

Alliance Design Review Panel
22nd September 2015

Attendees:

Jo Brooks	HPBC
Richard Tuffrey	HPBC
Gill Bayliss	SMDC
Faye Plant	HPBC (part of meeting)

Paradise Street, Hadfield HPK/2015/0329 – Construction of 12 units of accommodation (detached and semi-detached)

This is part of a larger site that is allocated for housing within the emerging High Peak Local Plan. There is an existing approval for development to the east of the application site. The site is surrounded by modern development of two and 3 storey housing which falls short of being able to provide a strong context or townscape quality.

The case officer tabled two layouts for the development and the Panel favoured the initial layout that took its access from the neighbouring proposed development. However the panel felt it was important that the all plots should be re-orientated to face the street. In terms of design the panel offered the following comments:

1. The hipped roof element should be omitted as this is not a traditional feature of the roof profile in the area.
2. The roof and building line should be staggered down the slope to reflect a more traditional approach as on Bank Street.
3. The elevational details were very suburban in appearance and lacked any reference to the local character.

Joanne Brooks
Design and Conservation
22nd September 2015