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Design and Access Statement

Ref L558 / L02

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Re: Land to rear of Hallsteads Doveholes Easting 407871 Northing 378642

Design and Access Statement

This statement forms part of an Outline application for housing on land to the rear of Hallsteads.

The site is North of the Doveholes main settlement which itself is North of the main town, Buxton. The A6 arterial route runs North South to the West of the site with a row of houses in between. To the East and North is the cutting and fields beyond. The South is bounded by a recent housing estate.

The site has a gentle slope down towards the North. The cutting was an old track which has been preserved. There is a footpath which will be preserved and enhanced to follow the new road layout.

This application is on land owned by the applicant but also partly by High Peak Borough Council. It is establishing that housing is appropriate and needed in this area in line with the national general requirements.

The site is in a sustainable location with access off The Meadows, with services easily connectable just off site including gas, water, electrics and drains. The road network is a main arterial route with buses to the main town which has a good rail network.

The development of this site will have a low impact on the surrounding landscape and effect very few neighbours. The land is currently grassland with no trees. It is proposed that there will be opportunities to landscape with trees and shrubs which will contrast with the adjoining housing. The views on to site is very limited from the surrounding existing houses as they will have to be between buildings. The views on to site towards the existing houses already has a built aspect in the background.

LAYOUT

Although indicative, the submitted plan for information is based on three and four bedroom houses. Therefore the numbers may go up or down dependant on the Reserved Matters applications. However, the scheme has been developed to provide better housing with more landscaping and space about buildings.

HIGH PEAK BOROUGH COUNCIL
11 JUN 2013
PLANNING CONTROL

The main spine road will flow down the general lie of the land ending at the lowest point of the site from the high point of Walker Brow. This will then present opportunities to have side roads on smaller enclaves to break up the grain of the development. This also allows a safer environment as there is no through road, houses face each other giving passive surveillance, the pockets of housing encourages familiarity amongst neighbours and access off Walker Brow only provides exclusivity.

The small pockets would allow the street scene of houses on one level rather than stepped roofs. The layout of the streets will be parallel or at right angles of the surrounding houses thereby following the existing housing layouts. The proposed houses to the edge of the cutting will follow the curve to take advantage of the views and respond to the landscape.

The boundary between the applicants and the Authorities land presented an ideal natural position for the spine road to allow phased development if required from Walkers Brow.

SCALE

The location and the surrounding houses have informed a varied size of houses within this vicinity. They have a mix of terraced, semi-detached and detached houses, all varying in sizes and accommodation. There are two to five bedroom houses and so the Outline scheme for demonstration purposes have assumed three to four bedroom houses. The numbers of houses will move down if the bedrooms go up and vice versa. However the size of the house buildings indicated are similar to those found in Doveholes.

By breaking down the groups of houses in to enclaves, they form similar groups as those found in the area. This gives each road a smaller scale with the opportunity to landscape at junctions where space is opened out. It also provides a potential for a variety of house designs to identify each road. The houses will generally be two storey with the possibility of a maximum of three storey but these will be in the roof spaces expressed outside by dormer windows with careful consideration given to existing neighbours.

LANDSCAPE

As indicated, the spine road will feed in to smaller estate roads. The spine road will be wide for two vehicles to pass comfortably and have the at least on one side a wide pavement for wheelchairs and prams. The layout also provides the ability to have a hierarchy of tree planting based on the road widths and concentrate tree and shrub planting where rear house boundaries meet the spine road. This will give a variety of species and heights to add interest and detail.

The spine road could have larger, more robust planting which could be used to enclose space but also identify the various off shoot roads. The small estate roads would then have more refined and flowering plants to lower the scale prior to the houses which will run through to the back gardens.

As the site is irregular, there will be further opportunities in the corners for planting rather than be given over to households. Undeveloped areas would be used to add

trees and shrubs for further natural habitats and opportunities for gardens or play spaces.

In line with the plant strategy, the surfaces would also be treated with hierarchal methods including robust materials for the main spine road and then more detailed materials to the small estate roads and pavements by the use of colour and textures. They will include for level and ramped approaches including non slip surfaces all of which will be easily maintained.

Lighting of the estate will be used to highlight features but also provide a safe environment for pedestrians. This will be detailed to highlight specific areas of planting to give the whole estate a subtle difference to other estates found in the area. Road junctions within the site will be lit to define the changes in direction but there will be general lighting to allow a feeling of safety.

APPEARANCE

Visually, the new estate is to blend in with the local vernacular. This does not mean that it will copy the adjoining house designs or its materials but reflect the wider use of features, materials, proportions and scale found in the High Peak area. This will allow for an immediate identity which will be easily maintained. The estate will be open at the front of the houses and the road junctions will have open surrounds and planting to heighten the suburban views.

To achieve this, the estate is moderate in size and has been split in to small areas. This will give an aspect of small estates with an opportunity of its own identity in terms of the house designs, features and materials to create subtle changes to appearance. This will avoid bland, mass housing and instead create niche pockets of dwellings.

Stone will be used for walls with detailing around the windows and doors. The windows will have a vertical emphasis with casements splitting the opening into rectangles with the long sides vertical. Roofs will be grey and pitched moderately to say 35 degrees.

The landscaping will complement these enclaves with the varied planting opportunities and relate specifically to the scale of the houses. Surfaces will be used to define the hierarchal areas and accentuate the public and private domains. Lighting will highlight the layout features.

ACCESS

The scheme will allow full inclusive access as all surfaces to the houses will be flat or have a slow gradient which cannot be avoided due to the existing falls. However, as these are not steep, then the site is suitable for such development. From the site to the main A6 road, the levels are relatively flat.

The roads and pavements allow for an inclusive design rather than separated areas and all transport links with pedestrian and vehicular access have no impediment to and within the site.

Sight lines are not confused in the design and the layout is simple for ease of use. As described above, landscaping, scale and layout have been combined to give an inclusive

access. These include issues such as levels, lighting, surface finish and colour.

Although these achievable tests will be carried out at Reserved Matters stage, the houses illustrated will be designed for inclusive design being able to convert as and when required. The size of the illustrated houses incorporates garages within the house, whence a wheelchair user can arrive under cover.

1. ADDENDUM

Access

1.1. The neighbouring developer of the housing estate to the south of the application site served by the highway known as The Meadows leading to Walker Brow has confirmed their intention to bring these roads up to an adoptable standard in the near future. They have also stated that they would have no objection the applicant taking access from Walker Brow for the purpose of serving the proposed development. The developer has also expressed their willingness to enter into an agreement under Section 106 of the Town and County Planning Act to both allow access from the highway to Walker Brow and bring it up to adoptable standard prior to the occupation of any dwellings on the application site (please see enclosed letter from the developer at Appendix 3 in the Planning Statement).