing site levels will allow almost level access for vehicles and pedestrians. A bus route into town is about 100m away. On the walk (of less than one mile) into town you have to cross but but do not have to walk alongside any public roads.

TREES

Felling and replacement of an already regenerated willow are referred to on the tree survey sketch within the planning application.

PLANNING HISTORY

The attached letter of 15 March 2012 outlines my understanding of the planning history of the proposed site since the 1980's. Following representation by myself in 1997, the then draft local plan was modified so that the proposed site was included within the BUAB of the adopted and now current local plan.

Roderick Mckay
5 April 2013