PM3397

New Dwelling on land off Simmondley Lane
For Mrs Sarah Read-Pickles

Supporting Statement
Design and Access Statement

PM3397
May 2013
Issue 1

prepared by

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1 Introduction

1.1 The site for the Dwelling is part of a site that was purchased as a development opportunity a number of years ago. It held no specific allocation within the local plan at the time.

1.2 A number of consultations have been held with the Planning Authority over the past 10 years both as part of a site for a larger development including the full site leading up to High Lane which is not within the ownership of the applicant. These two sites formed part of the consultation underway for development opportunities for housing in Glossop Area.

1.3 Reflecting on the support and observations of the consultation, and reflecting current issues of maintaining the site, an application is made for a single dwelling on part of the site, which it is considered to offer specific benefits to provide housing of a more unique nature with enhancement and improvement to the site.

1.4 In particular the application addresses current shortfalls identified with bungalows now at a 27 year low and below 2% of registered new builds nationally (reported NHBC), and opportunity for self build/individual development where commitments have been given nationally to provide a continued supply of sites – such opportunities having considerable benefit to the local economy.

2.0 Design Considerations

2.1 The current site has the following features as illustrated on plan PM3397/03:

2.2 Adjacent development

To the North of the site is a development of 8 Bungalows (The Green), constructed of Brick and tiled roofs. The rear gardens of four of the bungalows face the site, with varying levels of planting and fences. A section is drawn through the site (section A) indicating the relative levels of adjacent land.



The Green



Rear boundary of The Green to the left

To the West of the site is a stream beyond which is Spring Rise, a large housing Development



To the South with gardens extending to the East are three houses Simmondley Cottage, Simmondley House and Arnside



These form a group of buildings, constructed of Traditional Stone, and are included in the Conservation area. The gardens extend down to the application site and Simmondley Cottage has been granted access over land to Simmodley Lane.



Access over the application site for Simmondley Cottage – see appendix

2.2 General Topography:

The site slopes down from South to North, providing a fall across the site on 3 metres. The Site also slopes from East to West towards the watercourse.

Both slopes are part of a significant general fall in land across this part of Glossop, leading from the hills to the South towards the watercourse which runs through Glossop.

2.3 Geology

The general structure of the site comprises a layer of top soil with rock sections contained in general sandy-silty clay. From a small trial hole excavation on the site the ground provided good loadbering properties suitable for traditional foundation. The ground had good porosity in places which will lead to a suitable soakaway solution for drainage.

The proposal is to use porous surfaces for pavings, and soakaways for rainwater collected from the roof.

2.4 Flora and Fauna

The site has been overrun with Japanese Knotweed which will provide a problem for eradication and export of any excavation material. The Knotweed has been treated with approved herbicide; however it is established and has migrated from adjoining areas, and particularly along the watercourse.

There are four Oak Trees on the site of reasonable size. It is noted that some trees have been felled in the past. A tree preservation order exists on three Oak trees, however the order is not accurate on the specific location of trees, but these are shown in their correct location on drawing PM3397/03, and this also corresponds with aerial photographs on Google Maps which are approximately 6 years old.

These trees do not impact on the location of the proposed dwelling or access road, indeed the development is located away from the trees. To ensure that building works do not stray into the area of the trees, during construction fencing to the RPA (Root Protect Area) of the mature trees should preclude any works from taking place that would affect the trees. The fencing should be of the type as recommended in BS 5837.

The site has a number of invasive plants, brambles and scrub.

The plot has a number of domesticated plants growing towards The Green, these evidently due to unauthorised fly tipping from adjoining properties, albeit that properties have been asked to stop this practice.

There is no evidence on the site of specific use of the site as a habitat for protected wildlife within the area proposed for development. The presence of scrub and Knotweed, and the domestication of surrounding areas do not assist in this respect.

2.5 Contamination

There is no evidence that previous uses on the site would cause contamination, and none is evident from inspection.

2.6 Flood Risk

The site is adjacent to an existing watercourse. This is a fast flowing small stream which discharges at a level well below the application site, and specifically below the location of the proposed dwelling. There is no evidence of flooding affecting the site. The area is not identified as a flood risk.

2.7 Services

All mains services are available in Simmondley Lane. Surface water will be disposed of onsite through porous surfaces and soakaways. Opportunity exists on the south facing roof to provide solar cells up to the maximum permitted input of 4KW. With current levels of insulation and efficient services the proposal can achieve a high level of sustainability.

3.0 Current use of the Site and Ownership.

3.1 The current site was procured by the applicant while resident on the Green, for the purpose of a residential development.

3.2 The site has been held vacant pending making an application. It is becoming a problem to maintain the site is an acceptable condition due to fly-tipping. Some damage to trees and features on the site has been caused due to the practical difficulty of maintaining a vacant site. A number of complaints have been received from adjoining residents that the site has become overgrown and untidy.

3.3 The full site area of development including access to Simmondley Lane is in the applicant's ownership – The land registry document clearly defines.

3.4 As part of the application site adjustments are made to the access as set out in the formal agreement with Sycamore Cottage. A formal Notice has been sent to Mr Peter Frame to advise of the application.

4.0 The proposal

4.1 The proposal is to provide a single dwelling reflecting the principle of a bungalow with garage below, similar to those built at the adjacent The Green. The proposal is constructed of traditional materials reflecting adjacent properties to the South and East, with which there is a close visual link, albeit that the area of the site for development falls just outside the conservation area.

4.2 The principles for design have been as follows:

- The development is set towards the properties to the South and East to allow a useful dwelling to be provided, but retaining the open aspect of the main part of the site. In this position the natural fall across the site will

allow a vehicle access below the main living area.

- The form of the dwelling by virtue of being mainly single storey is that it will have virtually no visual impact from the South, and with modest planting is unlikely to be visible from High Lane. The main windows from habitable rooms are placed on the South elevation, to enjoy passive solar gain, and to remove any possibility of overlooking into or away from the site.

- The North Elevation which will in part be seen from properties on The Green has no windows on the prominent elevation which contains the main garage doors. In this respect this section will reflect a traditional stone building which would have supported the main properties to the South and East, and form a plausible extension to the local style of buildings. Windows to the two bedrooms face East and West and avoid any aspect of overlooking, but in a form used traditionally in stone buildings in the area.

- Set behind this elevation is a single storey entrance and living room, which will sit in the landscaped area, and is a significant distance away from facing windows from the green, which are in any case well screened.

- Windows are placed on the Western elevation, this being a considerable distance from Spring Rise, and is screened by protected trees.

- The proposal is located to avoid any damage to the Oak Trees on the site.

4.3 The Materials of construction have been chosen to blend with those of adjacent traditional properties. Natural Gritstone, rough squared quoins, and natural slate roofing are selected. The driveway and paths will use dark grey Marshalls concrete block paving, constructed to provide a porous surface.

4.4 The glazing and joinery will be of dark stained timber with larger glazing panels to reflect good insulation standards.

4.5 The form of a bungalow has been chosen by the applicant to reflect a form of dwelling which is being forced out of current new build due to commercial development densities. This has been raised as a matter of concern by various housing authorities as the number of new build bungalows has fallen to the lowest level recorded, yet this building form has specific advantages for elderly and disabled groups who require living and sleeping accommodation generally on the same level.

4.6 It was felt appropriate to reflect the adjacent model of The Green, but of a scale appropriate to the area and plot size. The area of the plot has been reduced, and while not a consideration for this application opportunity for a second unit might be considered appropriate in the future.

4.7 To ensure good access to the property for disabled use a ramped access is provided from the parking area to the principle door. All external thresholds are level with door widths generally in excess of 900 wide clear openings. The garage space is large enough to provide parking for a vehicle which may support a disabled person. The plan form would accommodate a lift from the garage to main welling area, should this be required by a person in need of this facility.

5.0 Access

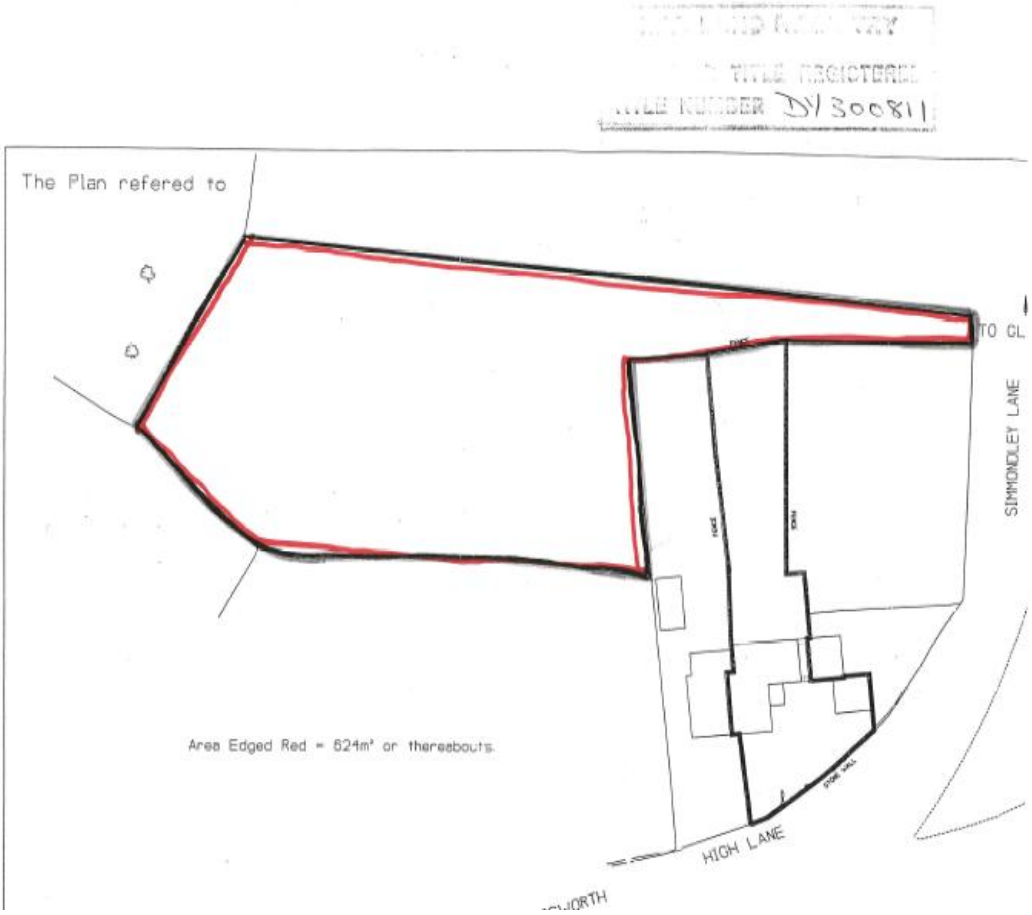
5.1 The site has a current access on to Simmondley Road.

5.2 Granted in the title deeds is agreement to improve the access to the satisfaction of the local planning authority and in particular as set out in the deed which is appended in part to his application. The period for undertaking this work is 80 years from 1998; the application is well within this period.

5.3 Taking account of the use by Sycamore Cottage the access can provide a splayed entrance to traffic from the right to improve the site line to give appropriate vision to vehicles approaching.

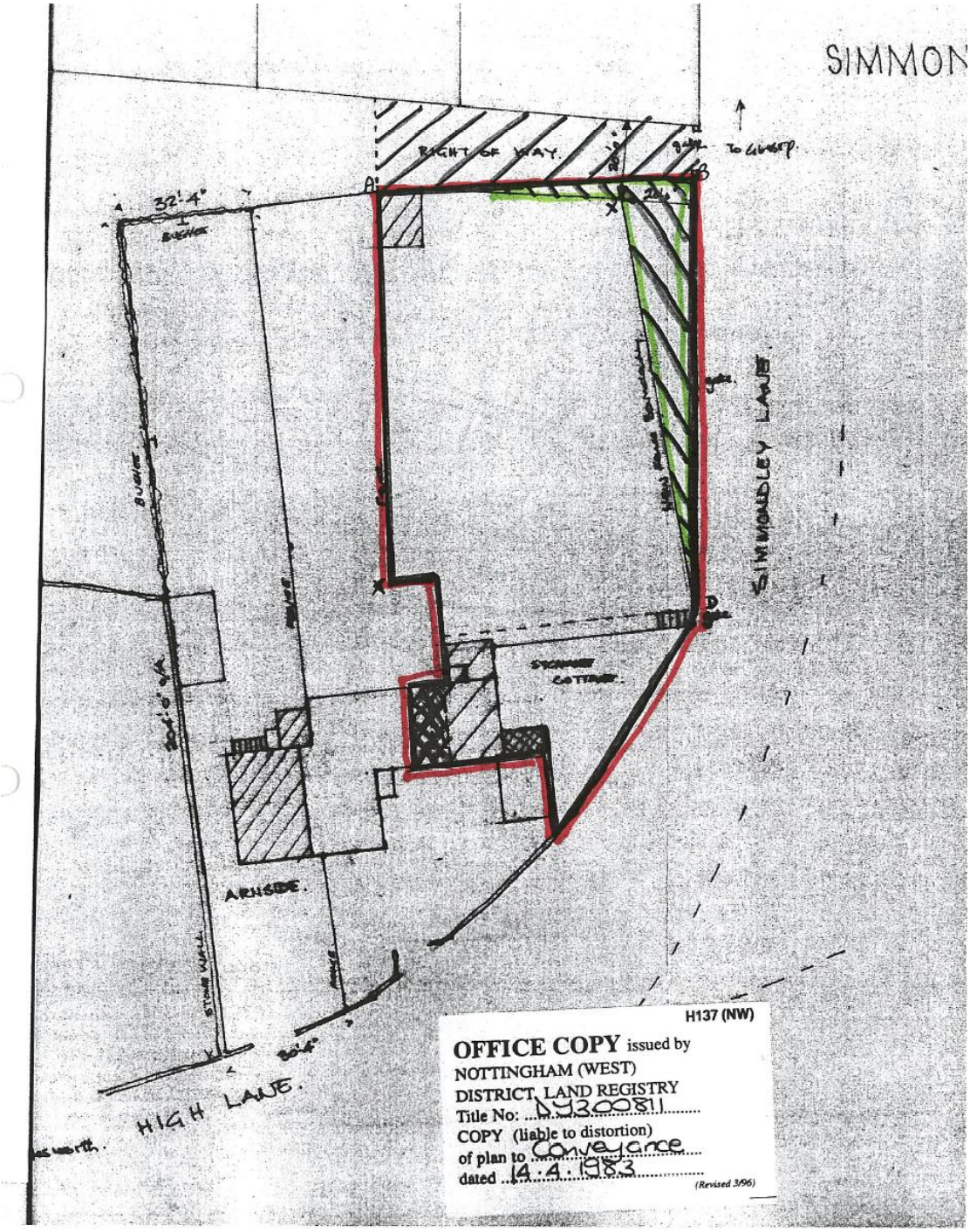
End

Appendix –



The Site ownership

Legal agreement for adjoining land i.e. the applicant to improve the access



be deemed to be granted or reserved in fee simple by or out of this Conveyance as the case shall require."

5. (24 September 1998) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of Sycamore Cottage dated 14 April 1983 made between (1) Isabel Needham and Mary Hannah Cooper Lomas (Vendors) and (2) John Stuart Farrar and Marjorie Elizabeth Hulse (Purchasers):-

"TOGETHER WITH the full right and liberty for the Purchasers and their successors in title the owners and occupiers for the time being of the property hereby conveyed and their respective servants and licensees (in common with the Vendors and all others having the like right) at all times hereafter by day or night to pass to and fro from the said property hereby conveyed from and to the highway over and along the roadway hatched brown on the said plan between the points marked A and B on the said plan with or without vehicles for all purposes connected with the use and enjoyment of the said property as a private dwellinghouse but not for any other purpose whatsoever ..... EXCEPT AND RESERVED unto the Vendors in fee simple the full and free right to enter upon the land hatched green on the said plan at any time within Eighty years from the date hereof (which shall be the perpetuity period applicable hereto) for the following purposes:-

(a) to lower the level thereof

(b) to reduce the height of the wall adjoining Simmondley Lane

(c) to carry out such works as are required by the Planning or Highway Authority for the construction of a road over the said land hatched green and for ever thereafter the right at all times by day or night to pass and repass over and along the road so formed with or without vehicles for all purposes connected with the use and enjoyment of the Vendor's retained property known as Simmondley House and adjoining land the Vendors contributing a fair proportion according to user of the cost after construction of keeping the said road in repair."