

Design, Access and Heritage Statement

January 2017

*Proposed New Dwelling at Nut Farm Cottage, Highgate Road,
Hayfield, High Peak SK22 2JL*



Aerial view showing location

- **Applicant**
Mr & Mrs Roy and Ann Lyon
- **Planning Authority**
High Peak Borough Council
- **Proposal**
1 New Dwelling
- **Location**
Nut Farm Cottage, Highgate Road, Hayfield, High Peak SK22 2JL
- **Agent**
Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

Contents

1.00	The Site	4
2.00	The Location	5
3.00	Townscape	6
4.00	Pre-application Advice.....	7
5.00	The Proposal	8
6.00	Design	9
7.00	Planning Policy and Principle of Development	11
	Principle of Development	12
	Sustainable Development.....	12
	Amenity.....	13
	The Local Plan 2016	13
8.00	Access	15
9.00	Environmental Analysis.....	16
	Site stability, contamination and soil types.....	16
	Sunlight and Daylight	16
	Wind and micro climate.....	16
	Flood risk and drainage.....	16
	Archaeological and historic features.....	16
	Views into and out of the site	16
	Ecological and wildlife	16
	Arboricultural.....	16
10.00	Conclusions	17

1.00 The Site

The site is roughly rectangular in shape with a frontage of approximately 34m to Highgate Road and depth of approximately 25m. The site area 850m² (0.085 ha).

The site slopes down to the north and east, high point 219.60m, low point 214.08m, overall maximum difference in level 5.520m. There are no major trees on site.

The area is currently covered in rough grass and brambles. It is shown on the OS map edition of 1922 as allotment gardens.

The southwest boundary is a dry stone wall, height approximately 1.1m to Highgate Road. The northwest boundary is conifer hedge to the car park of adjacent property (The Old School) height approximately 1.2m. The north east boundary is a wooden fence approximately 1.2m height, the south east boundary a mixed hedge height approximately 2.1m height to the adjacent property (Spion Kop).

Highgate Road slopes down from the south to north across the frontage of the site, total change in level approximately 3.720m.

The southern quarter of the site is occupied by a fairly flat area of ground which is roughly 1.5m above the level of the road, at the centre point of the frontage the site is approximately 1.75m above the road.

A Topographical Survey of the site is submitted with the application.

2.00 The Location

Hayfield is an attractive and popular village which is well served with local shops, post office, pubs, restaurants and cafes, churches and community services.

It has a well rated Primary School and excellent opportunities for sports and leisure pursuits.

It has good transport links to the adjacent towns of New Mills and Glossop which have railway links and good Secondary schools.

Highgate Road is one of the most popular areas of Hayfield and the site which is the subject of this application is in a built up area within easy walking distance of the village centre (distance to the Village Store and Post Office approximately 500m).

3.00 Townscape

One of the characteristics of Hayfield is its high upland setting which provides panoramic views over a wide area. The Hayfield townscape spacial analysis identifies a panoramic view from across the valley from Kinder Road which includes the Nut Farm Cottage and which illustrates a phase in the historic development of Hayfield as “part of the outward opportunistic expansion of the village in the eighteenth century.”

The Hayfield Conservation Appraisal of 2011 notes that Highgate Road follows similar pattern of development to Church Street with a mix of eighteenth century houses and smaller nineteenth century terraces at its north end and nineteenth and twentieth century developments as it climbs south out of the village centre.

The Appraisal notes that:

“There are many exchanges of views between the terraced row along Kinder Road and Valley Road. Long terraces are striking features providing contrast in form within the bleak rolling upland landscape.”

And goes on to note that:

“Modern houses built into the hillside on the south west side of Valley Road have a neutral impact on the area as all of the attention is drawn to the vista across the valley. Hayfield Moor rising to the north is a prominent landmark rising to an even summit.”

It is worth noting that Nut Farm cottage was incorporated into the Conservation area following a recommendation in the 2011 Appraisal.

4.00 Pre-application Advice

Formal pre-application advice was obtained for the proposals (PAD/2014/0046) and where relevant, this advice has been integrated into the submitted proposals.

5.00 The Proposal

This application seeks consent to construct a new 4 bedroom dwelling on the site.

The site affords generous garden/amenity space for the new dwelling without compromising the amenity of Nut Farm Cottage or the surrounding properties.

Figures 1 and 2 show the existing and proposed site layouts.

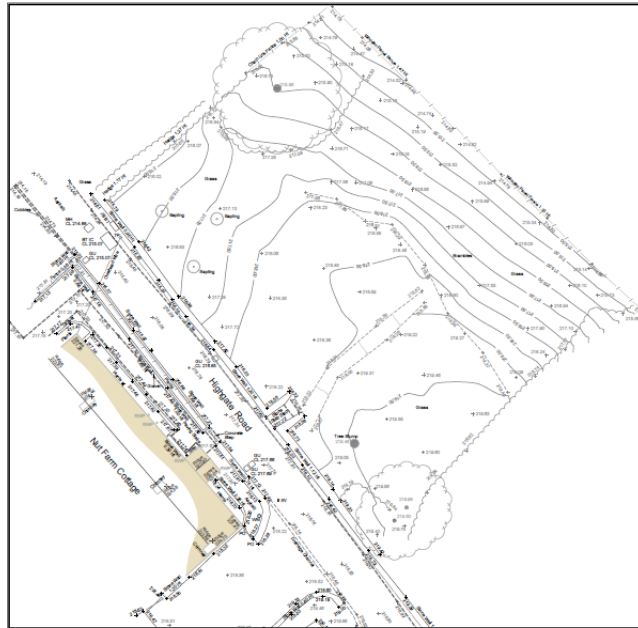


Figure 1: Existing Site Plan

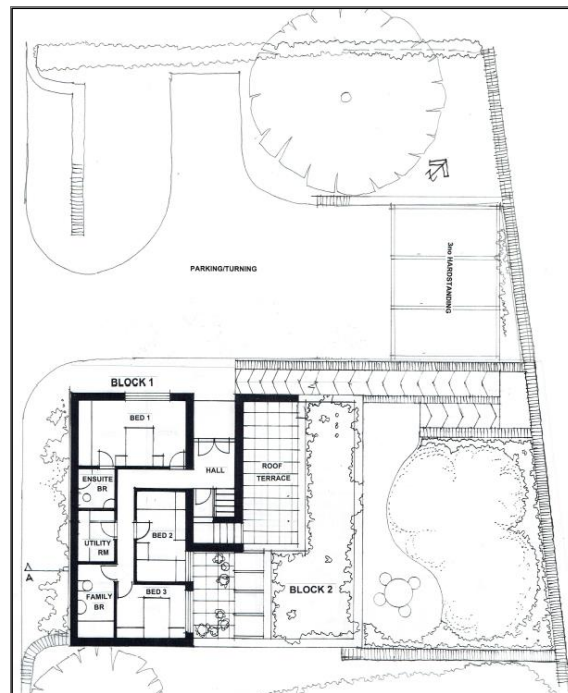


Figure 2: Proposed Site Plan

6.00 Design

It is clearly of vital importance that any development of this site should not impede the views of Nut Farm Cottage from across the valley.

The starting point for the proposed design is that development should sit within the existing profile of the site and therefore will not obscure the existing view of Nut Farm Cottage from Kinder Road.

The proposed building is a split-level single storey structure with a flat “green” roof. The building occupies the southern quarter of the site referred to above with its finished floor levels set so that from the Highgate Road (west) side it presents a “dry stone” effect wall which at the top end of the site is no higher than the existing dry stone field wall. This elevation of the house contains no habitable room windows and is set back by 2.4m from the road verge.

This feature of the design mirrors the retaining wall of Nut Farm Cottage on the opposite side of Highgate Road which creates a distinctive boundary edge to the road for this section of its frontage.

The plan form of this proposal is a simple rectangle: frontage 15m with a depth of 13m.

The rectangle is subdivided into two blocks (Block 1 and 2) which are connected by a link containing entrance hall and stair.

Block 1 is set with a floor level of 216.200 and a roof level of 219.200.

Block 2 is set with a floor level of 214.800 and a roof level of 217.800.

The link block is set with a floor level of 216.200 and a roof level of 218.900.

The dry stone wall effect wall wraps around the northwest elevation of the building and is pierced by modestly sized deeply set windows.

The main entrance to the house is on this elevation and is directly accessed off the landscaped area which occupies approximately half the site and provides parking for 3 vehicles and turning for cars and service vehicles. The level of this area is set to allow good access for pedestrians and vehicles and is at the floor level of block 1 (216.200m), which contains bedrooms and ancillary facilities.

The main living/dining/kitchen areas are provided in the northeast block (Block 2) which is set at a level approximately half a storey (1.400m) below the bedroom block (214.800m).

The entrance hall occupies the space between the two blocks with a short flight of steps down to living areas and an external door and steps up to a paved terrace on the roof over the living block (217.800).

The parking/turning area is linked to the private garden by means of an external paved ramp with a maximum gradient of 1 in 12.5. This ramp will enable wheelchair users

and people with mobility issues to access the garden and the accommodation in block 2, which includes guest bedroom and wheelchair friendly shower/WC as well as main living, dining and kitchen. Level access will be provided from the garden into these spaces by means of glazed doors.

Block 1, which contains main bedrooms, sanitary accommodation and utility/wet room, will be accessed directly from wheelchair friendly car parking area. Level access will be provided at the main entrance.

The north east elevation of the house is almost completely glazed and looks out onto a flat private garden which is set at roughly the level of the north eastern boundary of the site (214.80m). The glazing pattern of this elevation is very regular and simple with slim powder coated aluminium framing and full height aluminium framed “concertina” doors. The elevation is subtly modulated with dry stone effect piers which define the living areas and the guest bedroom.

The underlying intention of the fenestration pattern is to echo the regularity and proportion of the façade of Nut Farm cottage, which it helps to frame

The north east boundary of the site is currently defined by an inappropriate “ranch style” timber fence which will be replaced by a 1.100m high dry stone wall with traditional half round rough-hewn copings. This will reinforce the terraced quality of the site and create a traditional vernacular contour feature, anchoring the house and its grounds into the landscape.

The parking area will similarly be defined by dry stone walls helping to create a unified and appropriately robust aspect. The levelling of the northern half of the site will improve and enhance the views of Nut Farm Cottage from across the valley.

The south west elevation of the house is largely built into the hillside and therefore is not visible. All parts of this side of the house which are above ground level will again be faced with “dry stone” effect salvaged local stone.

The focus of this proposal is to create a high quality, innovative, architectural design solution for this site, which subtly uses and enhances its ground form and topography. The design uses a limited, modest palette of materials which allow it to nestle into the landscape in a way which reflects the identity of local surroundings and enhances rather than harms the visual aspect of the village.

7.00 Planning Policy and Principle of Development

The site lies just outside the Built up Area Boundary and the conservation area.

Relevant planning policy considered includes:

Adopted High Peak Local Plan (April 2016)

S1 Sustainable development principles

S1a Presumption in favour of sustainable development

S2 Settlement Hierarchy

S3 Strategic Housing Development

S6 Central Sub-Area Strategy

EQ3 Countryside and Greenbelt Development

EQ5 Design and Place Making

EQ6 Built and Historic Environment

EQ8 Trees, woodlands and hedgerows

H1 Location of Housing Development

H4 New Housing Development

CF6 Accessibility and Transport

National Planning Policy Framework

Paragraph 17 Core Planning Principles.

Section 4 Promoting Sustainable Development Principles.

Section 6 Delivering a wide choice of high quality homes.

Section 7 Requiring good design.

Section 11 Conserving and enhancing the natural environment.

Section 12 Conserving and enhancing the historic environment.

Supplementary Planning Guidance

Residential Design

Landscape Character

Sustainable Development

Hayfield Conservation Area Character Appraisal

Principle of Development

The National Planning Policy Framework makes it clear that housing applications should be considered ‘in the context of the presumption in favour of sustainable development’.

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

This site lies within a cluster of residential development and just on the edge of the Conservation Area. The proposals to create a single dwelling would not require the provision of affordable housing.

The dwelling is in keeping with the surrounding properties in terms of scale, size and prominence on the landscape. The environmental impact of building, on land which is domesticated will be minimal. Thus the proposals make a positive contribution to the site and locality in environmental terms.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

Sustainable Development

The National Planning Policy Framework makes it clear that housing applications should be considered ‘in the context of the presumption in favour of sustainable development’.

This development will constitute “sustainable development” for the following reasons:

- Creation of a dwelling which is fully wheelchair accessible and contributes to the housing targets of the local authority
- Provides construction jobs and increased economic activity for the village of Hayfield
- Use of environmentally sustainable materials, high levels of insulation and renewable forms of energy.
- Site is within easy walking distance of local shops, public transport, community facilities and school (Nut Farm Cottage is in the Hayfield Conservation Area).
- Design takes full cognisance of Planning and Conservation requirements and criteria, and enhances rather than harms the visual aspect of the area.

Amenity

Policy EQ6 of the 2016 Local Plan seek to ensure that new residential development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity. Careful consideration needs to be given to the design, orientation and siting of new dwellings to ensure that the occupiers have a satisfactory level of amenity and do not result in a loss of amenity to occupiers of the adjacent properties.

The proposal causes no overlooking or privacy issues with the surrounding properties due to general design of the dwelling, careful positioning of windows and doors, consideration of the landscaping layout and building position on site.

The Local Plan 2016

Policy H1 of the Local Plan is significant and S5.139 states:

'The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough, to support the local economy and address the housing needs of the Borough'.

Policy H1 is clear on the location of Housing Developments:

'The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:

- *The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and*
- *the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and*
- *it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and*
- *the local and strategic infrastructure can meet the additional requirements arising from the development'*

It is clear from the foregoing that the proposals meet these criteria:

- The proposed development adjoins the built up area boundary of Hayfield
- The proposal is designed as such to not lead to a prominent intrusion into the countryside or have an adverse impact on its character

- The development has good access to Hayfield village
- The proposals would have no adverse impact on the local infrastructure

8.00 Access

Access is provided to the property via a new access off Highgate Road in line with Highway's comments contained in the pre-application advice. A minimum of 3 parking spaces are provided.

A regular bus service from Hayfield provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of a main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

9.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The property is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals: A Phase I Ecological Assessment, carried out by Penny Anderson Associates, is submitted with this application.

Arboricultural

No trees will be harmed by the proposals.

10.00 Conclusions

It is clear from the foregoing that the proposed new dwelling would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016).

We would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.