
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0352 Site Address: Land At Granby Road Fairfield Buxton Derbyshire
Comments by: Dave BennettHigh Peak Access
From:

23 Simmondley Lane
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Submission: Neither

Comments: Comments on Planning Application for 147 dwellings at Granby Road, Fairfield Buxton

¿ A Design and Access Statement has been provided. There is reference to CABE advice in Design and Access Statement and also Building for a Healthy Life (Design for Homes)

- o All homes will have level access
- o Roads and footpaths with gradients suitable for people with limited mobility

There is no reference to the provision of dropped kerbs to pavements. There is very little detail on accessible design and no reference to the High Peak Local Plan which states in section in the New Housing Developments, H3e that the council will be:

¿Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

The Design and Access Statement should provide more details on how the homes and public spaces will be made accessible.

As this site is so close to the local facilities, services and public transport networks in Fairfield it would appear to be an ideal location for wheelchair-accessible housing. HPA therefore request that consideration be given to providing a percentage of the housing to Building Regulation M4(3) standard. For at least the last five years the London Plan has required 10% of new housing to be delivered to M4(3) wheelchair-accessible standard.

¿ There is extensive soft landscaping and public open space proposed but no details given of the street furniture or play equipment being accessible

- ¿ No details of dropped kerbs have been shown on road and pavement layout.
- ¿ The House Types proposed are shown below:
 - o Robinson: 4 bed, WC space? Staircase has quarter landings top and bottom.
 - o Mylne: 4 bed house WC space could be wider. Stairs with 2 quarter landings again
 - o Goodridge: 4 bed house integral garage. WC off utility, small. Straight flight stair.
 - o Foulston 3 storey 4 bed first floor living room. GF WC. Straight flights
 - o Elmslie 3 bed house GF WC could be wider. 2 quarter landings
 - o Burnet 4 bed 3 storey. GF WC could be wider. 2 quarter landings.
 - o Bloomfield: 3 storey 3 bed house 1 bed on GF with WC and shower. Could be accessible but stairs have 1 quarter landing.
 - o Becket: 3 bed. GF WC straight flight
 - o Atkins: 2 bed GF WC 1 quarter landing on stairs
 - o Asher: 3 bed. Larger accessible GF WC. Quarter landing at top of stairs but this house type provides the best accessible design on the ground floor. This is the only house type where an accessible larger ground floor toilet may be provided but no dimensions are shown. There is no provision for a ground floor bedroom and with a quarter landing at the top of the stairs a stair lift installation is more difficult.

All the house types shown above that do not have straight flights of stairs will prove more difficult to adapt to being accessible in the future. Straight flights of stairs that can accommodate a stair lift should be provided whenever possible.

¿ all the proposed new homes should be to Building Regulation M4(2) accessible, which is now part of the HP local plan. So, the application does not meet HPBC policy. This is not stated as such.

¿ The floor plan areas of all house types appear to be larger than the minimum standards stated in Nationally Described Space Standards.

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