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## **DESIGN AND ACCESS STATEMENT**

**Change of Use of existing Field Study Centre (Sui generis) to 1 No. Detached dwelling**

**On behalf of**

**FLETIMUS LTD.**

**At Land / Building North East of Dover Mill, Chunal Lane, Glossop, Derbyshire. SK13 8LF**

**Resubmission of Application HPK/2016/0240**

**Stamford~Wing Reference: TEW/J1016191**

**November 2017**

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## 1.0 DESIGN PROCESS

- 1.1 The design/proposal has been evolved from the requirement to convert a former field study centre into a single residential property and associated garden.
- 1.2 This is a re-submission of Application HPK/2016/0240

## 2.0 PROPERTY BACK GROUND

- 2.1 The site is located to the south of a former industrial site belonging to Cooltherm. The site formed part of a social club and was used by the company to provide leisure and sporting facilities for their employees.
- 2.2 The site was sold to Derbyshire County Council in 1965 and used as a Field Study facility. Students and members of the community would visit the centre by mini bus / coach and car. Typical parties would comprise of approximately 20 people arriving twice daily. There was overnight accommodation for approximately 16 people.
- 2.3 The Field Centre was subject to fire damage in 2005 and was then sold by Derbyshire County Council. It is not considered commercially viable to re-establish the existing use.
- 2.4 The site is served by an established access to the west of the site off Chunal Lane.

## 3.0 LOCATION AND SURROUNDING AREA

- 3.1 The site is situated to the south of Glossop Town centre. The access is served by Chunal Lane.
- 3.2 To the north running linear to Chunal lane is established residential use continuing to Charlestown Road where construction becomes more dense towards the town centre. Construction is typically of a traditional stone and slate type.
- 3.3 To the south towards Hayfield and east towards Derbyshire Level residential properties are of larger individual type.
- 3.4 Immediately south is Old Dover Mill and associated service yard and parking. To the north is the vacant Cooltherm site which runs to each side of Chunal Lane.
- 3.5 The site is NOT situated within the Peak Park or any Glossop conservation areas. Greenbelt lies beyond the eastern boundary.

- 3.6 The site is served by an established made access off Chunal Lane. A bridge then provides direct access into the development. The bridge is in use and able to accommodate refuse, emergency and delivery vehicles. The access continues to an existing parking and turning area.

#### 4.0 THE BUILDING / APPLICATION / DESIGN

- 4.1 The application site consists of a detached single storey property, garage, drive / access track, parking, turning area, landscaped gardens and a small woodland area.
- 4.2 The property is single storey and domestic in style.
- 4.3 External walls are of brick and natural stone faced. The roof is clad with artificial blue slates.
- 4.4 Ground levels reduce towards the northern boundary creating a partial open basement façade.
- 4.5 As part of the on-going maintenance programme to ensure security and weather tightness the property has been re-roofed, surface water collection system replaced and external joinery improved.
- 4.6 Boundaries have been made secure and more clearly demarked on-site. Gates have been placed to secure the site.
- 4.7 The access bridge which crosses Brayclough Stream has been refurbished in accordance with plans submitted to Derbyshire County Council and the Environment Agency. The bridge is able to accommodate goods, refuse, private and emergency vehicles.

#### 5.0 USE

- 5.1 The proposed change of use is to residential.
- 5.2 The site owner is experienced in this scale and type of building having completed similar residential projects.
- 5.3 The main focus is on creating a unique high quality property suited to its immediate environment particularly when compared to residential units to the south and east (towards Hayfield and Derbyshire Level).

- 5.4 It is considered that the change of use to residential from an existing Field Study Centre (Sui generis) represents an ideal proposal.
- 5.5 The proposal will ensure that the brown field site is brought back into use.
- 5.6 The proposed residential use will reduce significantly traffic flow into the site from the established access to Chunal Lane.

## 6.0 AMOUNT

- 6.1 The amount is deemed to be appropriate to the site and location.
- 6.2 There are similar individually designed detached properties within close proximity to the proposal particularly when heading south towards Hayfield and east towards Derbyshire Level.

## 7.0 LAYOUT

- 7.1 The main habitable accommodation is to be over the ground floor and comprises of the main living area, kitchen, entrance, 3 x bedrooms, 2 x en-suites, bathroom, store and utility.
- 7.2 The basement will offer storage.

## 8.0 LANDSCAPING

- 8.1 The site is currently accessed by a track and bridge from Chunal Lane. The track continues to an existing drive, parking and turning area. Existing timber boundary structures are to be maintained.
- 8.2 Metal palisade fencing is to be removed on completion of the works.
- 8.3 The garden is to be mainly grassed and incorporate an existing raised flower bed.
- 8.4 Trees to the site including those subject to Tree Preservation Orders have recently been thinned and crowns lifted and a number of diseased trees near the building felled under the supervision and agreement of the Derbyshire County Council Arborologist.
- 8.5 Hardstanding placed is to be permeable.

## 9.0 CONSTRUCTION IMPACT

- 9.1 All mains services are present to the site and usable. There is no requirement to excavate to introduce services.
- 9.2 No works are required to enlarge or introduce parking, turning or service areas.

## 10.0 ECOLOGICAL MATTERS

- 10.1 During recent repair/maintenance works there has been no evidence of birds or bats in habitation within the building. The building is also sealed to prevent possible entry.

## 11.0 FLOOD RISK ASSESSMENT

- 11.1 The building is outside Flood zones 1 & 2. The Environment Agency indicate that there is no appreciable risk of flooding.

## 12.0 PLANNING POLICY

- 12.1 Government Guidance is set out in the National Planning Policy Framework.
- 12.2 The NPPF expresses a presumption in favour of sustainable development that is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.
- 12.3 Paragraph 14 of the NPPF requires local authority planning policies to pro-actively realise the requirements for development. Local plans should have sufficient flexibility to respond to changing circumstances, subject to there being no adverse impact on the overall policy framework.
- 12.4 In circumstances where development plans are out of date or do not provide relevant guidance then development proposals should be approved unless associated adverse impact significantly and demonstrably outweighs benefits occurring from the development.
- 12.5 Paragraph 17 of the NPPF sets out core planning principles to form the foundation for both plan making and decision making.

- 12.6 Paragraph 54 advises Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Paragraphs 56 to 68 of the NPPF advocates a requirement for good design.
- 12.7 Paragraph 68 sets out criteria to be taken into account in local plan policies and decisions relating to design elements of development.
- 12.8 Paragraph 60 advises it is appropriate to promote or re-enforce local distinctiveness whilst acknowledging the scope for innovation and originality in bringing forward scheme proposals. Paragraphs 109 to 125 provide guidance in relation to conserving and enhancing the natural environment. The guidance attaches great weight to conserving landscapes and biodiversity of significant importance.
- 12.9 Paragraph 111 promotes the effective re-use of previous developed land that is not of high environmental value.