

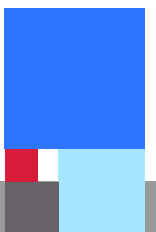
VICTORIA PARK ROAD

Affordable Homes Consultancy

DESIGN & ACCESS STATEMENT



JOHN McCALL ARCHITECTS



1522

SITE ADDRESS:-

Site of Defunct 'Royal Forester' Public House
Victoria Park Road, Buxton. SK17 7PE

NAME OF APPICANT:-

Affordable Homes Consultancy Ltd. and Peaks & Plains Housing Trust

NAME OF AGENT:-

John McCall Architects

AMOUNT:-

- 3no. 1 (double) bedroom apartment (2 bedspaces max) @47m²
- 3no. 2 (double/single) bedroom apartment (3 bedspaces max @60m²
- 8no. 2 (double / single) bedroom houses (3 bedspaces max) @68m²
- 14no. UNITS IN TOTAL**
- 14no . parking spaces(100%)*

DESCRIPTION OF DEVELOPMENT:-

Construction of 14no. 1 & 2 bedroom dwellings for affordable rent on the site of former public house.

Existing North East view



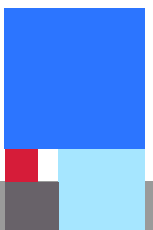
Proposed North East view

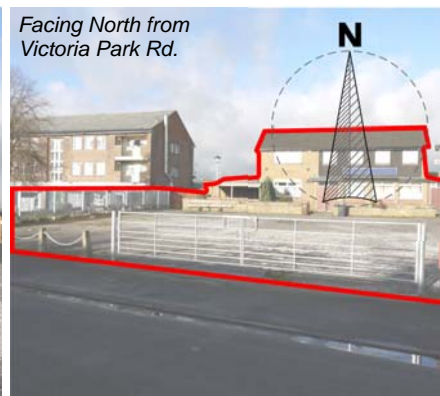


INTRODUCTION:-

This document supports a planning application on behalf of the Affordable Homes Consultancy for the erection of 8no houses and 6no flats for affordable rent on the site of the Royal Forrester on Victoria Park Road in Buxton. A mixture of 1 and 2 bedroom units has been established to best serve the housing needs of the local area, designed at 2 and 3 stories scale around a landscaped 'homezone' parking area to satisfy all parking needs.

The units are designed in accordance with the emerging HCA Technical Standards for social housing, while careful consideration of the site has revealed a number of opportunities to benefit and compliment the context within the scheme, to be achieved with the use of familiar urban forms, details and materials used to cleverly mask unattractive outlooks from the site, while at the same time introducing a subtle new materiality with a familiar colour scheme, offering hints in it's high quality detailing at an optimistic future for this area of Buxton.





LOCALITY:-

The site resides at the centre of a typical estate neighbourhood set on the hillside 0.5 miles East of Buxton town centre. This area of Buxton feels at once suburban and remote as it is literally separated from the rest of the Buxton by Ashwood Park and train lines running North to South through the town. Victoria Park Road as such forms an umbilical connection as the primary means of access to the Fairfield Road (A6) that leads into the town centre. The site itself feels like it is situated within the heart of the community, adjacent to local services and shops.

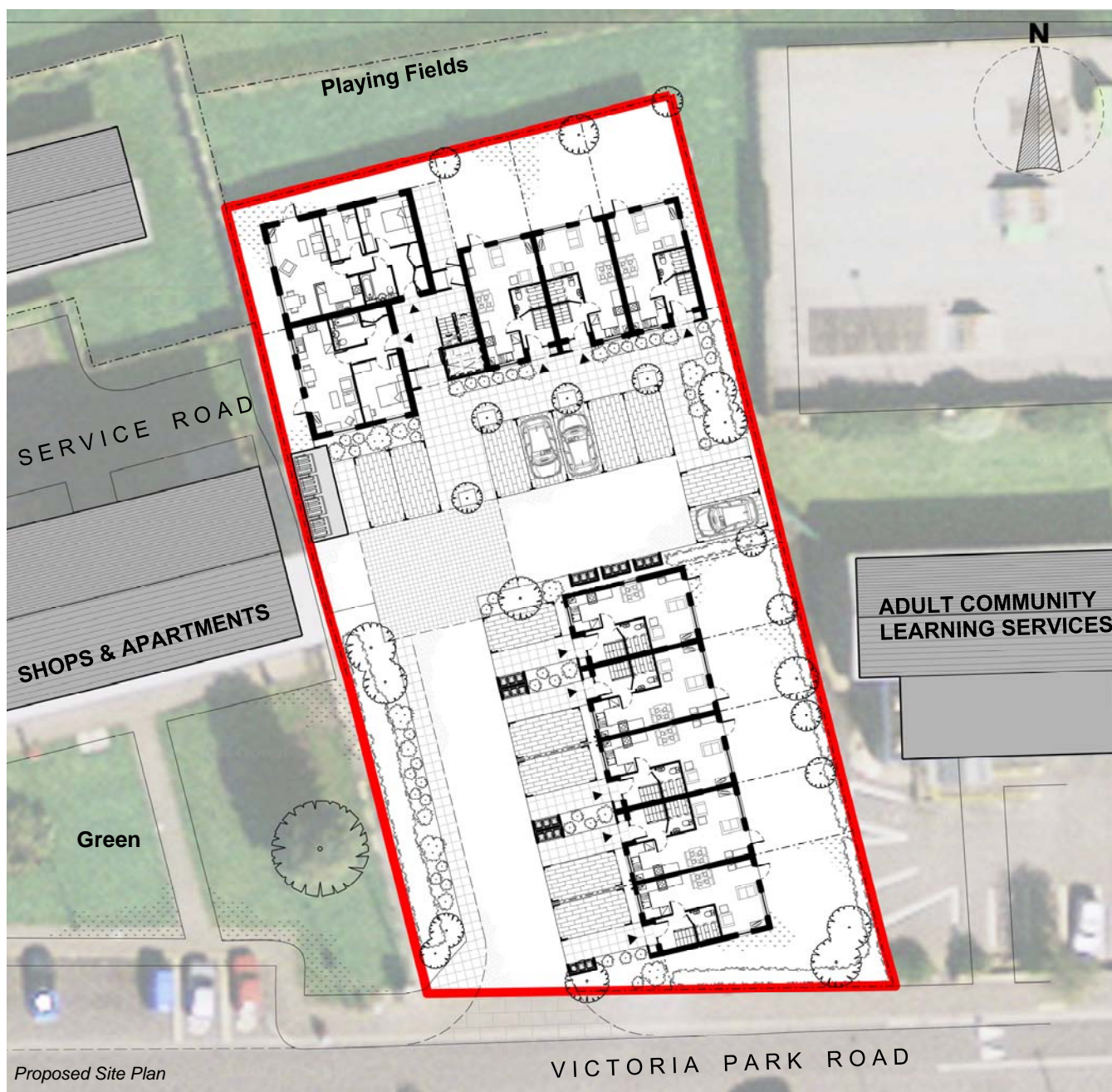
The site is flanked on one side by a 3 storey block of flats with a small shopping arcade at ground level that looks out across a triangular green at Victoria Park Road, while on its other side a loose and disagreeable collection of buildings for educational facilities and youth services occupy a wide space between the road and the playing fields beyond. South of Victoria Park Road the buildings are more typical of an estate, arranged in clusters and short terraces perpendicular to or staggered away from the road, forming small square 'bookends' to terraces against meandering access roads.

LAYOUT:-

The layout of the site has been carefully thought out in order to optimally engage with its context. An existing communal green space to the West of the site is angled away from the road and creates a triangular shaped piece of land that at present feels over-exposed, un-attended and with a poor outlook over a drab and untidy collection of buildings nearby. The proposal seeks to bookend this funnel-shaped green with an attractive terrace of houses that occupy it's apparent 'focal' range in order to bed them well into its locality. Creating a triangular green in this way is a natural means of addressing the street with several precedents in the neighbourhood, most notably examples can be found on Victoria Park Road, Chatsworth Road, Cornwall Avenue and Tongue Lane. Sheltered from two aspects and relating to the street frontage as a third side, this arrangement maximises natural surveillance and gives an improved outlook from all angles. The addition of a planted boundary rather than a hard boundary to the access road further softens its outlook and adds to the desired 'village green' effect.

The proposed end house abounding onto the new splayed vehicular access to Victoria Park Road will be a 'feature' dwelling with details on both front and gable elevations to address the road and act as a gateway to the development. Views from the East are softened by the introduction of a denser boundary of trees and shrubs that reflects the local character of the neighbourhood. The access road into the site will be a shared urban surface un-dominated by car-parking and featuring a turning head. Grouped parking is hidden from view of Victoria Park Road, tucked into a cul-de-sac at the rear of the site. The 3 storey block of flats situated at the head of the road and set back behind the neighbouring 3 storey mixed-use block will form a focal point to both the proposed access road and the service road to next door.





SCALE:-

The site is largely flat and overexposed, with the existing public house buildings set far back from the road behind a wide gravel carpark, bordered by a 3 storey apartment block and industrial scale education buildings. The proposed apartments are of equivalent scale to apartment block next door, but staggered to allow the gables to line in with houses and in order to achieve natural surveillance over the service street next door. Likewise houses are of a contextual scale with pitched roofs in short terraces to reflect a predominant local house archetype, working effectively to mask the unattractive adult community education service buildings from the green and vastly improving the outlook for this local community hub of services and shops.

Homezone view

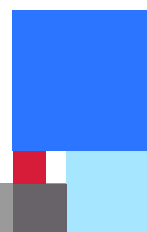


View of 3 storey block in context with its existing neighbour. Creating a homezone area of high natural surveillance at the end of the access road to the site.

MATERIALITY:-

contextual materials are a varied mixture of buff and red brick with pebble-dashing or painted render, while roofs are predominantly grey or brown interlocking and plain tiles. This neutral colour palette aids general uniformity among the varied housing stock but can add to an air of stagnation and lacking in investment—as exhibited even by recent additions as in Sheldon Road on the Southern fringe of the estate which is a simplistic and homogenous street of buff brick semi-detached houses crammed together with fussy cream render quoin details that have little to do with the area. Forming the counterpoint to local community hub and services, Victoria Park Road deserves more of a sense of ‘investment’, while at the same time it should remain ‘bedded’ into its context by reference to its surroundings.

The proposed material palette combines a familiar local brick and neutral colour palette with a new texture in clean, modern-detailed grey-brown cement weatherboard cladding. This linear texture is broken up where necessary by grey pre-finished board panels and in-line joints to frame feature windows elements and restrain the horizontality of the terraces. Roofing will be in grey-brown interlocking tiles in a simple profiled texture to suit the locality, interrupted on South-facing elements with ‘chimney’ lightwell elements in a zinc or metal cladding finish, capped with polycarbonate dome rooflights that work to light the internal corridors to the houses. The apartments are accessed by an open-air staircase sheltered behind timber battens as louvres, installed hit-and-miss fashion in line with the weatherboarding. Window frames are to be in dark grey to contrast with the light weatherboard cladding, while rainwater goods are galvanised metal finish, installed on minimal fascia boards to help accentuate the slim overhanging eaves.



ACCESS:-

The existing access onto the site carpark to serve the defunct Royal Forester public house will be closed off and moved, a new access is proposed with a dropped-curb using a non-tarmac surface to emphasise pedestrian priority across the pavement. Block 1 houses feature in-curtilage parking bays demarcated by bin stores and planting, while Block 2 houses and apartments feature minimal front garden spaces with grouped parking and bin storage. Shared surfaces will maintain pedestrian priority and reduce vehicular speeds while allowing level access to cars and bins from properties and helping to designate external space as a 'homezone' to maximise interactions between users and engender more of a community presence - this is also aided by high levels of natural surveillance from the terraced houses, all of which feature front-facing kitchen windows and low planted boundaries rather than solid front fences. Bin screens and covered stores have been allocated for all units and will add interest to the street scene and help tidy the variety of wheelie bins specified by High Peak waste department. 100% car-parking has been allocated on site for the scheme while an existing local bus route running along Victoria Park Road into the town centre optimises access into the centre of town.



CONSULTATION:-

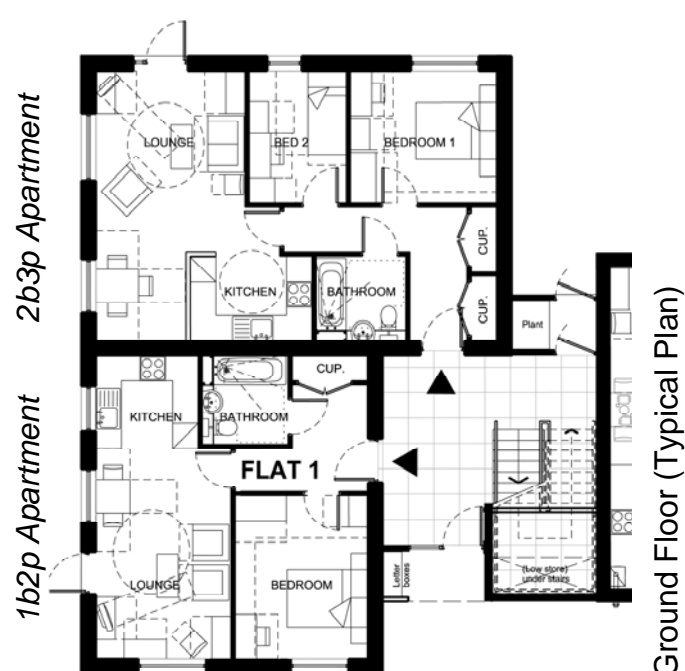
Advertised by a leaflet drop, a consultation event was held adjacent to the site at the Fairfield Community Centre on the 1st of December 2015. Responses to the proposal were positive: the elevations and design of the blocks met no objections while consultees welcomed the layout addressing the green and were generally pleased to see the site being developed - particularly into affordable housing rather than remaining in its current unoccupied state.

USE:-

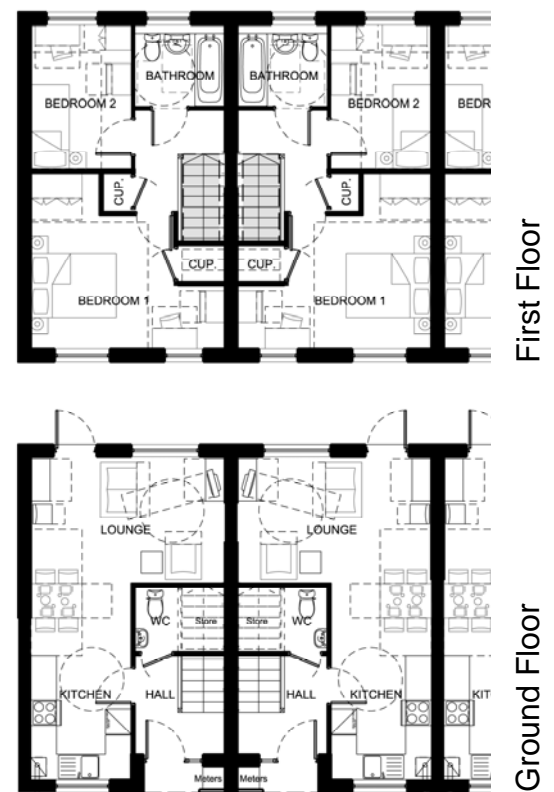
Houses and Apartments are designed with respect to HCA guidelines for furniture provision and access space. Ground floor apartments are entirely level-access, while the all flats comply with spatial standards and furniture space as stipulated by the HCA Technical Standards. Flats and houses provide a degree of adaptability to different modes of living with generous floor space and provision for home working.

Working in partnership with both High Peak Councils Housing Strategy team and Peaks and Plains Housing Trust, the Affordable Homes Consultancy identified a housing mix to best serve the local area. Flats are to be 100% affordable rented as set out in the affordable housing statement to accompany this application.

Dotted lines indicate HCA space guidelines



APARTMENT PLANS

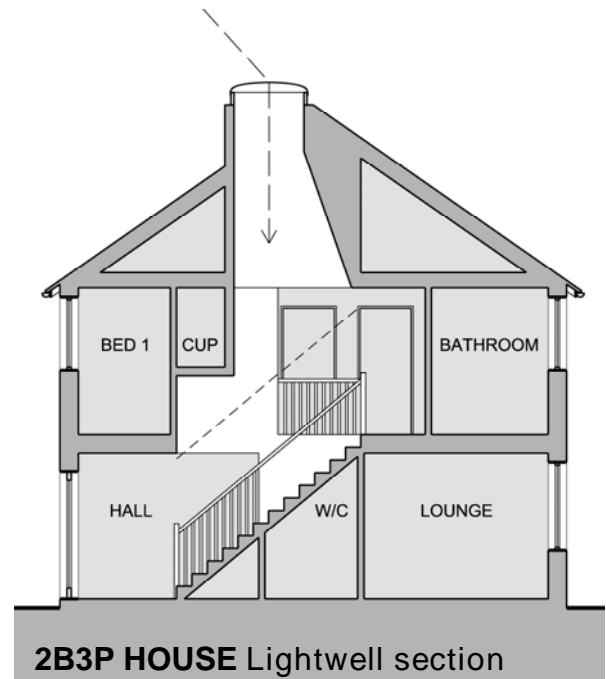


2B3P HOUSE PLANS

SUSTAINABILITY:-

Sustainability checklist has been submitted along with this application. The scheme will meet emerging HCA technical standards and Building Regulations, the strategy includes the following features & benefits:

- Insulation and materials chosen to maximise U-values in order to exceed Part L standards.
- Low energy, high efficiency lighting internally & externally including daylight sensor controls.
- Maximised day-lighting to internal spaces by provision of south-facing light funnels and double aspect rooms allocated where possible.
- Open-air access to the apartments does not require heating and allows for excellent natural lighting while providing secure external amenity for all units.
- North elevations provided with minimal glazing to mitigate heat loss without solar gain.
- Recycling bins to be included in the kitchen with separate external bin storage for recycling and refuse bins as specified by High Peak Borough Council.
- Superb access to existing local facilities, services and transport negating the need vehicular transport.



PREAPPLICATION ADVICE:-

Pre-application advice has been sought which identified that the scheme satisfies a number of local planning policy directives and agreed with the scale and scope of redevelopment. Earlier meetings and a number of redesigns have helped inform the final proposals, responding to a number of planners suggestions regarding scale, form (including the 'false-chimney' lightwell design), orientation and materiality such that the scheme successfully and assuredly addresses site constraints and works as a compliment both to it's immediate locality and to the town of Buxton as a whole.