

DESIGN + ACCESS STATEMENT

Works in relation to:

LANESIDE

Valley Road | Hayfield | SK22 2LP



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Project Description Laneside, Valley Road, High Peak, Hayfield SK22 2LP

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CONTENTS

1	INTRODUCTION	4
1.1	Purpose of the Report	4
1.2	Executive summary.....	4
1.3	Supporting documentation	5
1.3.1	Application Drawings.....	5
2	The application site.....	6
3	Planning Context	8
3.1	The Adopted Plan 2016.....	8
3.2	Local Conservation Areas.....	8
3.3	Planning Justification	9
3.3.1	Proportionate and Contextually Appropriate Roof Design	9
3.3.2	Minimal Visual Impact with Streetscape Enhancement.....	9
3.3.3	Positive Contribution to the Local Character and Conservation Area	10
3.3.4	Response to Previous Planning Feedback	10
3.3.5	Functional, Sustainable, and Future-Proofed Development	12
3.3.6	Conclusion	12
3.4	The existing dwelling	13
3.4.1	Existing floor plans	13
3.5	Proposed Floor plans	14
3.5.1	Existing and proposed floor areas:	14
3.6	Proposed Elevations	15
3.7	Proposed Materials and Finishes	16

1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Design and Access Statement (DAS) accompanies a householder planning application for the proposed building works to Laneside, Valley Road, Hayfield, High Peak, Derbyshire SK22 2LP. This document provides an overview of the proposals and how the design responds positively to its immediate environment and planning policy guidance.

1.2 EXECUTIVE SUMMARY

The applicant seeks to implement a series of considered enhancements to the existing dwelling to accommodate their immediate family's needs and longer-term suitability of the house for multi-generational use. The proposals largely retain the format of the existing bungalow, and the extent of change is considered proportionate and appropriate for its context.

Summary of proposed works:

- New, raised roof and remodelled internal accommodation. The proposed roof retains the original 30-degree pitched roof format and utilises a rear dormer to provide the required internal headroom. The dormer cannot be viewed from Valley Road and is similar to that of the neighbouring property.
- Construction of new stone masonry porchway to match adjacent materials.
- Retention and replacement of existing windows where required.
- Construction of a 7.6sqm single storey extension to the rear.

The application has been designed with the local context in mind. The proposed re-proportioned facades with simplified roof and porch feature offer the opportunity to improve the existing streetscape and impart a positive enhancement to the neighbouring conservation area.

The degree of change has been informed by the site's failed planning applications and comments made by the planning inspectorate which implied that future remodelling may be possible providing that the extent of change was appropriate to its context. Since then, aspirations for the site have been significantly reduced to a level now considered appropriate to its context whilst delivering the functional improvements required.

1.3 SUPPORTING DOCUMENTATION

This Design and Access Statement should be read in conjunction with the following documents which make up the detailed planning application:

1.3.1 APPLICATION DRAWINGS

L (00)001 - Site Location Plan_Rev P1

L (00)002 - Existing Site Plan_Rev P1

L (00)101 – Proposed Site Plan_Rev P2

L (00)100 - Existing Floor Plans_Rev P1

L (02)100 – Existing Elevations and Sections_ Rev P1

L (01)100 – Proposed Floor Plans_Rev P1

L (02)101- Proposed Elevations _Rev P1

L (02)102_Existing and Proposed Sections_Rev P1

L (02)103_Existing and Proposed Contextual Elevations P1

2 THE APPLICATION SITE

The application site follows the footprint which sits in the Applicant's wider site ownership.



Figure 1: Aerial view of the Application Site

The domestic curtilage measures c.1371m² and the Application Site/building footprint some 134 m². The site slopes steeply from Valley road up towards Highgate Road and substantial trees line the properties rear boundary. Surrounding building are situated between 14m and 50m away.

The application site can only be viewed from Valley Road. Existing trees in Hayfield Park obscure the building from Kinder Road and the park itself.

Photographs of the application site viewed from Valley Road:



Figure 2: The property's nearest neighbour is a 2-3 storey dwelling house dating from a similar era.



Figure 3: The property is part of a collection of 'Neutral Buildings' described in the local Conservation Area Appraisal.

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3 PLANNING CONTEXT

3.1 THE ADOPTED PLAN 2016

Review of the Interactive local plan map confirms that the Application Site:

- Sits on the edge of the village's designated Built-Up Area and within designated Countryside (the site does not however fall into greenbelt land).
- Does not sit in a Conservation Area and there are no building listings in the immediate vicinity of the site.
- The site does not lie in a flood risk zone.

3.2 LOCAL CONSERVATION AREAS

The application site lies adjacent to Hayfield's Conservation Area 2 (see extract plan below) and is designated as a 'Neutral Building' (rather than a 'Positive' or 'Negative' building) inferring that the property does not contribute to the character of the conservation area.

When constructed the proposed works will lead to architectural improvements to the existing bungalow which will lead to a more cohesive streetscape along Valley Road and sympathetic relationship with the adjacent conservation area.

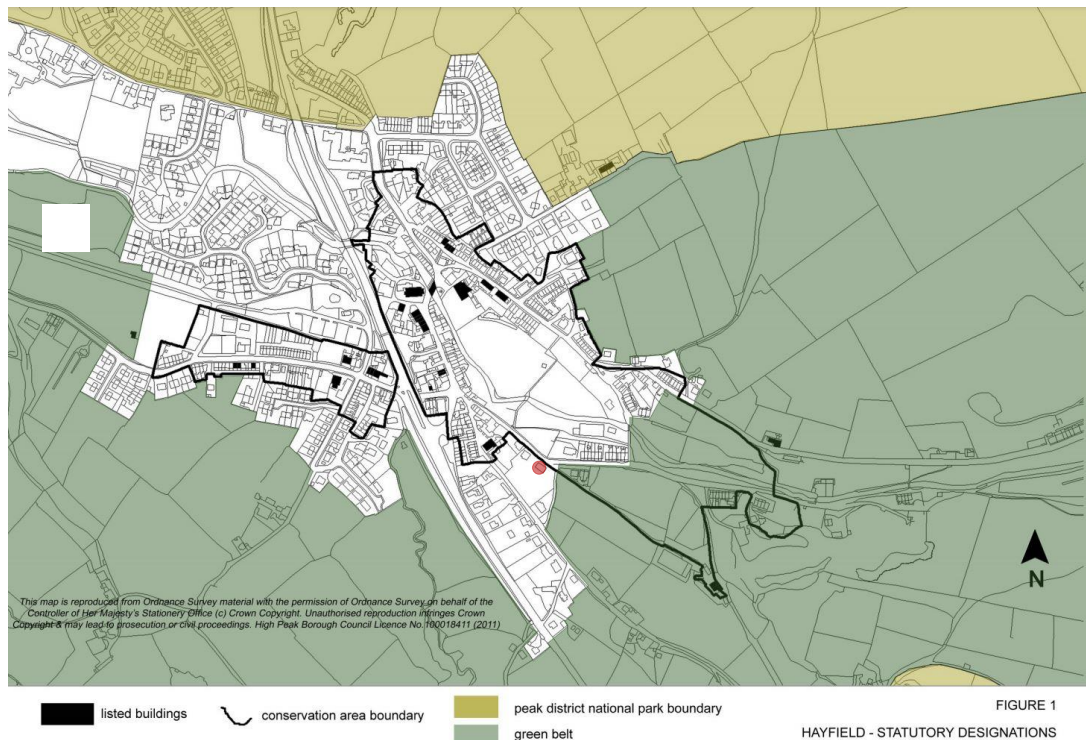


Figure 4 Extract from designation map with the location of the Application Site marked with a red dot

3.3 PLANNING JUSTIFICATION

This application seeks approval for a modest 800mm roof height increase, a front porch, a 7.6 sqm single-storey rear extension, and a rear dormer window at *Laneside*, Hayfield. These proposals are carefully designed to enhance the home's functionality while remaining sensitive to the local character and built environment.

3.3.1 PROPORTIONATE AND CONTEXTUALLY APPROPRIATE ROOF DESIGN

The proposed 800mm increase in ridge height is a modest and necessary adjustment to enable better use of the upper floor while ensuring the dwelling remains in scale with surrounding properties. Many homes in Hayfield exhibit varied ridge heights and roof alterations, demonstrating an evolving character that accommodates modern living needs.

The 30-degree pitched roof form is retained, ensuring continuity with the original structure and minimizing any visual impact. The property's set-back position and existing screening further reduce visibility from key public vantage points, ensuring the change remains unobtrusive.

3.3.2 MINIMAL VISUAL IMPACT WITH STREETSCAPE ENHANCEMENT

The proposal has been designed to integrate seamlessly into the existing streetscape while enhancing its overall appearance.

- The front porch, constructed using locally appropriate stone masonry, will complement adjacent materials and blend harmoniously with the surrounding streetscape. The porch provides both functional benefits (shelter, entry definition) and an aesthetic enhancement to the façade.
- The small single-storey rear extension (7.6 sqm) remains subordinate in scale and is carefully positioned to ensure no adverse impact on neighbouring properties or the wider streetscape.
- The rear dormer window, designed to provide necessary internal headroom, is discreetly positioned at the rear and cannot be seen from Valley Road. The dormer is similar in scale and design to those found on neighbouring properties, ensuring it remains in keeping with the area.

The proposed roof scape remains subordinate to its neighbour which is considered an important factor in preserving the character of this area of the village.

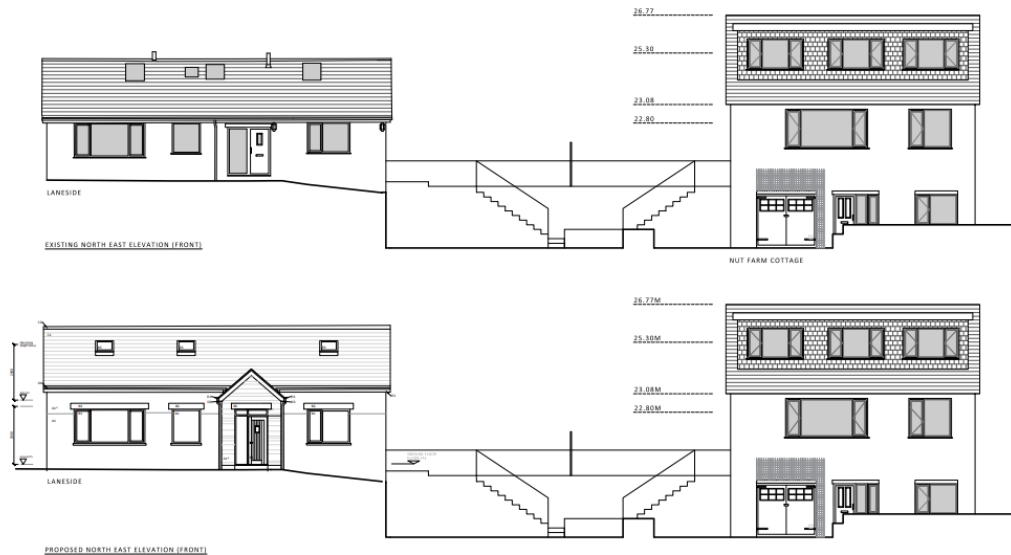


Figure 5; Drawing showing the preservation of stepped massing with the neighbouring property (existing relationship shown top with proposed relationship shown bottom).

3.3.3 POSITIVE CONTRIBUTION TO THE LOCAL CHARACTER AND CONSERVATION AREA

Rather than imposing an inappropriate alteration, this proposal represents a sensitive and respectful enhancement of the existing property. The use of matching materials, carefully proportioned design elements to ensure that the scheme contributes positively to the local built environment.

By removing outdated elements and rebalancing the façade, the proposal presents an opportunity to improve the existing streetscape, ultimately reinforcing the historic and architectural character of Hayfield.

3.3.4 RESPONSE TO PREVIOUS PLANNING FEEDBACK

This application has been informed by prior planning assessments and Planning Inspectorate feedback, which acknowledged that a degree of remodelling could be acceptable if the scale of change remained appropriate to its context.

In response, this proposal has been significantly refined to reduce the overall extent of alterations while still delivering essential functional improvements. The result is a well-balanced, proportionate development that respects both the property's setting and local planning policy

The below drawing extracts demonstrate the reduction in the extent of changes proposed in this application.



Figure 6: Facades proposed by previous application.



Figure 7: Facades proposed by this application.

3.3.5 FUNCTIONAL, SUSTAINABLE, AND FUTURE-PROOFED DEVELOPMENT

The proposed alterations are driven by practical need, ensuring the home remains functional for multi-generational living and long-term use.

- The roof height increase and dormer window allow for a more efficient internal layout without excessive expansion.
- The front porch and rear extension provide modest yet valuable enhancements that improve usability without altering the building's core structure.
- By optimizing the existing footprint, the proposal aligns with sustainable development principles, ensuring minimal environmental impact while enhancing energy efficiency and long-term dwelling.

3.3.6 CONCLUSION

This application presents a thoughtful, proportionate, and contextually appropriate enhancement of Laneside. The roof height increase, front porch, rear extension, and rear dormer window collectively improve the functionality, aesthetics, and long-term sustainability of the home while remaining sensitive to its surroundings. Given the minimal visual impact, respect for local character, and alignment with planning principles, we strongly believe this proposal is appropriate and deserving of approval.

3.4 THE EXISTING DWELLING

The existing bungalow dwelling dates from the 1970's and features typical architectural features from this era. More recently the loft space has been converted to accommodate 2 bedrooms and a bathroom which are heavily compromised in height and functionality. The building has a simple rectangular footprint and shallow pitched roof. A current day photograph of the property is figured below.



Figure 8: The Application Property 'Laneside', Valley Road, Hayfield.

3.4.1 EXISING FLOOR PLANS

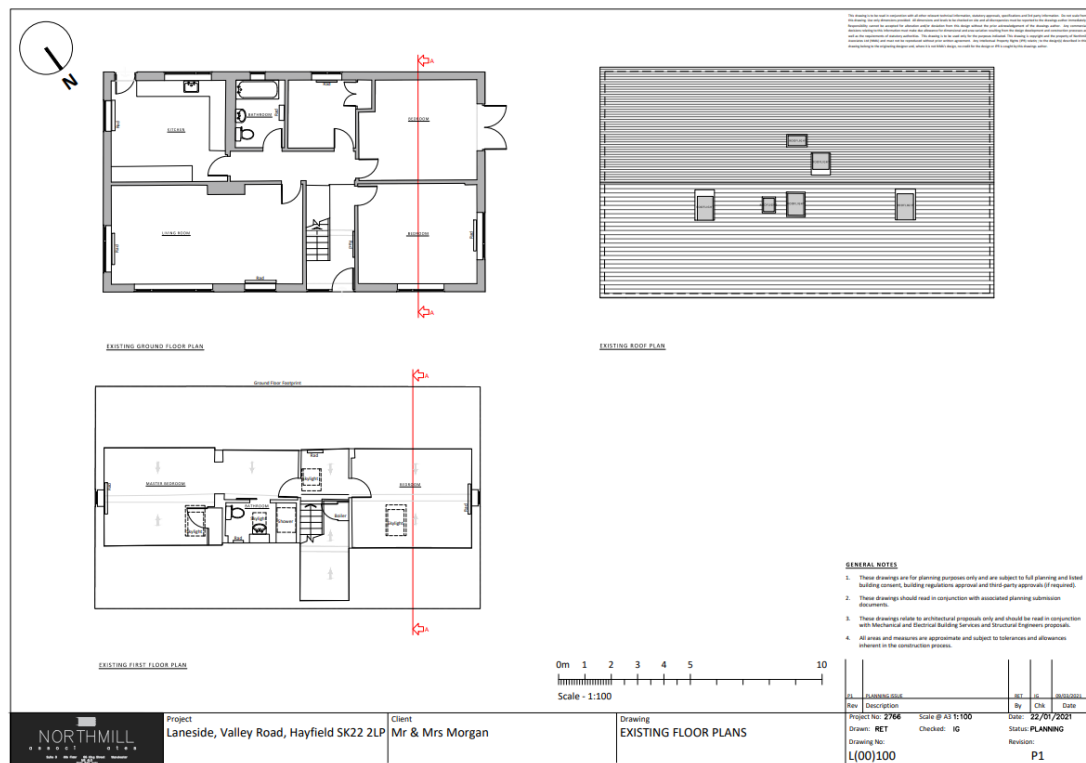


Figure 9 Existing floor and roof plan

3.5 PROPOSED FLOOR PLANS

The application seeks to provide four bedrooms and at the first floor, freeing up the ground floor rooms to re-purposed as additional lounge and play space.

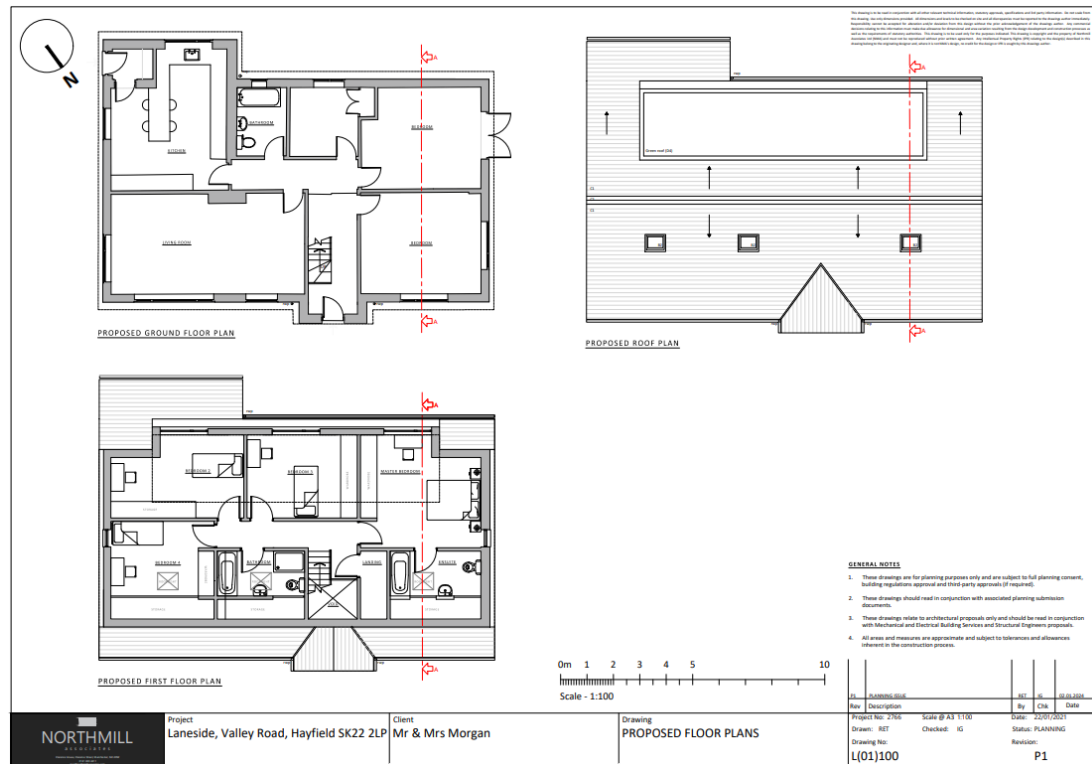


Figure 10: Proposed floor and roof plans.

3.5.1 EXISTING AND PROPOSED FLOOR AREAS:

When constructed the extension will lead to a 26% increase in existing floor area and a 27% increase in existing building volume as detailed in the below table.

	Existing Floor Area (m ²)	Proposed Floor Area (m ²)
Ground Floor Level	109	113
First Floor Level	52	91
Total	161	204
	Existing building volume (m ³)	Proposed building volume (m ³)
Total	464	590

3.6 PROPOSED ELEVATIONS

The simple exterior of the existing building has been largely preserved. Additional stonework has been incorporated above the windows to accommodate the raised roof. This stonework band not only serves a functional purpose but also enhances the façade's proportions, creating a more harmonious relationship with the village's period buildings. Additionally, the new porch feature adds visual interest, further enriching the building's character.

The buildings rear elevation includes a flat roofed dormer dress in natural zinc cladding similar to the previously approved and successfully constructed dwelling a little further down Valley Road (Quarrybank App Nr. HPK/0001/3881).

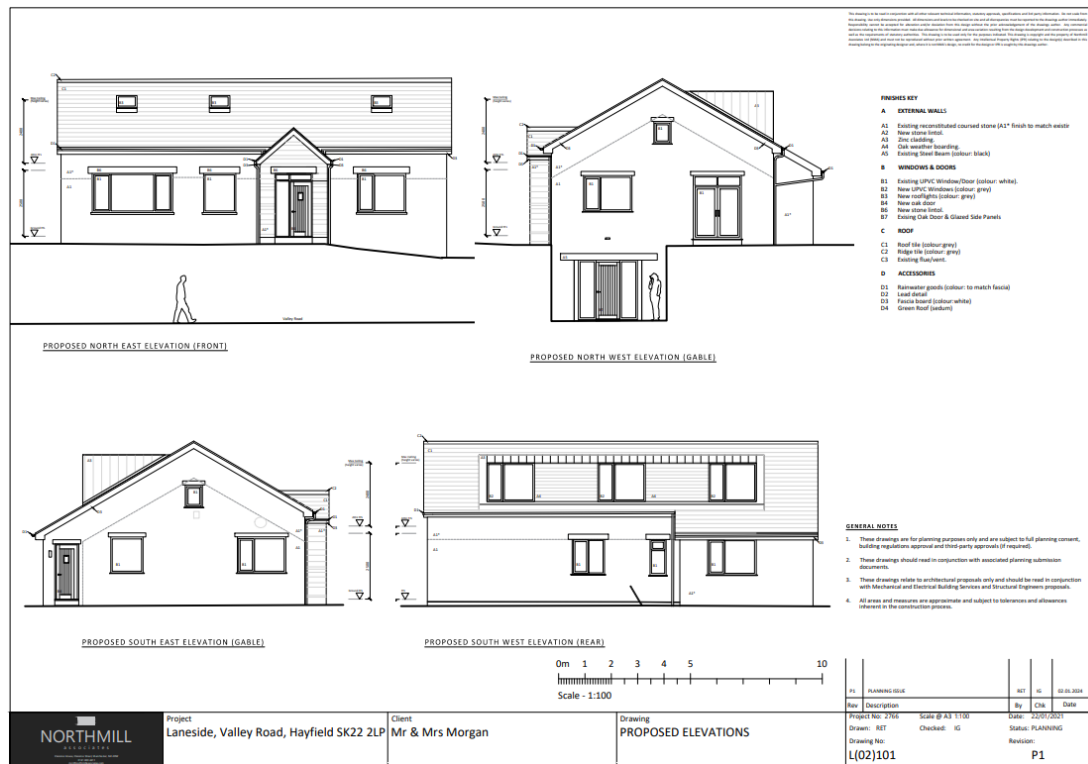


Figure 11: Proposed facades

3.7 PROPOSED MATERIALS AND FINISHES

The proposed palette of materials will be high quality and will complement the existing aesthetic. The choice of materials internally will provide a clean and contemporary aesthetic, to create unified piece of architecture.

KEY	MATERIAL	
A1	Reconstituted stone	
B2	uPVC windows. Colour – grey	
B3	Rooflight – Frame. Colour – grey	
C1	Roof tiles	
A3	Zinc cladding	

Ends.