HPK/2013/0442
HIGH PEAK
16 AUG 2013
BOROUGH COUNCIL

PDA GROUP

PRICE DINSDALE ASSOCIATES LTD

CHARTERED ARCHITECTS

DESIGN STATEMENT

For

PLANNING APPLICATION

CONSTRUCTION OF 9 No. DWELLINGS

At

FERN ROAD, BUXTON SK17 9NP

June 2013

PROPOSED CONSTRUCTION OF 9 No. DWELLINGS

At

FERN ROAD, BUXTON SK17 9NP

Supporting Design Statement
June 2013

Introduction

The proposal seeks Consent to erect 9 No. dwellings, of mixed size and type, on land adjoining London Road, Buxton, opposite the site of the new Haddon Hall Nursing Home, currently under construction.

The site is not open countryside, having been previously developed as the formal gardens and bowling green for the old Haddon Hall Hotel (formerly the CEGB Training Centre "*Electricity Hall*").

To the East, the site is bounded by the A515 London Road. To the North and West Fern Road forms the boundary, whilst to the South, the site adjoins the end of the rear gardens to residential property on White Knowle Road.

The site contains a small copse of mature deciduous trees, which are to be retained. A full condition survey has been undertaken by Messrs Cheshire Woodlands, and forms a document supporting this Application.

Site Access

The site has existing vehicle access from both London Road and Fern Road. However, visibility lines from the end of Fern Lane are not ideal, so rather than seek to intensify the use of a sub-standard access on to a major A road, it is proposed to construct a dedicated access serving the site direct from London Road. This accessway is designed fully in compliance with the requirements of the local Highways Authority Design Guide for roadways in residential areas, as is the turnout on to the A515.

The site is split into two developable areas by the central group of mature trees, and therefore it is intended to erect two small groups of dwellings; one to the London road frontage, and one to the south end of the site. The two groups would be serviced by the accessway which passes through the tree group, and provides an area for visitor parking.

It is proposed to construct the accessway using "no dig" construction methods, and permeable surfacing throughout, in order not to prejudice the health of the tree group. The scheme has already been examined by the DCC Arboricultural Officer, and the Application documents include details of products suitable for the accessway construction adjacent to the tree group.

The Proposed Dwellings

The design of the dwellings has been referenced by the adjoining large residential properties close to the junction of White Knowle Road and London Road, and it will be noted that the footprint and orientation of the frontage group of dwellings continues the scale and pattern of the existing dwellings at the head of White Knowle Road.

These existing dwellings are, as befits the quality of the area, of three storeys, under blue slate roofs, stone built, and with traditional ashlar dressings to doors and windows. It is intended to replicate these features and proportions in the new dwellings, which will also feature steep roof slopes and prominent large section barge boards to their gables.

In terms of the treatment of fenestration, the traditional Buxton form of two and three uniformly sized small window groups, joined with stone mullions, is proposed, together with some corner windows and large stone bays echoing the dominant features of the town's premier Parker and Unwin dwellings.

Landscape

The adjoining successful development some years ago of the old Cote Heath factory site to the north of Fern Road confirms the viability and attraction of this site. It is intended to preserve and restore all the existing boundary features and dry stone walls, and to minimise any intrusion into the natural landscaping around the central tree group.

Amenity

Seven residential properties to the north end of White Knowle Road are the only premises whose amenity could be even remotely affected by the development. However, due to the orientation of the existing structures and the length of their rear gardens, there is no loss of amenity in Planning terms.

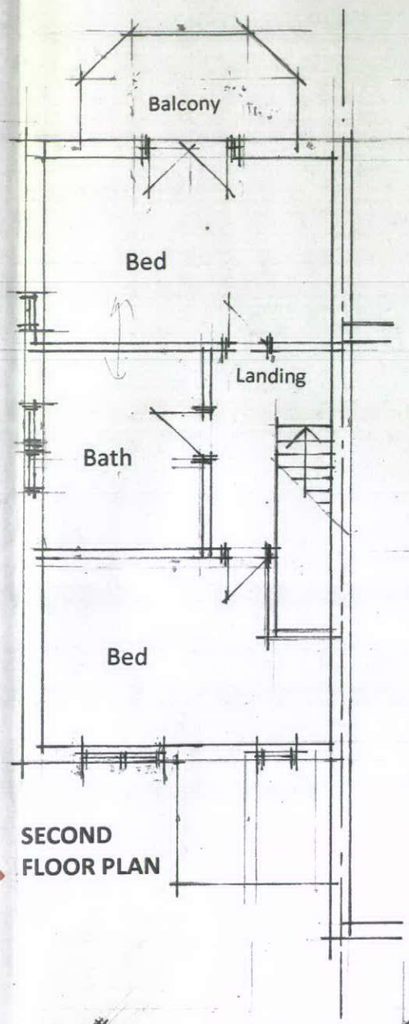
Views from London Road through the development and into Temple Fields, and up to Grin Low Wood, would be maintained by the open nature of the proposed scheme, and the positioning of the new access in the centre of the frontage.

PDA GROUP
June 2013

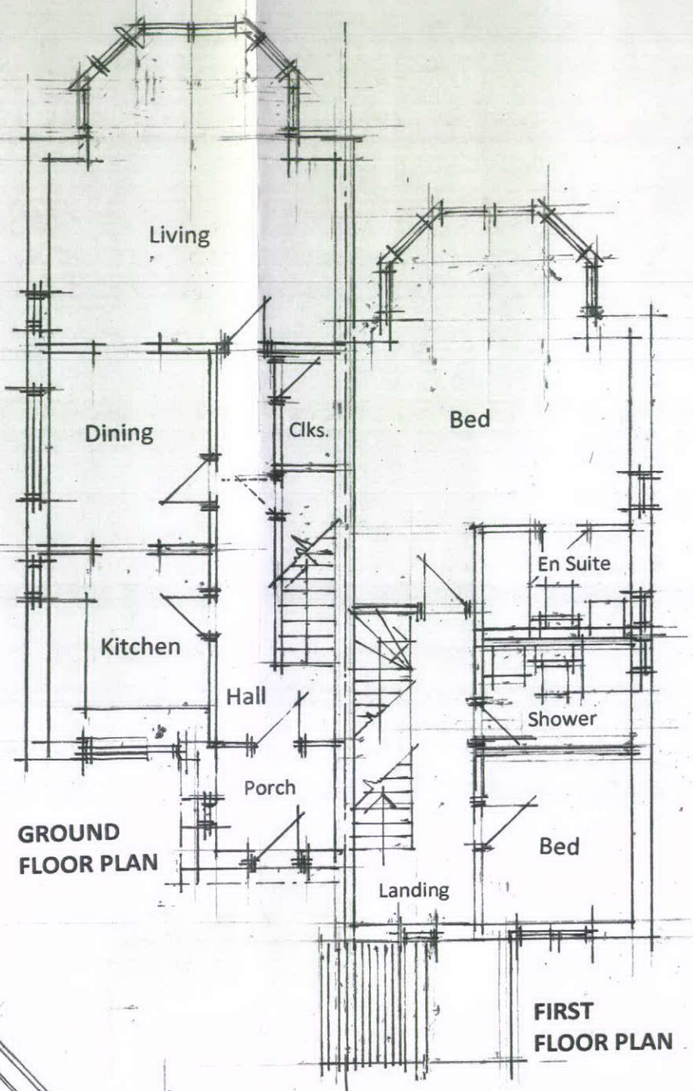


NORTH ELEVATION
(South Handed)

Materials: Roof: S/h blue slate or small format clay tiles
Walls: Random gritstone with ashlar dressings
Joinery: White painted hardwood

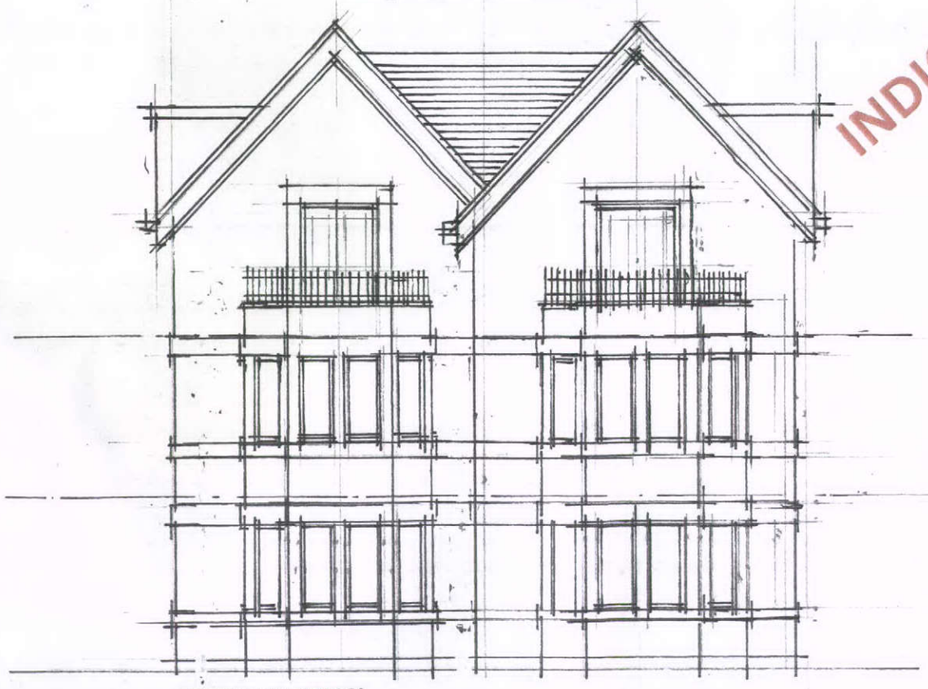


SECOND FLOOR PLAN

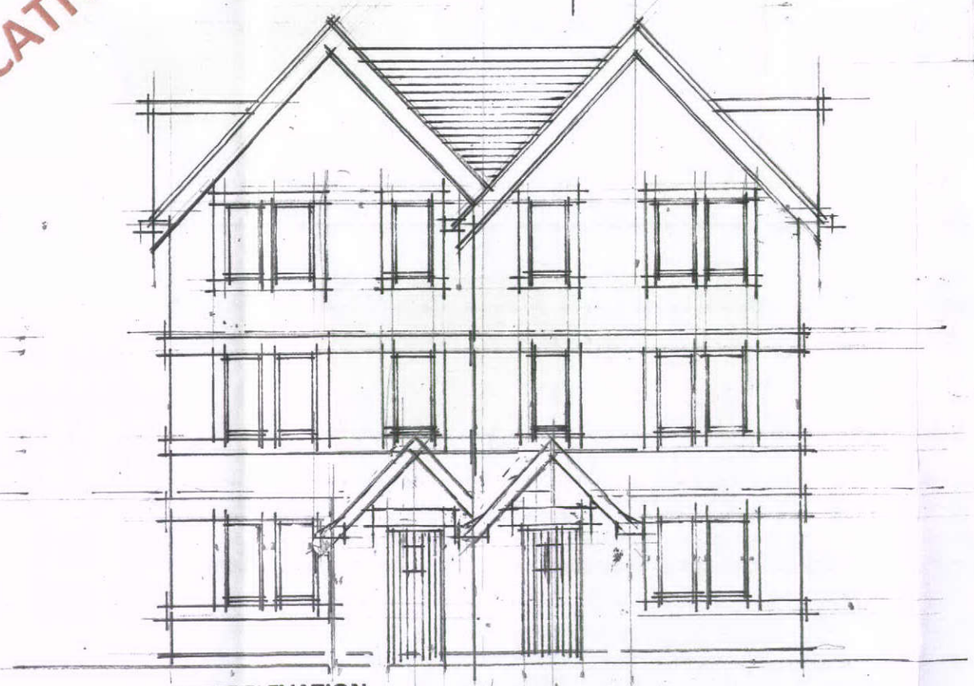


GROUND FLOOR PLAN

FIRST FLOOR PLAN



EAST ELEVATION



WEST ELEVATION

INDICATIVE ONLY

Drawing Title:
SKETCH PROPOSALS–PLOTS 1 & 2

Revision No.

Drawing Scale
1:100 @ A3

PROPOSED CONSTRUCTION
OF NINE DWELLINGS
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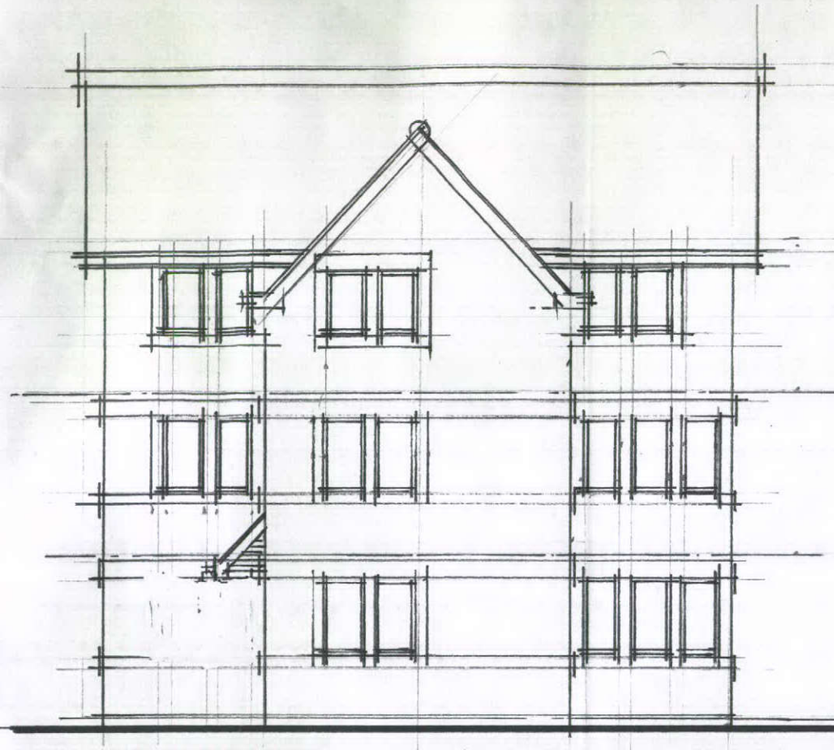
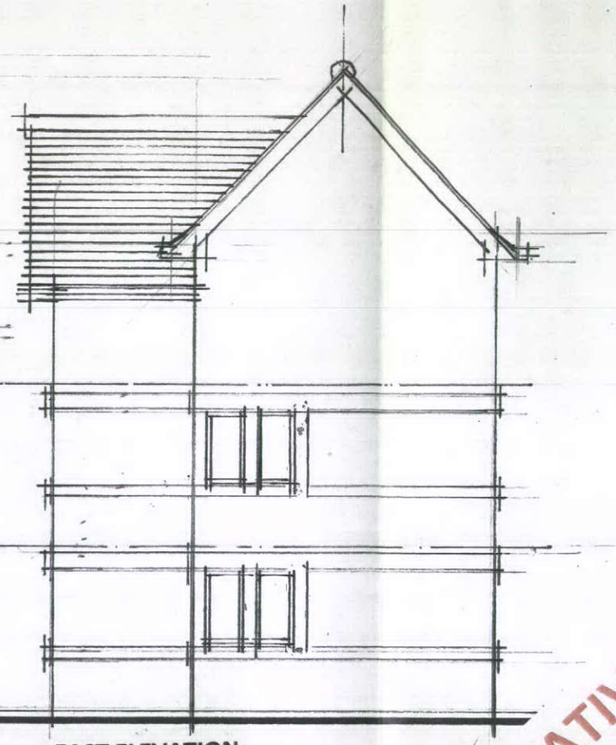


SOUTH ELEVATION



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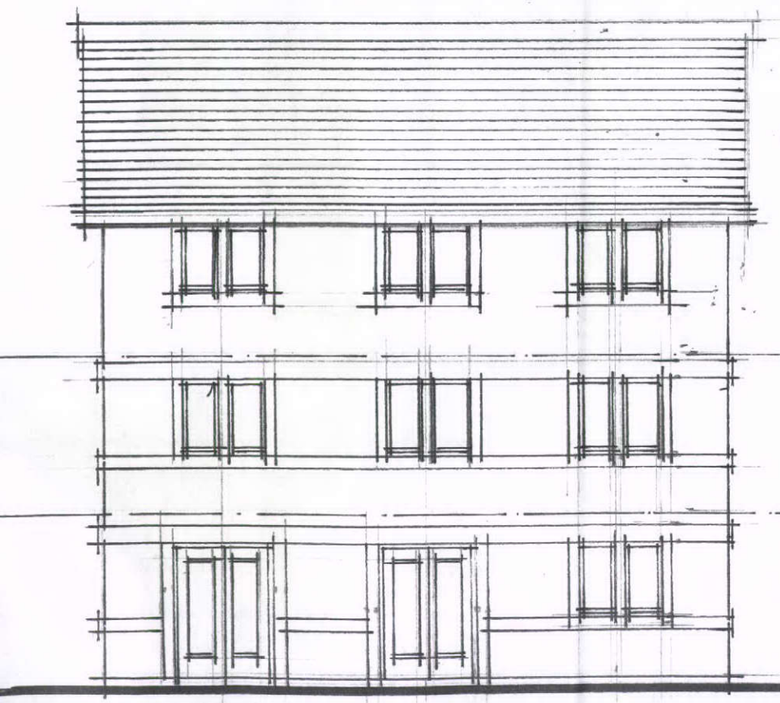

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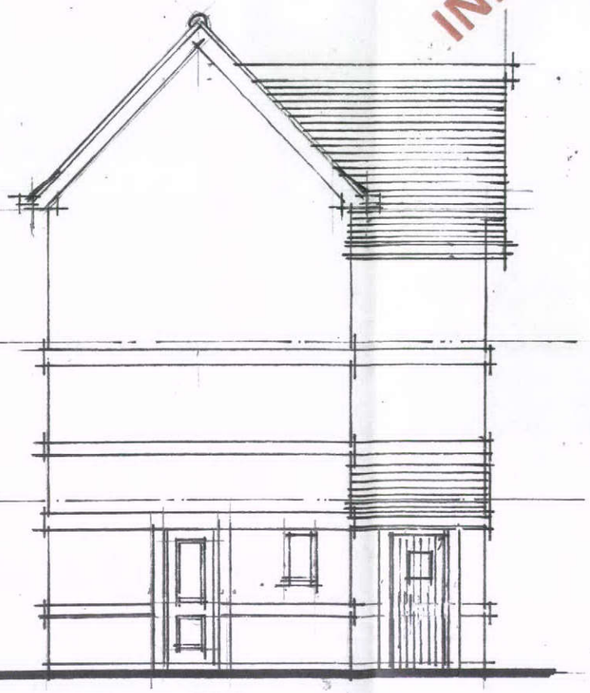

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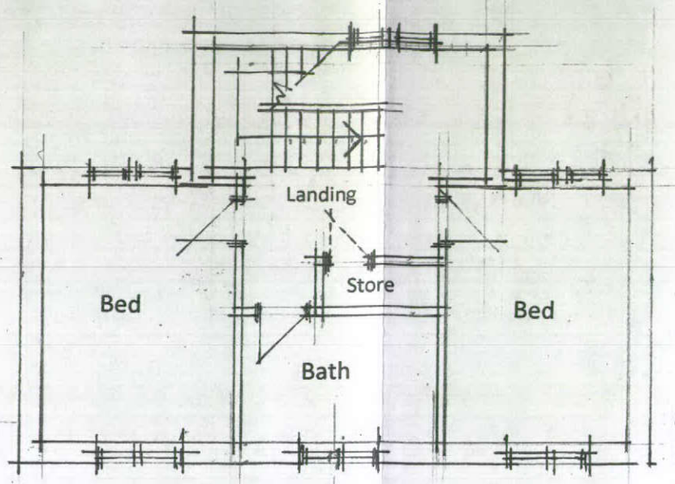
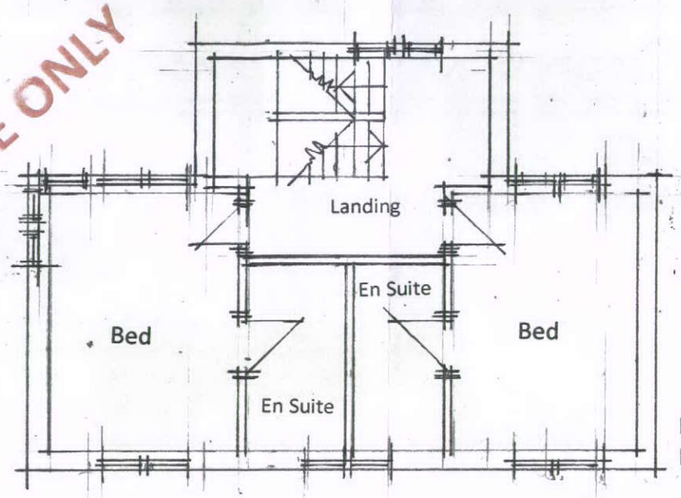
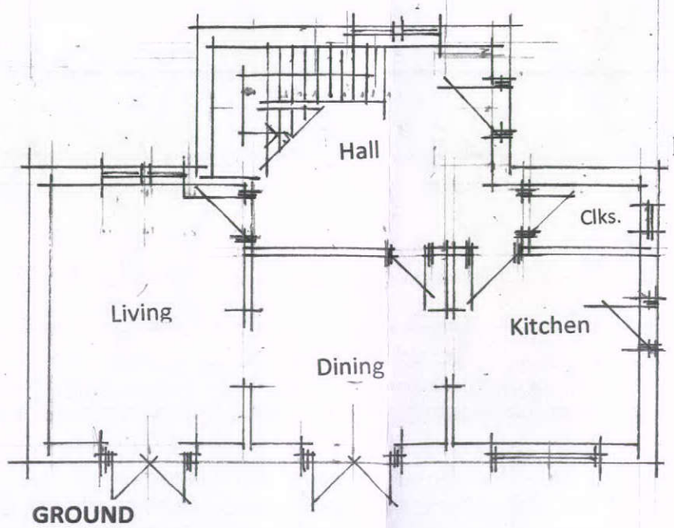


SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Drawing Title:
SKETCH PROPOSALS–PLOT 3

Revision No.

Drawing Scale
1:100 @ A3

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