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DESIGN STATEMENT: JUNE 2013

PROPOSED BUILDING SITE TO THE SIDE OF 33 PRINCES ROAD, CHINLEY - FOR 2 SEMI DETACHED AND 2 DETACHED DWELLINGS

The proposal relates to the construction of 2, 3 bedroom semi detached dwellings to be constructed for the local rental market, a 3 bedroom detached dwelling for sale and a further 4 bedroom detached dwelling for sale.

The site in question sits as a large garden plot to the side of 33 Princes Road in Chinley, the site represents the end of the road and slopes away to a brook at the bottom of the site. The site is currently relatively densely tree and foliage lined, but very little of this represents protected species cover. The ground is mainly grassed and falls as a naturally banked slope to both the rear and also down to the adjacent garden plot. Natural screening does afford this site a certain amount of privacy. Many of the adjacent roads down from Princes Road originally were dead end streets that stopped at garden plots and over the recent years there has been considerable precedent for far more densely populated residential development to similar sites. The site sits within the built boundary and is classified as a plot that is acceptable to the local authority for development.

Princes Road itself represents a mix of varying of domestic styles that have built up over the last 100 years or so. Dwelling styles moving from gritstone buildings of some character, through traditional brick built semis to rendered houses of little merit. The themes of gable elevations, bays, canopy roofs and material changes are consistent throughout this street however. The street also represents a strong domestic market and new homes are always well sought after in the village in both the rental and sale market.

The proposed application has been through a considerable pre application process in terms of both site visits, written report from HPBC senior planning officer, tree officers report and several negotiations with DCC Highways. The outcome from this process has been very favourable with all parties indicating that the proposals can move forward in a positive way as a small development scheme. With regard to same, I refer to document PAD/2013/0009 and the relevant further replies that have followed from the third party consulties in the process. The pre application being looked at in relation to Local Plan documents: GD2, GD4, GD5, GD6, H1, H5, OC10, TR5 and BC1 with a positive written feedback relating to all policies in question.

During the course of the pre application process there had been an indication that the local authority would look favourably on a mix of 4 dwellings as opposed to the initial three. Consultation suggested this move forward with a mix of 2 semi detached dwellings and 2 detached properties with either 3 or 4 bedrooms. The submitted application now represents this mix following positive discussions and further negotiations with DDC have resulted in positive replies to Pre App information that indicate a general support of the scheme proposed.

The proposed layout of the site is designed so as to take advantage of the natural topography of the site, working with it rather than trying to level it, with the plots stepping down from each other and retained structures used in certain locations to 'manage' the site from domestic garden spaces. The lower 4 bedroom dwelling being designed over 2-3 levels so as to fall with the natural level changes and also provide very good family accommodation the leads down to a natural garden space that uses the existing tree line and brook to provide a garden that retains much of what makes the lower part of this site attractive as potential place to live.

The elevational styles have been driven by the respect for consistent features on the road with the use of canopy bay roofs, gable elevations and chimney stacks. Materials are also used to take into account the mix on the road, with the semi detached dwellings using natural gritstone plinth lines up to K-Rend elevations and the detached dwellings being built out of natural gritstone throughout. All dwellings will use natural blue/grey slate roof coverings which is common to most houses on this street. Windows will also be white upvc units throughout which is again common throughout this street, (the site doesn't sit in a conservation area).

Third party reports have been obtained by both Tree Officer and Ecology counsultants and both these reports have indicated no problems with the proposed development on the site as a whole. The tree report indicating the removal of certain trees to allow for the development, with consultation having taken with HPBC Tree Officer to indicate a positive response to the proposed scheme during the course of the application. Ground investigation works are also currently on-going on site and the findings of these can be issued in due course, but they indicate that no ground contaminates are likely to be found on site, as you would assume they wouldn't be on a site of this nature.

The proposal is put forward as sensitive small development that works with an attractive site that has grown from favourable pre application discussions over several weeks with all parties concerned in the process.