

Design, Access and Heritage Statment.

Planning application for a new dwelling.

Talbot Road, Glossop



Sept 2016

Rev A. Updated following Client Comments. JNBP 20.09.16

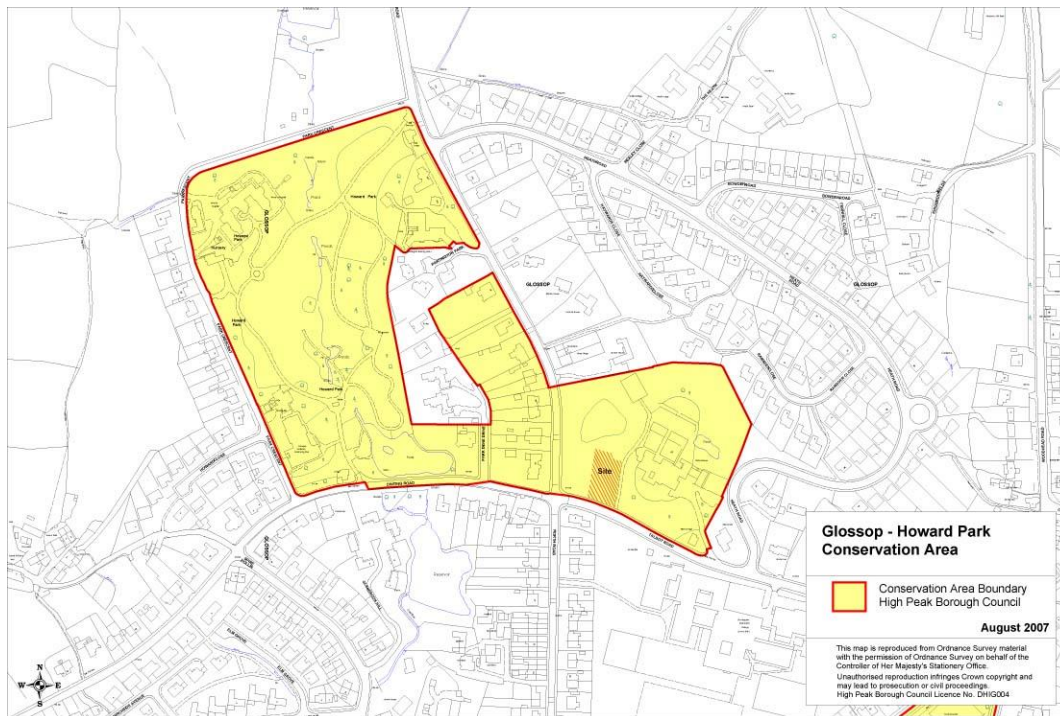
1.0 Introduction

- 1.1 The site is a parcel of land located at the corner of Talbot Road with North Road. It rises gently to the north and originally formed part of the grounds of the adjacent Talbot House.
- 1.2 The applicant originally owned the larger area of land bound by Talbot Road and North Road and had previously obtained planning approval for two new dwellings to the North (HPK/2009/0293). These 2 dwellings, accessed from North Road, have now been constructed, one by the applicant, the other was purchased and developed by another self builder.
- 1.3 The remaining land has been left as woodland, but it's ownership has been split between the two dwellings, with the line of the boundary between the two dwellings continuing south to the boundary with Talbot Road.
- 1.4 The application is for a new family dwelling on the eastern most parcel of land.



2.0 Conservation area and site appraisal.

- 2.1 The site sits within the Howard Park Conservation Area, (designated 24 Sept 1996) that encompasses a public park and its immediate surrounds. The location of the site is hatched on the plan below. The site is also covered by a General Tree Preservation Order. (DCC TPO ref 208 confirmed 1996)



- 2.2 The Park was laid out in 1877 to designs by Henry Earnest Milner. The land was offered for the project by Lord Howard of Glossop and the Wood Family, local cotton industrialists, funded it.¹
- 2.3 The park includes significant civic buildings, by the Manchester architect Murgatroyd² including a swimming pool, in an Italianate style, as well as a hospital and lodges in a vernacular revival style. These all sit as objects within the park.



The Park



Lodge

The Italianate swimming pool



The Hospital

2.4 The park is surrounded by large detached and semi-detached dwellings. Those on the eastern side of the park, fronting North Road were constructed soon after the park was established. A key concept of the design of the park was that their private gardens appear to merge with the larger recreation ground, through the continuation of planting and landscape. These dwellings are also part of the conservation area. They are simpler than the more ornate civic buildings of the park and are characterized by steeply pitched roofs, overhanging eaves and verges as well as prominent gables. They are set some way back from the street, behind a veil of trees, with hedgerows and stone walls forming the boundaries.



Dwelling on corner of Dinting Road and North Road (from Dinting Road)



North Road elevation of the same dwelling.



Dwelling fronting North Road



Dwelling fronting North Road

- 2.5** The conservation area extends to the south east to include the site and Talbot House and its grounds. Talbot House is an Education Centre run by Derbyshire County Council and as a piece of design it continues the concept of Howard Park, with a large civic building set in a wooded landscape. However a key difference is that this land is not publically accessible and unlike the well maintained park, the trees and grounds, have largely been left to nature. The trees and hedgerows are now so well established at the boundaries that Talbot House is no longer visible from Talbot Road and now has no presence on the street.



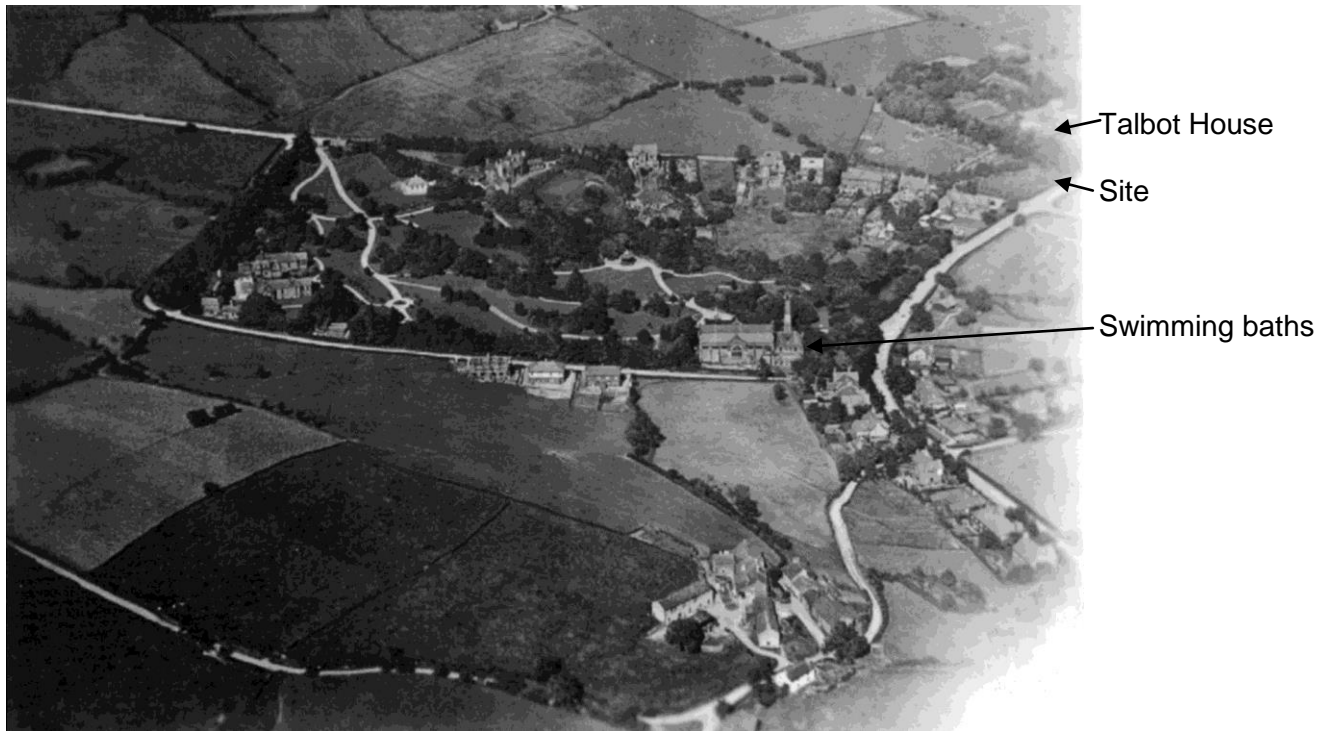
Talbot Road showing stone boundary wall to Talbot House and mature trees and hedge at the boundary.



Talbot House from its private drive.

- 2.6** Given the splendor of the elevations of Talbot House, we believe that the overgrown and unmaintained landscape at the front boundary of Talbot House is contrary to the original design intent which, as with Howard Park, was for this large civic building to be seen through and have views out through a managed landscape, with nature and buildings complimenting one other.
- 2.7** This is demonstrated by this aerial photo of Howard Park from the west, taken in 1930. Talbot House is just off the top right hand corner of the photo, but the grounds to the west of the building can be clearly seen. It appears that whilst woodland was used as a background to the building, it was never meant to completely obscure views of it from Talbot Road as the amount of tree cover within the grounds is much

less extensive than today. There is clearly a tree lined route that corresponds with the track to the west of Talbot House which links with more dense woodland wrapping around the back of the building. The land between this tree lined route and North Road, contains the proposed site. It appears to be grassed land and only contains a single line of trees running from east to west, with some additional planting at the boundary.



Howard Park Aerial View in 1930. Image courtesy of Glossop Heritage Trust.

- 2.8 Today, two new detached dwellings, have been constructed in the northern most part of the western grounds of Talbot House. Both of these are accessed from North Road. The applicant obtained approval for these dwellings (HPK/2009/0293) in 2009 and constructed the eastern dwelling themselves. The western dwelling, fronting North Road was purchased and developed by another self builder. These are in a vernacular revival style with clipped eaves and parapet verges.



The new dwelling fronting North Road



The new dwelling to the north east of the site.

- 2.9 The land to the south of these is covered with trees and scrub and there is a hedge at the boundary to Talbot Road and North Road. The eastern half of this land forms our site.
- 2.10 As part of the planning approval for the two dwellings, this woodland area to the south came under a woodland management plan produced by TBA Landscape architects. This plan included a strategy which identified trees that could be removed, trees to be retained, as well as new tree planting.



The site seen from the corner of North Road and Talbot Road



View from within the site.

- 2.11 An arboricultural survey by John Booth, Chartered Arboriculturalist dated May 2016, provides a detailed survey of the trees on the site including their condition. This report is submitted as part of this application.
- 2.12 An Ecological survey by ERAP (Ref 2016-144) provides a detailed ecological assessment of the site and is submitted as part of this application. The Ecological survey established that there is some Japanese Knotweed present on the site.
- 2.13 Following on from this a report by Knotweed Eradication Ltd (Ref 1735A) has been produced which assesses the extent of knotweed growth and provides a method statement on its eradication. This report is submitted as part of this application and the works to eradicate the knotweed have started.
- 2.14 A Landscape scheme produced by Trevor Bridge Associates has also been produced as part of the proposals and is submitted as part of the application.

3.0 Planning History.

- 3.1 The larger site had been subject to a refusal in 2004 (HPK/ 2004/0881) and an unsuccessful appeal in 2006 (APP/H1033/A/05/1174864). The reason for the refusal was due to the oversupply of housing in the Glossopdale area. However the appeal established some key points of principal, namely that.

- The site falls within the definition of previously developed land within a built up area. It is a brownfield site.
- Whilst the trees within the site are protected by DCC TPO no 208 and also by virtue of their inclusion within the conservation area, this is a general order covering all the

trees on the site. The appeal established that there was scope to remove trees depending on their significance.

- 3.2** In 2009 an approval for two dwellings in the north of the site was granted (HPK/2009/0293). The 2009 application was successful because the assessment of housing needs had changed since 2006 and there was now no longer an oversupply of housing in the area. The application successfully addressed the issues of developing within a conservation area and retaining significant trees as part of the proposals.

4.0 Planning Policy.

- 4.1** Current policy is based upon the National Planning Policy Framework 2012 (NPPF) and High Peak's adopted local plan (2014).

Relevant clauses from each of these documents are identified below.

4.2 NPPF

Para 49 states:

"Housing applications should be considered in the context of the presumption in favour of sustainable development."

Para 111 states:

"Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value."

Para 128 states.

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

Para 137 states.

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

4.3 High Peak Local Plan

Policy S1 states.

"The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area."

This will be achieved by:

Meeting most development needs within or adjacent to existing communities;
Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;
Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas”

New development should make the best use of previously developed land and buildings and follow a sequential approach to the sustainable location of development.”

Policy S1a states

“Strategic approach to development.

- Concentrate Development on the Market Towns – focusing primarily on previously developed sites.”

Policy S5 states

“Glossopdale Sub-area Strategy.

The Council will seek to promote the sustainable growth of Glossopdale..... and meet the housing needs of the local community. This will be achieved by:

1. Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by protecting sites designated for environmental value, including Manor Park, Howard Park.....
2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by supporting the development of new housing on sustainable sites within the built-up area boundary.

Policy EQ 2 states

“Landscape Character

The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.”

Policy EQ 5 states

“Design and Place Making

All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes

Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character

Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features

Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees

Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;”

Policy EQ 6 states.

“ Built and Historic Environment

The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including: Listed Buildings; Conservation Areas; Historic Parks and Gardens Heritage trees and woodlands.”

This will be achieved by:

Requiring all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal.

Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available. “

Policy EQ 8 states

“Trees, woodland and hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss

Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1

Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.”

Policy H 1 states

“Location of Housing Development

The Council will ensure provision is made for housing by:

Prioritising new housing development on previously developed land in preference to greenfield land....

Supporting housing development on sustainable small unallocated sites up to an indicative maximum of 19 dwellings within defined built up area boundaries of the towns and larger villages”

Policy H 4 states

New Housing Development

The Council will require all new residential development to address the housing needs of local people by:

e) Requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents.”

Policy CF 6 states

“Accessibility and Transport

The Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

This will be achieved by:

Requiring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development.

Ensuring that development accords with local parking standards as identified in Appendix 1 or any future standards as required by the Highways Authority.

(4+ bed dwellings, 3 spaces per unit. 1 cycle parking space per unit if no garage or shed is provided.)”

5.0 Pre- Application submission and discussions.

5.1 A Pre application submission was made to High Peak Borough Council in Dec 2015, which included sketch proposals and a design statement for a scheme very similar to the current proposals. A meeting was held with the planning officer and the council’s arboricultural officer in Feb 2016 and a written response was received from the planning officer in May 2016

5.2 The written response stated the council would not be minded to support the application. Key passages detailing the reasons why the application would not be supported are quoted below.

5.2.1 “The design would result in a very large and dominant dwelling with a large gable facing towards Talbot Road which would be out of odds with pattern of Talbot Road”

5.2.2 “The Conservation Officer has advised that a sizeable chunk of the red line plot (approximately half of it running in a north-south line to the east) was planted with trees around the front garden of Talbot House by 1898, and was designed to provide privacy and enclose the garden to Talbot House. It is still planted with trees and shrubs and is very green and trees may be over 100 years old, in some instances.”

5.2.3 “The proposal site is considered as a key site within the Conservation Area and is part of an ongoing assessment of Character Appraisals. It provides a significant contribution to the CA with the gardens and open space make to the immediate and wider area of the conservation area beyond the park. Any loss of openness here with the spacing and loss of any trees is likely to cause considerable harm. As such the any application would not be supported for residential development, including any built form at the site”

5.2.4 whilst the council’s arboriculturalist’s comments were.

“The site of the proposed footprint would lead to the removal of the central area of this wooded area. This area may at present have fewer mature trees but tree removal here was largely due to the removal of some large dead dying trees and a few other trees to allow light in the centre of the wooded area to allow replacement trees to establish. This was in accordance with the agreed woodland management plan section 3.1, in brief, to maintain and enhance the wooded areas. Therefore in this case the younger trees should not be dismissed as unimportant they integral to the agreed longer term management of the site.....Realistically the proposals could only at best allow for the retention of some of the mature trees along the disused driveway to the school buildings. Even so the footprint would be tight up against the minimal acceptable root protection area (RPA) of some of the mature trees in this location. Given the proximity of the property to the mature trees, if successfully retained, I consider that that there would be considerable pressure for the trees to be felled or

inappropriately pruned. Mature trees in close proximity to dwellings with proportionally modest gardens will lead to elevated perceptions of the risk the trees pose to the house and garden as well as the impact of shading and leaf fall.”

5.3 We contest these arguments. Our response to each of them is outlined below.

5.3.1 On the issue of large gables fronting roads. (5.2.1) The photo of the existing dwelling at the corner of North Road and Dinting Road (p4) which is directly opposite the site and within the Conservation Area shows a prominent 2 storey gable fronting the main road. This building is typical of those around the Conservation Area and sets a precedent for this scale and form of development.

5.3.2 On the issue the conservation officer raised, that the site had a line of trees running north south through the middle of it to provide privacy to Talbot House(5.2.2) The aerial photograph shown on p6 does show a line of trees running north south. However, we believe these are on the line of the drive to the east of the site and not running through the middle of it. The trees in the middle of the site are not over 100 years old as the photo from 1930 shows. The site was in 1930 relatively open with very few trees on it. We believe this area of woodland has developed, not through any design intent, but by the fact that it has been left to nature, with many if not all of the trees and shrubs being self seeding. This is also borne out by the majority of the trees on the site being sycamore, an aggressive non native species. This point is also made by John Booth in the arboricultural survey who has identified that the majority of the trees are relatively young and not mature.

5.3.3 On the issue that the site is considered a key site within the conservation area. (5.2.3) we accept that the trees at the perimeter of the site do offer visual amenity to the surrounding streets. However, this is the only amenity they offer. Unlike the park, the site is not publically accessible and is not used for any purpose. It is true to say that the wild nature of the woodland does have ecological benefits, but in terms of the Conservation Area, the density of woodland actually restricts its openness and is contrary to the well maintained landscape of Howard Park. The photo from 1930 clearly shows the site was largely open in nature with a clearly defined tree lined avenue to the east forming a backdrop to Talbot House. This is now lost amongst the density of trees. Immediately beyond the constraints of our site the front boundary to Talbot House is now so densely overgrown that one could argue it is causing significant harm to the openness of the Conservation Area, as one can no longer appreciate the splendour of Talbot House at all from Talbot Road.

5.3.4 On the issues that the arboriculturalist raises. (5.2.4) An important point to make is that whilst it was agreed that this area of land would be left as woodland as part of the previous approval (HPK/2009/0293), this land is in no way identified in the Local Plan as being protected woodland. It is merely identified as being within the built up area boundary and the Howard Park Conservation Area. The appeal (APP/H1033/A/05/1174864) also clearly established the site as previously developed land. So, whilst the site does have ecological value, it does not have the high environmental value as defined by Paragraph 111 of the NPPF.

The Erap ecological report reinforces this when it states that “none of the habitats within the site are Priority Habitats” (v. p3)

The value of the trees should then only be considered with regard to their visual amenity.

The trees at the middle of the site are all young and were part of the new planting agreed in the previous application's woodland management plan. As they are in the middle of the site they offer no visual amenity to the surrounding streets. Therefore their loss should not be enough of a reason to prevent development.

With regard to the trees around the perimeter of the site and at the boundary we believe that the impact of development on their visual amenity can be minimised by not encroaching on the Root Protection Areas (RPA) or where there is encroachment by using special and well established foundation constructions. By doing this the visual amenity that the existing mature trees provide at the boundaries can be maintained.

With regard to their being pressure on the trees to be felled because of their impact on overshadowing and leaf fall due to their proximity to any dwelling. We would highlight that any retained trees will remain subject to a Tree Preservation Order. Should the homeowner wish to fell any of these trees, they will need to go through an approval process. It is our intention to construct the dwelling with the health of all the remaining trees in mind and to create living spaces that benefit from daylighting from a number of directions, reducing the impact of overshadowing.

The Erap ecological report highlights the potential benefits of development on the site when it states.

"The proposals will secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF." (x. p3)

- 5.4 For these reasons we do not accept the arguments against development on this site and so the applicant has decided to progress with a full planning application.

6.0 The Proposals.

The proposals are for a single detached family dwelling on the site. The key points of the proposals are.

6.1 Site Layout.



Extract from drawing 140/210rev B

- 6.11 The dwelling sits in the middle of the site and retains almost all of the existing trees identified in John Booth's arboricultural report. The following trees are proposed to be removed to enable development.

T1. The sycamore at the south east corner of the site is to be removed to enable the vehicular access route to be constructed. It will be replaced by a new oak tree, a native species.

G1. This group of trees in the middle of the plot are to be removed to make way for the dwelling. It was agreed these trees could be removed and replaced with new trees as part of the previous planning application.

T15. As part of the previous application it was agreed given the health of this tree that it could be removed

T16. As part of the previous application it was agreed, given the health of this tree, that it could be removed.

T17 As part of the previous application it was agreed, given the health of this tree, that it could be removed.

The key point is that despite the removal of these trees, the visual amenity provided to the street by the existing trees will be retained.

- 6.12 The footprint of the dwelling avoids encroaching on the Root Protection Area of the trees running along the eastern boundary of the site (T2-T7).

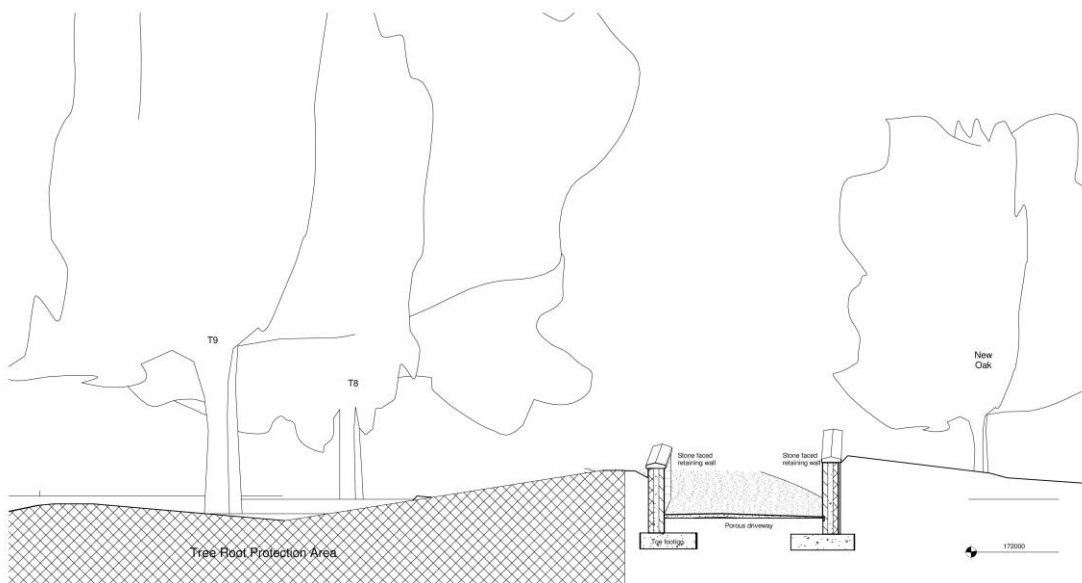
- 6.13 The footprint of the dwelling does encroach on the RPA of T11&T12. To avoid any damage to the tree roots, a mini piled foundation solution will be used which will support ground beams, placed above the existing ground level, with a suspended ground floor slab to the garage area. This is an established method

of building within Root Protection Areas, as John Booth states in his report.
(Item 4.1)



Extract from drawing 230 rev /

6.14 A new vehicle crossover directly onto Talbot Road would be created with a min visibility splay of 2.4m x43m in both directions as required on residential roads. The new driveway cuts into the landscape as it rises up towards the house. New stone faced retaining walls to the side of the driveway mean that the existing ground levels remain around the Root protection areas of T8 and T9.



Extract from drawing 140/231 rev /

6.15 As the drive climbs up towards the dwelling it eventually rises above the existing ground level and provides space for a vehicle to turn. A no dig buildup

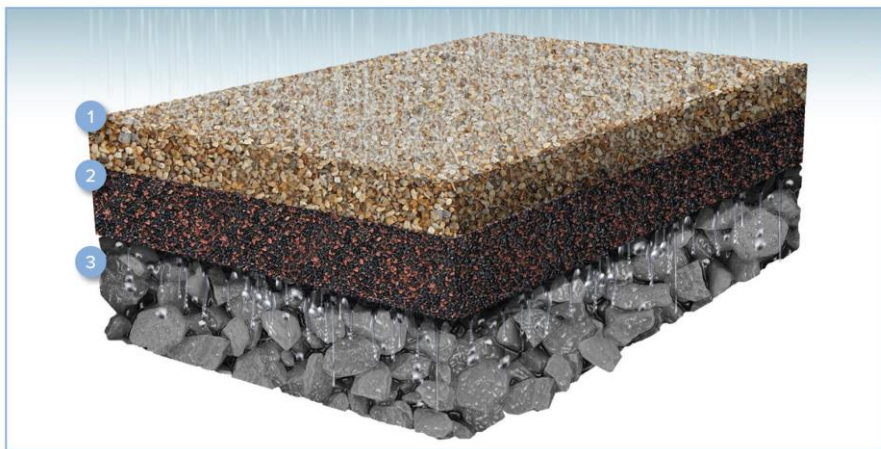
can be used at the top of the drive where it encroaches on Root Protection Areas.

- 6.16 The entire driveway will be constructed using Sudstech. A Porous resin bound gravel system, through which rainwater passes directly through. This will allow water to easily get to the tree roots.

Sudstech Porous Paving



Sudstech is a high performance porous paving solution that enables you to create beautifully decorative resin bound surfacing, with practical and durable qualities to match.



Sudstech drive

- 6.17 The existing hedge boundary to Talbot Road would be retained with vehicular access points to the property formed with stone piers.
- 6.18 A Landscape scheme designed by Trevor Bridge Associates will provide new trees and planting to the site and has the benefit of enhancing the value of the habitats.





6.2 The Dwelling.

- 6.2.1 The built form combines a 2 storey wing on the western boundary and a single storey element running at right angles to it. The single storey element accommodates the main living spaces, which benefit from rooflights and an increased internal volume, whilst the 2 storey element houses garage, utility and bedrooms on the ground floor with bedrooms above.
- 6.2.2 The prominent 2 storey gable form reflects the scale and form of the gables of the surrounding dwellings.
- 6.2.3 The velux rooflights to the single storey element reduce the impact of overshadowing from the trees within the main living spaces.
- 6.2.4 Coursed gritstone with dressed stone heads, cills, quoins and parapets are used to reflect the characteristics of the conservation area. These are proposed to Standcliffe Stone with a pitched face, to match the stone on the 2 recently constructed dwellings adjacent.
- 6.2.5 The dwelling provides an active frontage to Talbot Road.
- 6.2.6 An integral garage provides space for 2 cars with additional space on the drive.
- 6.2.7 The dwelling meets the requirements of Lifetime Homes.
- 6.2.8 The distances between the proposed dwelling and the surrounding dwellings are in excess of the minimum distances for privacy and overlooking.

6.3 Impact of the proposals on the Conservation Area.

- 6.31 Generally, the development site is viewed obliquely from both Talbot Road and Dinting Road as people travel along these roads. The new dwelling will be set some way back from the street and will only be seen from Talbot Road when one is stood right in front of it. Even then, the dwelling will be seen through a veil of trees.

- 6.32 The visual amenity of the existing trees and hedge at the front boundary will be retained. The new dwelling has minimal impact on the setting of any of the surrounding dwellings. This includes the neighbouring Talbot House which can only be seen by going onto it's land via its private drive. Therefore we believe the proposals do not have a significant impact on the Conservation Area.

6.4 Assessment of the proposals against current planning policy.

- 6.4.1 By effectively using brownfield land, that is not of high environmental value in a sustainable location within the existing built up area boundary, the proposals meet the requirements of NPPF paragraph 111 and emerging local plan policies S1, S1a, S5 & H1.
- 6.4.2 By both preserving the existing heritage assets on the site, which are the mature trees and hedgerows, and having no impact on the setting of any neighbouring assets the proposals meet the requirements of NPPF Paragraph 137 and local plan policies S1, EQ2, EQ5& EQ8.
- 6.4.3 By protecting and enhancing the significant existing landscape features on the site including trees and hedges the proposals meet the requirements of NPPF paragraph 137 and local plan policies S1, EQ2, EQ5& EQ8.
- 6.4.4 By respected the scale, form, materials and development density of the conservation area the proposals meet the requirements of NPPF paragraph 137 and local plan policies EQ5 & EQ6.
- 6.4.5 By not causing any harm to the amenity of the neighbouring dwellings, through overlooking or overbearing, the proposals meet local plan policy EQ5.
- 6.4.6 By meeting the space requirements of lifetime homes the proposals meet local plan policy H4.
- 6.4.7 By providing safe access points onto the existing highway the proposals meet the requirements of local plan policy CF6.

7.0 Conclusion

As we have outlined in this report we believe these proposals will bring a positive use to this brownfield site in the built up area. The important visual amenity provided by the trees at the perimeter of the site will be retained whilst the new landscape proposals will enhance the habitat value of the site. The new dwelling will reflect the characteristics of those within the conservation area. As a result we believe the proposals provide an improvement to the conservation area.

We believe these proposals do accord with relevant national and local plan policies and by virtue of being in accord with these policies, do represent sustainable development.

Underlying the whole NPPF is the presumption in favour of sustainable development. As these proposals do represent sustainable development, we respectfully request that planning approval be granted.

Jeremy Poulter
Poulter Architects

20.09.2016

References.

1. Website *Parks and Gardens UK* Howard Park, Glossop Derbyshire
<http://www.parksandgardens.org/places-and-people/site/4904/references>
2. Ibid.