

Jonathan V. Davies

CHARTERED SURVEYORS



DESIGN & ACCESS STATEMENT

DEVELOPMENT PROPOSAL

Land to East of 68 Queens Road, Buxton SK17 7ER

Easting 406883 , Northing 373986



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1 INTRODUCTION

This statement supports the application for full planning approval for a minor residential development of six dwellings on land off Queens Road in Buxton. The following sections outline the current site, the scale and nature of the proposed development, and the environmental and sustainable principles applied in overcoming today's real world constraints facing Buxton and its immediate surroundings. In particular, a key element of this development is to provide essential mitigation to the impact of the proposed works on the environment in such areas as nutrient neutrality, water conservation and energy efficiency.

Every effort has been made to propose a development that fits within the immediate suburban surroundings providing a high quality space and place for people to live and integrate with the established community.

2 EXISTING SITE AND CONTEXT

2.1 Site overview

The proposed development site boundary is shown by the red line in Figure 1. It covers an area approximately 0.33 hectares, comprising two access routes A and B, and an enclosed paddock of approximately 0.25 hectares.



Figure 1 – existing site boundary and paddock view

2.2 Site factors and previous consultations

A feasibility study was undertaken in 2023 and informal discussions with High Peak Borough Council and Derbyshire County Council (see application form for details) highlighted the following key factors impacting a proposed development on this site.

2.2.1 Nutrient Neutrality

The issues facing the River Wye water catchment area apply to this site. Any development that results in a net increase in certain pollutants will be required to provide mitigation to satisfy HPBC conditions for nutrient neutrality in order to be allowed to proceed through the planning process.

2.2.2 Biodiversity Net Gain

As per current requirements, the site requires assessment and mitigation for biodiversity impact.

2.2.3 Site Access

Both site access routes, A and B in Figure 1, result in limitations to the number of dwellings viable on the site. Informal consultations with Derbyshire County Council Highways indicate that a maximum of ten dwellings can be served by A and one by B. There are currently five dwellings making use of A, hence five further dwellings would be feasible, plus one separate dwelling served by B. Vehicular access to the dwelling served by B would be required to be physically separated from the other access point.

2.2.4 Design considerations

The site borders the Fairfield Conservation area at its northern boundary. Although outside this area, the site forms part of the setting for the conservation area and any design choices must be sympathetic with the impact on the visual appearance of the area.

Due to the enclosed nature of the site, careful layout of the site is required to avoid adverse overlooking impact – both for existing residents and any new dwellings.

3 PROPOSED SCHEME OVERVIEW

3.1 Principle of development

The current High Peak Borough Council Local Plan from 2016 is under review for re-issue in 2025. During this time, a number of the existing policies are likely to change and planning decisions will take into account current conditions on making planning application decisions.

In particular, review of the policies:

S3 – Strategic Housing Development;

H4 – Affordable Housing;

will impact decisions regarding this development.

Through initial discussions with HPBC, various factors such as increased levels of homeworking are driving demand away from small terraced properties to larger dwellings. The local plan under review summarises the perceived future housing mix as follows:

1 bedroom 5-10%

2 bedroom 30-35%

3 bedroom 40-45%

4+ bedroom 15-20%

There is also an under-supply of affordable homes being built across the region, and these are primarily in the 1 and 2 bed bracket above.

Additional development drivers reflect the aging population across the High Peak with a forecast increase in the older population of 40% by 2041. This is driving demand for inclusive design, and consequent targets for accessible dwellings.

In summary, planning applications for this site that target a mix of 2 and 3 bedroomed properties should prove viable in principle.

3.2 Mitigating the impact of the development

The applicant is keen to mitigate the environmental and social impact of this development and is proposing a number of measures to enable a satisfactory scheme.

Nutrient Neutrality mitigation

The proposal includes the provision to offset the impact of the development through complementary upgrade of alternative off-grid installations within the water catchment area.

Rainwater harvesting

The proposal includes provision for rainwater harvesting for each dwelling to reduce water consumption.

Biodiversity Net Gain

As per current requirements, the site has been assessed for biodiversity impact and a solution proposed as per accompanying ecologist report.

Heat pump technology

Heating will be via electrically-operated air source heat pumps subject to detailed design.

Site Access constraints

The development will comprise six new dwellings served by two entry points, five dwellings will make vehicular use of entry A in Figure 1. A further separate single dwelling will be served by entry B. This segregation of vehicular access enables the development to comply with the initial guidance from DCC Highways.

Design and overlooking

The access constraints bring the benefit of a reduction in density for this development. Given the site is surrounded on all four sides by existing dwellings, the low density of the proposal enables effective mitigation of overlooking of habitable areas of both existing and new dwellings.

The site layout shown in Figure 2, and in more detail in the site plans accompanying this application, aim to give a welcoming community feel to the street scene, with ample vehicle and pedestrian spaces to the frontages, supplemented by planting areas to maintain a suburban environment.

Waste Management

The site plan also makes provision for on-site collection of waste, reducing the impact of multiple refuse bins on the Queens Road curtilage. A bin day collection area is proposed with sufficient turning areas for refuse collection subject to HPBC agreement.

3.3 Site overview

Figure 2 gives a summary view of the site layout comprising the six dwellings as follows:

Plots 1 and 2 – semi-detached 2 bed, 3 person M4(1) 71 m² NDSS

Plots 3 and 4 – semi-detached 3 bed, 4 person M4(2) 91m² NDSS

Plot 5 – detached 3 bed, 5 person M4(2) 129m² NDSS

Plot 6 – detached dormer bungalow, 2 bed, 4 person M4(2) 95m² NDSS

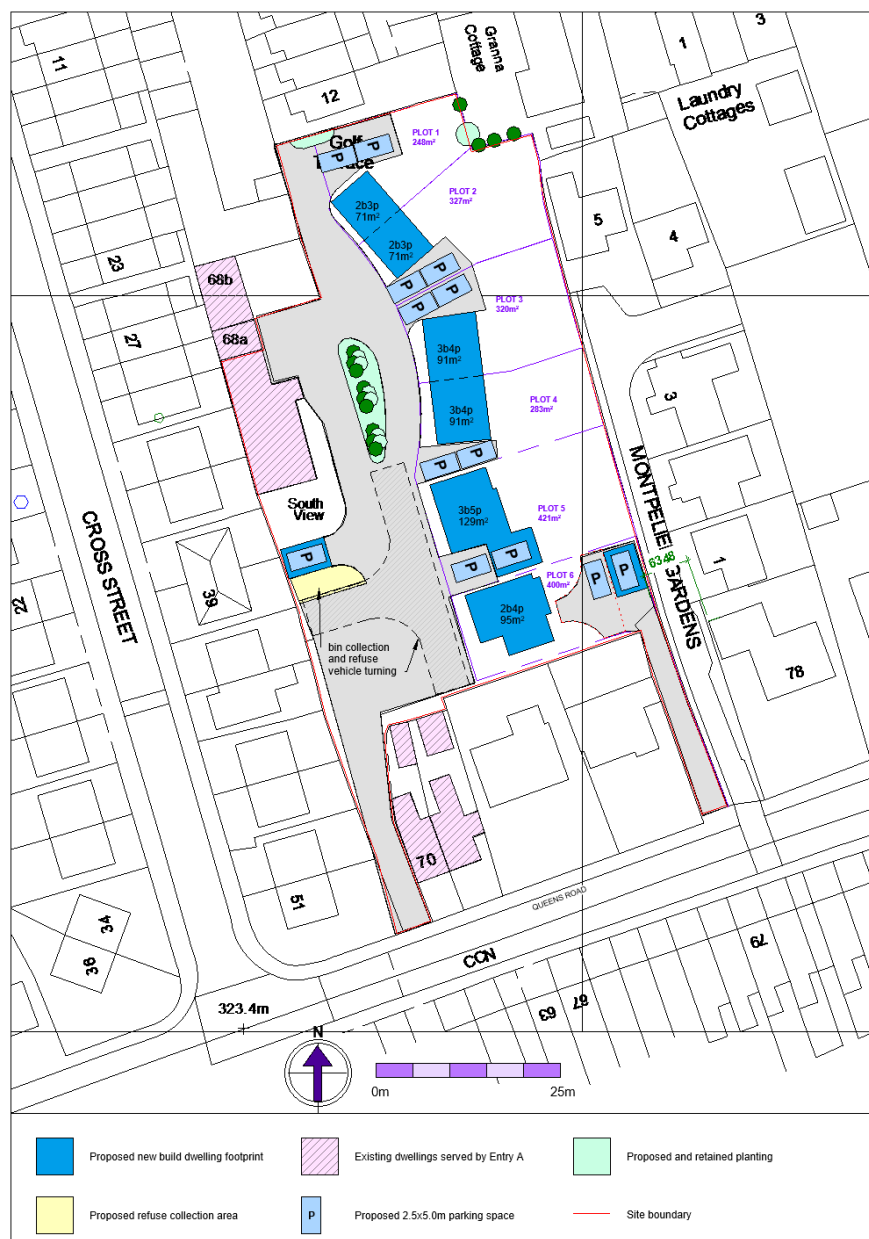


Figure 2 – site overview

4 DESIGN DETAIL

4.1 Design principles

The development plans to make use of traditional methods of construction with standard strip foundations subject to ground investigation and structural engineer confirmation of suitability.

Ground floors will be solid concrete to provide high thermal mass suitable for underfloor heating by heat pump technology, upper floors to be beam and block to enable effective underfloor heating of whole building.

Walls are to be standard 150 mm cavity construction with high thermal mass masonry units.

Roofs are to be natural slate covering in keeping with surrounding buildings.

4.2 Materials and style of building

Figure 3 shows a typical building frontage. The style of building proposed is intended as a suburban family home in keeping with the surrounding urban landscape of mixed styles any materials. The varying mix of gritstone and rendered walls along with slate roof coverings matches many of the surrounding streets, and the white render keys off the neighbouring South View cottages.



Figure 3 – typical style

Gritstone detailing with headers, sills and quoins also complements the local vernacular.

4.3 Design of Place and Street Scene

The enclosed nature of the site lends itself to an secluded and safe feeling environment. The proposed road layout follows an arc to add to the inclusive feeling of the development. The provision of planting areas adds to a feeling of place and provides visual shielding between the frontages with the existing South View cottages.

Figure 4 illustrates the street scene from various angles.



Figure 4 – Street scene

4.4 Privacy

Due to the enclosed nature of the site, careful layout choices have been taken to maintain overlooking distances.

Attention has been paid to overlooking distances and light levels.

There is a general 0.5m variation across relevant site sections, so the land is reasonably flat.

- The rear habitable window elevation distance limits have been taken as 22m (21 + 1 for the 0.5m variation);
- Front elevation distances taken as a conservative 15m;
- 25 degree rule applied to adjacent habitable windows for surrounding properties in relevant areas;
- New buildings have no habitable windows on side elevations to reduce overlooking risk.

5 SUSTAINABILITY PROPOSAL

5.1 Nutrient Neutrality

The proposal includes the provision to offset the impact of the development through complementary upgrade of alternative off-grid installations within the water catchment area.

5.2 Biodiversity Net Gain

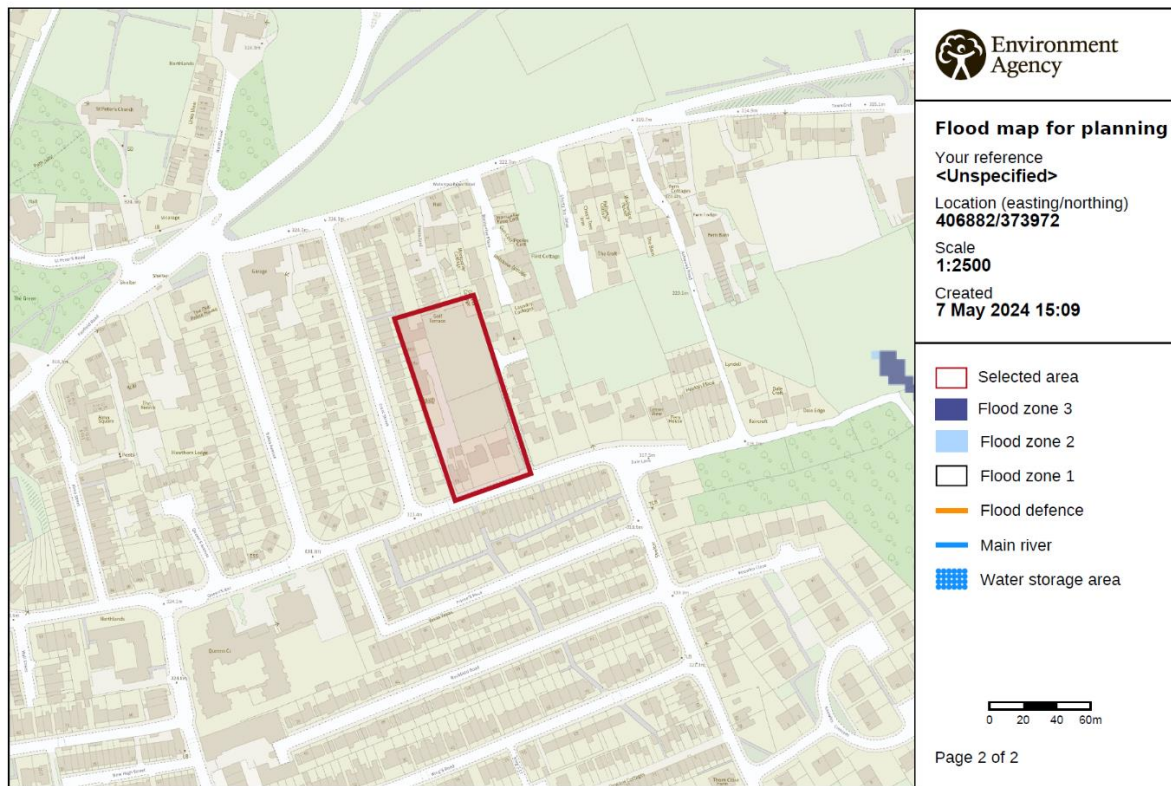
As per current requirements, the site has been assessed for biodiversity impact and a solution proposed as per accompanying ecologist report.

5.3 Site waste management

The impact of new dwellings and the number of wheelie bins on collection day is to be mitigated by the creation of an on-site bin collection area for residents to leave wheelie bins on collection day. Provision for collection refuse vehicle turning is to be made on site to reduce the requirement to overload Queens road on collection day.

5.4 Site flood risk and drainage

The site lies in Flood Zone 1 as shown in Figure 5, and is less than 1 hectare suggesting no flood risk assessment is necessary.



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Figure 5 – Flood Zone 1

Surface water drainage will be via soakaway and use of permeable surfacing where practical for the hard surface areas. Rainwater buffering will be provided via harvesting tanks for each dwelling.

5.5 Renewable technologies

The proposal includes provision for two main renewable technology solutions to mitigate the impact of the site on the climate.

Rainwater harvesting

Each property will include provision for the collection and re-use of rainwater in the greywater, non-potable, household installations such as WC flushing.

Air source heat pumps

It is proposed that heating for the development be provided via air source heat pumps as an alternative to gas powered central heating. This will be combined with high levels of fabric insulation and underfloor heating systems.