

Design and Access Statement

Brief

The application is for change of use from Massage and Beauty Therapy (HPK/2004/1052) to a single, two-storey, three bedroom, workers style cottage. This will replace the wooden cabin and concrete shed, returning some of the hardstanding area to garden curtilage. The proposed dwelling will use the new driveway that was approved under application HPK/2013/0702.

Relevant Previous Applications

HPK/2011/0408 – Residential development of 2 No. semi-detached houses and 1 No. detached house – Refused 21/09/2011

HPK/2012/0046 – Resubmission of HPK/2011/0408. Proposed residential development of 2 No. detached 4 bed houses – Refused 14/03/2012

HPK/2013/0702 – Proposed new driveway entrance to property – Approved 08/04/2014

HPK/2015/0525 – Proposed construction of single dwelling – Approved 17/12/2015

Design Response

Initial designs were discussed with the LPA in a pre-application meeting; reference PAD/2016/0066. From these discussions the design was modified; some of these were, overall height was altered to improve street scene, garage size and height, layout altered to improve privacy for The Coppice and The Dell. The floor plans, elevations and proposed dwelling are shown in drawings 'Drg: 2015.004.01.H', 'Drg: 2015.004.02.H' & 'Drg: 2015.004.03.H',

A tree survey was commissioned to give an appraisal of the trees on site; reference 'Tree Survey and Arboricultural Method Statement'.

The selected materials for walls, windows, doors and roof reflect those used in the immediate and local area.

A Chartered Landscape Architect was instructed to design a scheme that would retain the character of the area whilst improving the ecology by the number and type of trees and plants used; this is shown on Planting Plan '433-P-2' and roadside elevation on 'Drg: 2017.005.008.D'. No TPO trees or other trees will be removed by the proposed plan as indicated in the tree survey.

Cross sectional elevations and their positions have been provided on 'Drg: 2017.005.06.D'. These demonstrate the maximum reduction in ground height is 2m to match driveway levels either side of the property. The proposed contours are provided on 'Drg: 2017.005.07.D' to demonstrate this further.

The Canal & Rivers Trust has been consulted due to the closeness of the river and the canal feeder.

The access and parking was discussed with Derbyshire County Council Highways under HPK/2013/0702 for the driveway and the design hasn't altered.

The location for a Site Office, Plant and Materials during construction are shown on 'Drg: 2017.005.11.D'

Drainage, canal feeder and embankment stability was discussed with Canals & River Trust.

Ecology was discussed with Derbyshire Wildlife Trust and confirmed that the original Ecology Report was acceptable on the proviso that an updated report was produced and agreed upon immediately prior to the build commencing.

To current known knowledge the land is not contaminated. However secondary to that the Environmental Officer confirmed that the original Phase 1 Contamination Survey; reference 'QA15049 WBD Phase1final' was acceptable for the application.

Scale

The scale and mass of the property has been considerably reduced compared to previous applications to ensure that if any of the property is visible from the Coppice and Dell then it doesn't look overbearing (this should be very minimal due to tree retention on the embankment). The height and scale is below that of No.87 to make it appear subservient and to fit with the street scene.

Layout

As indicated the dwelling will be a single, two-storey, three bedroom, detached workers style cottage. The property will be constructed of natural stone and dark blue slate. The doors and windows will be of a wooden construction and painted grey. To the East and North of the property will be the amenity area. To the West of the property will be the parking area for two cars; one external and one in an integral garage. Both areas are to have low level lighting that only shines into the site and not into the woodland.

Appearance

The positioning of the proposed dwelling on site has been carefully considered to afford a sympathetic link with the surrounding properties and in a traditional style of a Workers Cottage. All of the windows have stone cills and lintels. The doors have stone lintels.

The proposal has been designed to ensure little impact on the neighbours and maintaining privacy distances between the properties. The trees on the Southern embankment have been retained to further increase the privacy.

Drainage, Canal Feeder, Embankment Stability and Foundations

Discussions have taken place with Darren Spann and Ian Dickinson of the Canals & River Trust with regards to location, drainage and embankment stability from the proposed dwelling with relation to the canal feeder. 'Drg: 2017.005.10.D' demonstrates the canal feeder is above the 45 degree line from the location and height of the proposed dwelling and therefore doesn't require a Party Wall Agreement. With regards to drainage of rainwater, the inclusion of a soak away was the preferred method. The amount reaching the soak away is to be reduced by the inclusion of a rainwater harvesting system. The water is for use in the dwelling and for watering of garden. Minimising excess water entering the soak away will also minimising hydraulic action on the embankment and therefore maintain slope stability; details shown on Drainage 'Drg:2017.005.09.D'. The location, design and drainage (with regards embankment stability) are to be discussed and agreed with Canals & River Trust after the grant of planning permission.

With regards to foundations, it is considered that it will be probably be a raft or pile & beam. The design is to take into account the embankment load and stability. This design is to be specified by suitably qualified structure engineering and provide a method statement which includes associated excavation and construction methodology. These are also to be discussed and agreed with Canals & River Trust after the grant of planning permission. The Phase 1 Contamination Report 'QA15049 WBD Phase1final' also references foundations and the comments previously stated.

Highways, Access & Parking

The access, parking and manoeuvring for the proposed dwelling has been designed based on recent discussions with the Highway Authority and on a previously approved application HPK/2013/0702 for a new access and driveway. In brief considerations have been for sufficient parking spaces for proposed dwelling, Approved Dwelling and No.87

along with manoeuvring to allow vehicles ingress and egress in forward gear as shown in Parking and Swept Design Analysis drawing 'Drg: 2017.005.006.D'

Ecology, Biodiversity & Landscaping

Discussions have taken place with Trevor Taylor, Wildlife Sites Officer for Derbyshire Wildlife Trust and previously Monica Gillespie, Arboricultural Officer for High Peak Bough Council. The comments from both parties has been used to design the proposed dwelling and the commission of the Ecology Report '0035_001_ISSUE_250815' from Kate Priestman Limited and the tree survey 'Tree Survey and Arboricultural Method Statement' by White Peak Tree Consultancy Ltd. The submitted plans include a Tree Protection Plan as recommended by the Tree Survey and also covers points mentioned in the Ecology Report to protect notable habitat and species. The Ecological report demonstrates that there are unlikely to be any ecological impacts associated with the proposed development, given that the planned works are not considered to require any tree removal or significant habitat loss. In brief section 6.1 of the Ecology Report recommends re-assessment for badgers immediately prior to start of works, start of work to be within active season for reptiles which is around March to October, restricted Lighting, Habitat Creation and Enhancement Measures for biodiversity gain. Landscaping measures on the Road Embankment have already started with the planting of 3 No. Quercus robur and 1 No. Sorbus aucuparia trees, 20 No. Fagus sylvatica, 10 No. Hawthorn, 5 No. Prunus cerasifera, 5 No. Privet, 5 No. Crabapple, 5 No. Blackthorn, 5 No. Elderflower, 5 No. Dog Rose, 5 No. Guelder Rose and 5 No. Common Hazel to attract, feed and nest birds. As agreed with LPA, further design of amenity space will be discussed after the grant of planning permission and once foundations are in place so that a true appraisal of site features can be used.

Sustainability

The design incorporates a rain water harvesting system to reduce fresh water requirements. All windows and doors are to be triple glazed and made from wood instead of plastic to reduce carbon footprint.

The Passivhaus energy performance standard will be used to build a house that has an excellent thermal performance, exceptional airtightness with mechanical ventilation and heat recovery unit.

If ground conditions permit, then a heat pump will be installed to reduce power consumption.

The stone for the external walls will be sourced from local quarries.

All the above will help to produce a sustainable dwelling.

Summary

The design has been discussed with High Peak planning, Derbyshire Wildlife Trust, Canals and River Trust and Derbyshire Council Highways. The design has taken into account all comments and recommendations received. All parties have provisionally indicated the design as appropriate and therefore this planning application is intended to formalise the design.