



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2262e
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High Peak Borough Council
Development Control
P.O. Box 136
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**Proposed Erection of 2no. Custom-Build Dwellings on Land to Rear of 102 Market Street,
Chapel-en-le-Frith For Mr Bywater & Mr Williamson**

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is located within the High Peak town of Chapel-en-le-Frith. Chapel-en-le-Frith is a small town sitting approximately 5m north of Buxton and 8miles south of Glossop. The town is made up predominantly of residential properties together with a wide range of facilities, shops and commercial premises, including some relatively large-scale industrial sites. The site sits in the centre of the town, on the north side of Market Street, which runs through the town from east to west. A shop directly to the south of the site, which is owned by one of the applicants, separates the site from Market Street. To the north and east of the site lie neighbouring residential dwellings built as part of a new housing development around 24 years ago, whilst immediately to the west, 'Warm Brook' flows past the site from south to north. Beyond that lies the Morrisons supermarket.

The application relates to a currently vacant site which is overgrown with vegetation consisting of various bushes, weeds and grass. The site has its own existing access off Market Street which runs past the eastern wall of 'Bywaters' shop to the site at the rear of the premises. East of the access track is a public footpath leading from Market Street to the south, through to South Head Drive to the north. The site access is currently gated, with a timber gate sitting approximately 8.5m back from the road edge. From this gate to the back of the public footpath, the access is finished with gravel and a double row of stone setts. The eastern portion of the site, including the access, is relatively level, before a steep bank falls away to the west, with another, smaller, area of level land immediately adjacent to the bank of 'Warm Brook' which flows northwards past the site.

Additional Information

Part of the application site (the access track) is within the 'Town End – Chapel-en-le-Frith' conservation area with the main portion of the site, where the two dwellings will be built, being outside the Conservation Area. The Conservation Area boundary runs along the southern edge of the site.

Outline planning permission (HPK/2014/0341) for 2no. houses on the site was approved in 2015, but was not implemented and has now expired. Further outline permission (HPK/2021/0524) was sought for 2no. dwellings with a slightly different layout in 2022, but this was refused due to the revised position of one dwelling being deemed to have a negative effect on the existing dwelling to the north of the site. A full planning application (HPK/2023/0520) was submitted in 2023, but was subsequently withdrawn to allow time to obtain additional information.

Proposed Development

The Proposal

The proposal is for the erection of 2no. link-detached, custom-build, dwellings on a plot of dis-used land to the rear of 'Bywaters' shop on Market Street, Chapel-en-le-Frith. These will be occupied by the applicants, Mr Bywater and Mr Williamson, and their families.

Background

Outline planning permission (HPK/ 2014/0341) was granted on the site in 2015 for the erection of 2no. detached dwellings. These were split-level dwellings, built into the existing banking on the site, and with two-storey elevations facing east, and three-storey elevations facing west. The dwellings were staggered, with the southernmost dwelling sitting 8 metres from the bank of the river to the west, and the northernmost dwelling being set back a further 2.8metres. The southernmost dwelling was also slightly larger, in terms of its footprint/floor area. The reserved matters on this approval were never approved, the permission therefore never implemented, and it has now expired.

A further application for outline planning permission (HPK/2021/0524) was submitted in 2022, again for two detached dwellings but with a different design, form and site layout. These were again split-level dwellings, with two-storeys to the east and three to the west, and included integral garages at the higher ground floor level. The dwellings were of a similar size to each other, and were more closely aligned, with the northernmost dwelling set back 800mm behind the face of the southern dwelling. The dwellings were larger than those approved in 2015, and moved closer to the northern boundary of the site. The application was refused on the grounds that the northernmost dwelling would have an unacceptable negative effect on the existing neighbouring dwelling to the north of the site.

In November 2023, a full planning application was submitted, again for two dwellings on the site. This was withdrawn in October 2024 with a view to addressing some design issues raised by the planning officer, and to gather some additional information, ahead of a re-submission.

Design Considerations

The principle of erecting two dwellings on this site was found acceptable in both the 2015 and the 2022 applications and this leaves the form and design of the dwellings, and the site layout to be agreed.

The scheme proposed for the dwellings is one of a relatively traditional design to sit well with the vernacular building style in the vicinity. The walls will be constructed from coursed natural gritstone to match the traditional buildings lining Market Street to the south, and the coursed stonework on the newer houses on the housing development to the north-east. A sawn stone string course will be

installed approximately in line with the internal floors, as a detail to match the houses on the opposite side of Market Street.

The two gable elevations will feature solid stone walls with no window or door openings, both to avoid any issues of loss of privacy between these two dwellings, and to properties bordering the site, and also to give a traditionally simple solid appearance to the gables.

The east and west elevations will contain the doors and windows to the houses, with the eastern elevation being the principle elevation, with the main entrance door and the door to the integral garage. The elevation has a simple, solid and robust appearance which is a traditional building style in the area. The roof features a dormer, allowing the elevation to be kept low and resulting in the appearance of a 1½ storey dwelling when viewed from the east.

The western elevations will not be visible from outside the site, and sit opposite the large and modern rear elevation of the Morrisons supermarket which reduces any aesthetic value of this area. As such a slightly more contemporary approach has been taken on the western elevations, where bigger areas of glazing will be installed in the form of folding, sliding doors which will be installed to the lower two floors. These will maximise the amount of natural light within the dwelling, particularly important on the basement level where the ground levels prevent any windows to any other elevations. Each dwelling will have a balcony to the upper ground floor finished with anodised aluminium cladding. These balconies will be solid at their northern end to limit opportunities for inter-visibility between neighbouring properties and maintain privacy. The western elevation will also feature a dormer at roof level, to minimise the overall height of the elevation.

The dwellings will be split level, as was proposed in the two previous applications, with the western elevation appearing to be a full storey taller than the eastern elevation. This is achieved by forming a basement level built into the existing banking on the site. The two dwellings on the site will appear as detached dwellings, with an external car parking space provided between the two dwellings, but at basement level, the dwellings will be adjoined, with living accommodation provided below the parking area.

The biggest change in the proposed design of the dwellings from the previous application is the removal of the flat roof form, and replacement with a more traditional dual-pitched roof covered with natural blue slate. Feedback from the planning officer and the conservation officer during the previous application was that a flat roofed building would be an 'alien' feature in the local area and introduces a building form that isn't common in the neighbouring Conservation Area. The traditional blue slate, pitched roof now proposed will fit more closely with the building style in the area and avoid any impact on the setting of the Conservation Area. The use of dormers, as detailed above, allows the overall height of the dwelling to be kept to a minimum, reducing visibility in the street scene and from the Conservation Area, and avoiding an unacceptable impact on existing neighbouring dwellings.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring properties are on South Head Drive to the north-east of the site, No. 29 being 4metres from the northern boundary of the site, and No. 40 3metres beyond the eastern boundary. No. 40 is also separated from the site by a public footpath. Both dwellings have fences along the boundary standing approximately 1.8metres high.

The proposed dwellings will sit around 10metres away from No. 40, and the highest part of the dwelling will sit below the eaves height of No. 40. Given the relative heights, and the distance between the dwellings, there will be no loss of amenity to this neighbouring dwelling. The proposed dwellings do have windows facing towards No. 40, but No. 40 has only a small, secondary window facing west, and the presence of two intervening fences ensure privacy within the dwelling and the grounds of No. 40 is maintained.

No. 29 will be more than 9metres from the closest of the two proposed dwellings. The ridge of the proposed dwellings will be over 650mm lower than the ridge of No. 29, so given the distance between the dwellings, and the relative heights, there is no loss of amenity. As mentioned above, the proposed dwellings will have no windows or doors facing north, and No. 29 has no windows facing south, so this, together with the existing tall boundary fence, prevents any issues of loss of privacy between the two dwellings.

Access Arrangements

Access to the site will be made via the existing access track leading from Market Street. The leads between a public footpath between Market Street and South Head Drive and a pedestrian walkway leading to the rear yard of 102 Market Street. The track is separated from the public footpath by a tall fence, and from the pedestrian walkway by a stone wall of varying height.

This track will provide access into the south-east corner of the site. Part of the existing stone wall to the west side of the track will be re-built at a lower height so that the entire wall is at one height, with this being a maximum of 750mm above ground level. This will improve visibility at the access point, particularly in relation to pedestrians using the pavement on Market Street.

Roadside parking spaces currently exist across the access gateway on Market Street. Should planning permission be granted, an application will be made to Derbyshire Highways to amend this parking provision to ensure that clear access to the site is available.

Parking space will be provided on the site for 2no. domestic cars per dwelling, in the form of a single integral garage and an external parking space sitting adjacent to each dwelling. There is space provided within the site for turning of these vehicles so that they can enter and leave the site in a forward gear.

Climate Change Statement

The floor, walls and roof of the dwellings will be insulated to at least current building regulations levels, and thermally efficient glazing will be used. Solar panels will be installed on the roof of both dwellings to generate electricity.

Materials used in the construction of the dwellings will be sourced from local builders' merchants and local tradesmen will be used to carry out the works in order to minimise the transport implications of the conversion works.

Ecological Report

An ecological assessment has been carried out and is submitted under separate cover.

Flood Risk Assessment

The eastern edge of the site lies within a flood risk zone 2. A flood risk assessment has been carried out and is submitted under separate cover.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

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| a) Dwg No. 2262-01B | Existing Site Plan |
| b) Dwg No. 2262-02F | Proposed Site Plan |
| c) Dwg No. 2262-03D | Proposed Plans and Elevations |
| d) | Site Location Plan (1:1250) |