

4043 2-6 Leek Road

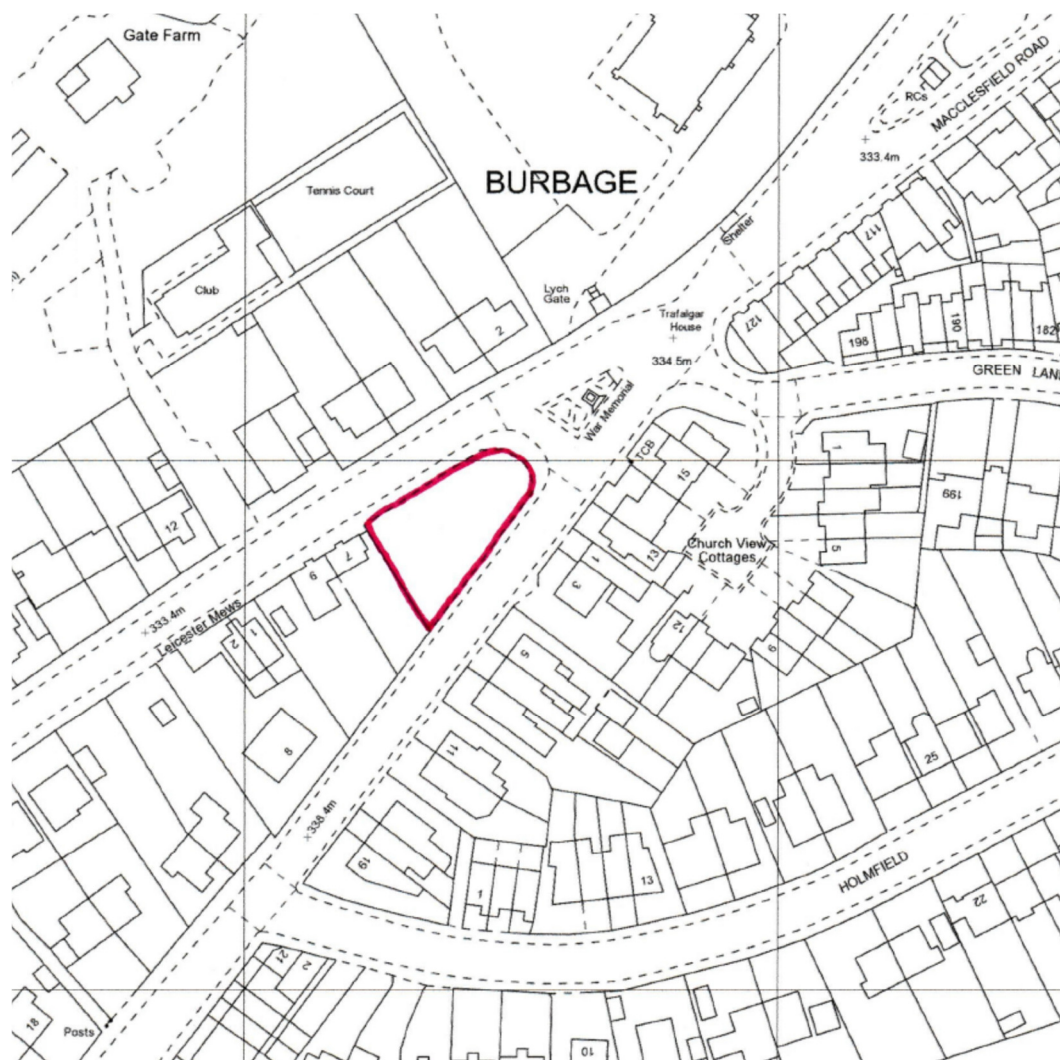
Design and Access Statement

This report has been prepared in support of a Section 73 Application to Vary a Condition on Decision HPK/2021/0060 Approval of Reserved Matters following outline approval HPK/2017/0146 at 2-6 Leek Road, Buxton Derbyshire SK17 6UD.

This application seeks variation of Condition no.2 on Planning Approval HPK/2021/0060, which has been implemented but not completed. The update text is shown in blue.

Location

The site is in the built-up area of Buxton, to the west of the town centre. The site falls within High Peak Borough Council. The site forms a triangle on the corner of Macclesfield Old Road and Leek Road. At the apex of this triangle is a small garden accommodating a war memorial.



Site Location

Site Analysis

As the site fills a triangle made by the convergence of two roads, the site is exposed at the front and rear and narrows to a point. The site is vacant but the site was occupied by a car showroom dating from the mid-late C20th.

There is a level change across the site, with a 2.4m difference between pavement level and garden level at the Leek Road boundary, allows for some visual and sound protection to the southern side of the site.



The site sits next to the war memorial sitting at the convergence of Leek and Macclesfield Old Road (photo Google Street View)

Context

The houses on Leek Road are small scale villas dating from the mid-late C19th. They are mostly 2.5 storeys high and are set at a higher land level than Leek Road.



The houses opposite and adjacent to the site on Leek Road are 'small scale villas'



The row of 3 storey villas continues along Leek Road

The houses opposite the site on Macclesfield Old Road date from the 1930s but include some of the features of villas in that they are set back behind a small front garden and have rectangular bay windows and two first floor openings.

5.5 Small Scale Villas

These dwellings are villas in the most modest sense in that they are likely to be larger variants of the mill worker's cottage with a higher level of detailing and adornment borrowed from much grander dwellings.



Although the cottages immediately adjacent to the site are modest in scale, most of the houses surrounding the site are larger scale and grander in style.



The houses opposite the site are two storeys with steeply pitched roofs



The building immediately opposite has four storeys of accommodation

The proposals have been developed in line with High Peak planning policy which identifies corner buildings as an important feature in Buxton's urban fabric. The proposals are designed to reflect the scale of the buildings around the site, especially Trafalgar House which faces the war memorial.



Trafalgar house, the side elevation of the terraced house opposite addresses the corner and faces the war memorial



The proposals include a similar treatment on the northeast elevation to address the corner and provide a backdrop to the war memorial

Existing and Pre-Existing Buildings

The remains of the pre-existing building on the site showed that the footprint of the commercial building extended across the whole width and depth of the site.



There is a level change across the site; Leek Road is 2.4m higher than Macclesfield Old Road (Google image).

Historic aerial photographs show that the pre-existing building extended across the whole of the site and, from the shadows cast by it, was significantly larger than the adjacent cottages.



An aerial photograph from 2005 – the pre-existing building filled the whole of the site and is taller than the cottages

There is no shadow cast on the rear garden of the adjacent cottage, as it lies to the south of the site.



An aerial photograph from 2006 – the adjacent garden at no. 7 is to the south of the site, no shadows are cast

Relevant Planning History

The pre-existing building on the site comprises a single storey car showroom, which itself replaced a chapel.

Outline Planning Permission Ref: HPK/2-17/0146

Approved 18 August 2017

Outline planning permission was granted, with all matters reserved, for the erection of 4 no. houses on the existing vacant site.

Approval of Reserved Matters Ref: HPK/2021/0060

Approved 5 Nov 2021

Approval of the reserved matters on the outline planning consent HPK/2017/0146 was granted in November 2021. Pre-commencement conditions have been discharged ref DOC/2021/0118 and DOC/2021/0119, and construction is underway.



The approved construction is in progress

Current Application

This application seeks approval for the variation of Condition 2 on approval of Reserved Matters HPK/2021/0060 to amend the wording to allow for minor changes to the internal layout and external appearance of the approved development.

The revised proposals comprise alterations to the bay windows and ground floor layout on the Southeast elevation, facing Leek Road. The revised proposals comply with the design parameters set by planning conditions imposed on the outline planning consent.

Planning Policy Context

As the site falls within High Peak Borough Council, the High Peak Local Plan (adopted 2016) policies apply.

The policies set out in the National Planning Policy Framework (NPPF) February 2019 apply to the site.

The proposals comprise the development of pre-developed land where the principle of residential development has been agreed, as confirmed in the granting of outline planning permission for 4 no. dwellings on the site.

Design Process - Proposals

Design Principles

The design sought to address the corner of the site and create a focal point for the termination of Leek Road and an appropriate back-drop for the War Memorial. The design uses the level change on the boundary with Leek Road to offer some privacy and protection to the southern gardens which are significantly lower than pavement level.

Proposals

The proposals comprise four dwellings on the site, to comply with the parameters set out in the outline permission for the site. Each house has two parking spaces provided within the site boundary and a private garden.

Units 1-3 are 2.5 storeys high with rooflights and dormer windows providing natural light at second floor level, while Unit 4 is two storeys high.

Revised Proposals

Since planning approval was granted for the extension, minor amendments have been made to the internal layout of Unit 4, which require amendments at ground floor level and alterations to the bay windows of Units 3 and 2 on the southeast elevations.

The proposed alterations will be a storey below pavement level and will be screened by the retaining wall along the Leek Road boundary.

No changes to the approved external materials or boundary details are proposed.

Proposed Amendments

The current application seeks to amend the wording of Conditions 2 to incorporate these minor amendments.

Condition 2 – Existing Text

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 4043-00-11F; 4043-00-12F; 4043-00-13H; 4043-00-14G; 4043-00-15F; 4043-00-16F; 4043-00-17A; 4043-00-18A.

Condition 2 – Proposed Text

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 4043-00-11G; 4043-00-12G; 4043-00-13J; 4043-00-14H; 4043-00-15G; 4043-00-16G; 4043-00-17B; 4043-00-18B received by the Local Planning Authority on the 04 October 2023

Drawing	Approved Drawing 12/0111M	Amended Drawing
Site Plan as Proposed	4043-00-11F	4043-00-11G
Block Plan as Proposed	4043-00-12F	4043-00-12G
Plans as Proposed	4043-00-13H	4043-00-13J

Plans as Proposed	4043-00-14G	4043-00-14H
Elevations as Proposed	4043-00-15F	4043-00-15G
Street Views as Proposed	4043-00-16F	4043-00-16G
Impact on Amenities	4043-00-17A	4043-00-17B
Landscape and Boundary Details as Proposed	4043-00-18A	4043-00-18B

Amount of Development

The development complies with the parameters of the outline planning permission for the site; three no. dwellings, 2.5 storeys in height, while one is two storeys in height. The density of the development is in keeping the character of the area.

[The proposals include a small increase in area of Unit 4 at lower ground level.](#)

Layout

The layout is dictated by the levels on the site and highways constraints imposed. The vehicular access is from Macclesfield Old Road. The south facing private gardens are enclosed by retaining walls on the Leek Road boundary.

The layout of Unit 1 is designed to create a focal point on the corner of the site, while allocating an adequate garden to the dwelling. The parking spaces are located against the party boundary, as far from the road junction as possible, approximately in the position of the existing crossover.

[No changes to the site layout are proposed.](#)

Scale

The scale of the proposals is defined by the surrounding houses on Leek Road. The proposed dwellings are 2.5 storeys in height, in compliance with Planning Condition 12 imposed on outline consent HPK/2017/0146.

[No changes in scale are proposed.](#)

Landscaping

Each dwelling will have a private garden at the lower level to the south, enclosed by a retaining wall. The upper part of this wall will match the wall adjacent on the Leek Road boundary. Towards Macclesfield Old Road, the parking spaces and paths will be paved.

[No changes in landscape design are proposed.](#)

Appearance

The houses will be constructed in stone, with slate roofs in keeping with the context of the area. Unit 1 will provide a focal point at the corner and provide an appropriate back drop for the War Memorial. The appearance of the area will be improved by the development.

[Minor amendments to the Leek Road elevation are proposed, these will not affect the overall appearance of the development.](#)

Context

The site is within a predominantly residential area.

Use

A change of use from vacant/sui generis to residential is proposed.

No further change of use is proposed.

Impact on the Street Scene

The proposed buildings will fill an unsightly vacant plot. The scheme will provide a much-needed focal point at the beginning of Leek Road and will improve the visual setting of the war memorial.

Minor amendments to the Leek Road elevation are proposed, which will be at lower ground level, 2.4m lower than pavement level, and screened by the boundary retaining wall. These amendments will not affect the Street Scene of the development.

Sustainable Development

Paragraph 10 of the 2019 NPPF states that “At the heart of the Framework is a **presumption in favour of sustainable development**.”

Measures taken to introduce sustainable elements into the design are as follows:

- High levels of insulation and thermal efficiency
- Energy efficient lighting systems (including landscaping)
- A new Energy Efficient heating system
- Orientation and use of natural solar gain
- Natural light to internal areas using windows and rooflights wherever practicable.
- Access to local amenities (bus routes)
- Drying area for clothing

Access

Existing Access

Vehicular access to the site is from Macclesfield Old Road, where there is evidence of dropped kerbs and crossovers.

Proposed Access

Each dwelling will be provided with two parking spaces, within the site, accessed from Macclesfield Old Road, in compliance with Planning Condition 5 imposed on outline consent HPK/2017/0146.

The parking spaces are located underneath the houses, with columns supporting the upper storeys to maintain sightlines in either direction.

The proposals comply with requirements set out in Part M of the building regulations.

No change to the approved access arrangements is proposed.

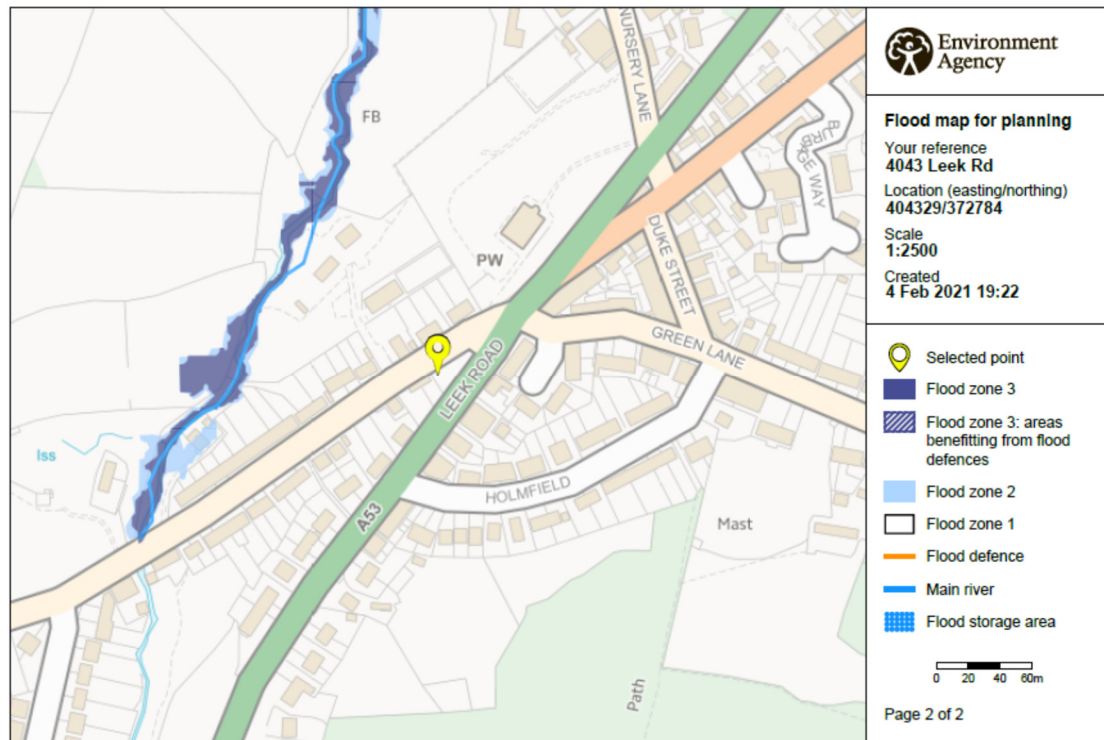
Supporting Information

Trees

There are no trees or hedges within the development site. No trees or hedges will be affected by the proposals.

Flood Risk

The proposed development area is within Flood Zone 1, an area with a low probability of flooding. The development area is less than 1 hectare; therefore, a flood risk assessment is not required.



Consultation

Local Planning Authority

The consultation responses received by the local authority during the determination of the outline planning application have been reviewed. Comments have been noted and have influenced the design of the proposals.

The proposals comply with the planning conditions imposed on the outline planning consent.

Consultation with Neighbours

Comments from neighbours, received during the determination of the outline planning consent, have been noted and have influenced the design of the proposals.

Note

Should the case officer be in any doubt, we request that we are given the courtesy of being contacted in a timely fashion to enable us to submit a response to be made before the application is determined.