SJ DESIGN LTD

Design and Access Statement

June 2013

Full Application for one new detached house at Land Adjacent Greensett, Laneside Road, New Mills Derbyshire SK22 4LU



Application Site



Aerial view showing location

- **Applicant**
  Mr & Mrs G and D Hardy

- **Planning Authority**
  High Peak Borough Council

- **Proposal**
  Full Application for one new detached house at Land Adjacent to Greensett, Laneside Road, New Mills (HPK/2010/0407)

- **Location**
  Land Adjacent to Greensett, Laneside Road, New Mills SK22 4LU

- **Agent**
  Simon Jones BSc (Hons), MRICS.
  SJ Design Limited (Chartered Building Surveyors)
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

SJ DESIGN LTD

Contents

1.00 General 4
2.00 Background 4
3.00 The Proposal 7
4.00 Design 7
Pre application advice 7
Layout 7
Scale 8
Appearance 8
Landscaping 8
5.00 Access 8
6.00 Environmental Analysis 9
Site stability, contamination and soil types 9
Sunlight and Daylight 9
Wind and micro climate 9
Flood risk and drainage 9
Archaeological and historic features 9
Views into and out of the site 9
Ecological and wildlife 9
7.00 Conclusions 9

1.00 General

The applicants and owners of Greensett secured outline planning permission for one new detached house at Land Adjacent to Greensett, Laneside Road, New Mills (HPK/2010/0407). Greensett lies on the eastern outskirts of the settlement of New Mills.

A subsequent application was submitted to deal with the reserved matters for the above (HPK/2013/0233). On the advice of the case officer, Karen Taylor, this application was withdrawn and a new full application (this application) is submitted.

2.00 Background

There are a wide range of house styles along Laneside road which incorporate a variety of construction materials:

To the west of Laneside Road the properties are typically stone or brick built terraced and semi-detached houses with blue slate or clay tile roof cover. It is estimated that these properties were constructed between 1890 and 1940. See Figures 1 & 2.



Figure 1: Laneside Road (west side looking east)



Figure 2: Laneside Road (west side looking west)

Moving along Laneside Road to the west there is a distinct change in character to the street scene where predominantly detached houses replace the terraced and semi-detached properties.

Again, there are a wide range of house styles and construction materials ranging from rendered bungalows to stone, brick and rendered houses. See Figures 3 - 6.



Figure 3: Laneside Road (east side looking east)



Figure 4: Laneside Road with Greensett in view (east side looking east)



Figure 5: Laneside Road showing the various property types (east side looking west)



Figure 6: Laneside Road with Greensett in view on the far right (east side looking west)

3.00 The Proposal

This application is for one new detached house at Land Adjacent to Greensett, Laneside Road, New Mills.

4.00 Design

The design and choice of construction materials used in the proposals reflect the existing street scene:

- The roof cover will be natural blue slate;
- The walls will be a mixture of natural coursed stone and render with feature stone quoins to corners and natural stone heads and cills to window and door openings;
- The windows and doors will be a mixture of uPVC, painted timber and aluminium.

The proposed dwelling does not lie within the Conservation Area or within the grounds of a Listed Building.

Pre application advice
Pre application advice has been sought from Karen Taylor, planning officer at High Peak Borough Council. This advice has been full accepted and integrated into the proposals.

Layout
The proposals reflect the current pattern of development along Laneside Road: The principal front elevation faces Laneside Road; the pedestrian and vehicular access off Laneside Road leads to the parking area; the land adjacent to the gables (east and west

elevations) and rear (north elevation) provides garden and amenity space for the new dwelling.

The amenity of the adjacent Greensett and Casa Mia is respected by providing adequate distance between the new dwelling and these properties which is consistent with the pattern of development between existing dwellings along Laneside Road. The gable elevations (east and west) which face Greensett and Casa Mia are blank except for permanently maintained obscured glazed windows which serve a ground floor W.C. and first floor ensuite bathrooms.

The topography of the site is generally flat.

Scale
The scale of the proposed dwelling is consistent with the adjacent and surrounding detached houses both in plan form and elevational proportions. The scale of the plan form leaves ample amenity space on all sides of the building and allows for generous internal dimensions to habitable rooms. The proportion of the elevations accommodates generous internal floor to ceiling heights and allows additional habitable space to be created in the form of a second floor.

The scale of the property has been designed to relate to and accommodate the human form: widow heights and locations allow enjoyment of the surrounding views as well as providing ample natural light to internal spaces; door heights are of standard size which allows inclusive access into and within the property.

Appearance
The appearance of the building will match the surrounding street scene being constructed of traditional construction materials: The blue slate roof cover, natural stone and rendered walls, uPVC, timber and aluminium framed joinery proposed are common materials used in the locality.

There are a number of features such as the porch, dormer windows and chimney stack which give the building an aesthetically pleasing and architecturally interesting appearance without distracting from the predominantly traditional form of the street scene.

Landscaping
The landscaping scheme is simple and domestic. This results in a layout that addresses security, the amenity of future occupants of both the proposed dwelling and adjacent properties and protects the existing trees to the south elevation.

5.00 Access

The access and parking arrangements are typical of those seen in other properties along this part of Laneside Road.

Vehicular and pedestrian access is provided by means of a double gate off Laneside Road located centrally to the plot. These gates lead directly to 4 parking spaces adjacent to the front elevation. The access shall be a minimum 3.2m width and

surfaced in a solid bound material for a least 6m from the rear of the Highway boundary in accordance with the conditions of the previous outline approval.

The site provides good accessibility by cycle, on foot, by public transport and for those with disabilities. The development provides inclusive access and access for emergency vehicles.

New Mills is served well by public transport offering good accessibility to the surrounding villages, towns and major conurbations.

6.00 Environmental Analysis

Site stability, contamination and soil types
The site would not be designated as contaminated land. Soil and planting is not adversely affected by the proposals.

Sunlight and Daylight
The proposals will be constructed to prevailing Building Regulations standards in terms of window openings and ventilation. The site is not significantly over shaded by other buildings or trees and provides south facing accommodation.

Wind and micro climate
In common with most local sites, the site is subject to some minor turbulence as a result of the surrounding high ground.

Flood risk and drainage
The site is not located in an area of flood risk.

Archaeological and historic features
No known features are located on site

Views into and out of the site
The site has the benefit of being adjacent to attractive open areas to the north.

Ecological and wildlife
It is not envisaged that any bird or mammal habitat will be affected by the proposals. The application is supported by an Arboricultural Method Statement.

7.00 Conclusions

In conclusion and in light of the above, we would urge High Peak Borough Council to approve this application.

The dwelling, its site and access have been sensitively designed and provide full and inclusive access to the property.