# Design and Access Statement

For

4 Housing Units

At

Land to Rear
102, Market Street
Chapel-en-le-Frith
High Peak

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## THE PROPOSAL

The proposal is to create a development of 4 house on a site in the centre of Chapel-en-le-Frith which has a lapse permission for a large residential unit.

### Physical Assessment

The site is undeveloped and was previously part of 'Burrfields' that was developed in the late nineties by Barratt Homes. This area of the site is served by a separate access from Market Street located at the side of 102 Market Street. Whilst the site entrance is marked within the conservation area the actual site falls outside. The site is undeveloped and has become overgrown. The original full site was essential low grade gazing land so the site is covered in weeds and brambles. In the past it has been subjected to fly tipping.

### Social Impact

The property will provide well-located housing provision close to the shops and local amenities.

### Economic impact

The proposals will support the local economy due to its good location and access to local commerce.

### Planning Policy

The following policies are relevant.

H1 – Principles of Housing Provision
H5 – Housing within the Built Up Area Boundaries
H11 – Layout and Design of Residential Development
BC1 – External Materials
GD4 – Character Form and Design
GD5 – Amenity
TR5 – Access, Parking and Design

H1 – Principles of Housing Provision, H5 – Housing within the Built Up Areas Boundaries, H11 – Layout and Design of Residential Development & GD5 Amenity

As an existing site in the built up area of Chapel-en-le-Frith with a lapsed planning permission the site fits the provision required in policies H1 and H5. The site is set back from the main road by a long drive way. The position and siting of the residential blocks follows the same principle of the original approved development which is determined by its proximity to the existing housing in South Head Drive to respect the required privacy distances. The design of the development will reference The Residential Design Supplementary Planning Document SPD2. In particular the development has been designed to recognise the large level change across the site. This split level design is recognised in SPD2 as being 'Relevant' to the Borough. The creation of a linear development acts as a counterpoint to the generally

cellular structure of South Head Drive. The 'small villa' nature of the semi detached properties references the same scale as properties directly opposite the entrance to the site on Market Street. The two storey scale of the blocks matches the existing properties on South Head Drive whilst the three storey nature to the rear allows the properties to engage with Smithy Brook. This relationship to the stream has been disregarded in the existing properties.

BC1 – External Materials& GD4 – Character Form and Design

The materials proposed are walls in reclaimed stone, i.e. coursed grit stone, stone effect sills and lintels and an artificial slate to the roof to match the surrounding properties.

TR5 – Access, Parking and Design

The existing site access is retained and is long established. Each unit has been provided with the required level of off street parking as outlined in appendix 1 of the local plan. This being that the requirement for a three bedroom dwelling is two parking spaces. These spaces are provided by 1 space in the garage and one outside. In addition to the required parking provision the site is within easy walking distance of a number of local bus routes with bus stops only a few hundred yards from the site entrance on Market Street outside the Methodist church and in and around the intersection of Market Street with Hayfield Road West. There is also good cycle access to and from the site.

**Landscape**

As the development forms essential a linear development the landscaping proposals is split up into the public and private realms. The Public realm is the area of the driveway and the front of the properties and the private realm is the rear gardens which give onto the stream.

Public Realm

There are two primary considerations to be taken into account for the public realm areas; Firstly the driveway which is located in the conservation area and secondly the relationship of the site to the public footpath which borders the site along the full length of the eastern boundary.

The entrance to the site is important as it forms part of Market Street and forms an open area between the properties that line the footpath along the main street. Previously the applicant has worked with the Chapel Regeneration partnership and paid to have the area improved with gravel and planters. The proposal would be to improve this area further with a cobbled transition zone between the footpath and the gated access. Currently separating the site from the public footpath is a six foot vertical boarded fence. The plan would be to remove this and replace it with a low soft barrier of planting. This will serve to open up the visual amenity along the footpath. This will also remove the gated nature of the site and further open up this area. Planting on both sides of the driveway and the retention of the primary mature tree on the site will give a pleasant ambience to the footpath along this area. This planting will be complemented by low shrub planting in and around the fronts of the houses and their respective parking spaces.

Private Realm

Behind the properties the change in level on the site and the linear break between the public and private areas will create private domestic gardens.

**Smithy Brook and Flood Risk**

The western boundary to the site is formed by Smithy Brook. The buildings are located a minimum distance of 8 metres from the stream as required by the NRA for access purposes.

Historically the site has been susceptible to flooding in the low areas immediately adjacent to the stream. The flood risk level is marked on the sectional drawing submitted with the application. Furthermore there is no recent history of flooding to the site and this has come about for two reasons:-

The development of the Barratt Homes Site required a surface water storage solution which has dramatically reduced the effect of surface water into Smithy Brook.

Improvements to the flow of the stream and the reduction in the risk of blockage in and around the area where the stream crosses Hayfield Road have also reduced the risk of flooding.

In conclusion, whilst the risk of flooding is reduced the design has recognised the potential risk and has located the buildings in an area outside of the flood risk area.