TOWNSCAPE CONTEXT

The development form surrounding the site, and through which it is inevitably approached falls into the category of "anywhere" estate layouts. The development site presents an opportunity to achieve a standard of analysis and design which will be of benefit to the whole area by giving it a sense of place and by creating an exemplar of good residential design. The High Peak Borough Council Supplementary Planning Document SPD2 "Residential Design" has been used in the design of the indicative layout and should be an important guide to the final form of the development site.

ACCESS

Access to the site from the south is from Granby Road, which terminates at the boundary of the site. The absence of a turning head clearly indicates the original intention of the road design to continue into the site.

To the north of the site Victoria Park Road terminates in a similar way at the site boundary. The Highways Authority have designed a junction at the end of the site in the form of a roundabout connecting Victoria Park Road, Granby Road, Tongue Lane and the proposed Fairfield link road.

This roundabout design has been incorporated into the indicative plan which accompanies this planning application. It is envisaged that the developer will be responsible for the construction of this roundabout to the design and standards of the Highway Authority.

A simple road layout linking the new roundabout with Granby Road is envisaged, which will provide access to in-curtilage parking for houses and to car parking for apartments.

The road layout should be designed to comply with the provisions of residential road standards in Derbyshire (Roads in Housing – 4th Edition).

The road illustrated on the indicative plan is curvilinear in layout, in order to create interest and variety and also to discourage speeding and reckless driving.

It is envisaged that traffic calming measures (speed tables at junctions) will be incorporated into the final scheme.