

Land adjacent to Goyt Valley Medical Practice,
Eccles Road, Chapel-en-le-Frith

Design and Access Statement

May 2009



Introduction

This design and access statement has been prepared in support of a full planning application by Goyt Valley Medical Practice to High Peak Borough Council for the development of one dwelling adjacent to the surgery on Eccles Road, Chapel-en-le-Frith, High Peak.

1. Use

The proposal is for the construction of a 2 bedroom detached starter home. The site forms part of the garden land adjacent to the Goyt Valley Medical Practice and is within the town centre surrounded by both houses and small businesses. The site is outside the Chapel-en-le-Frith conservation area.

The site was originally occupied by a run of terraced dwellings and now forms part of the surgery grounds. It is previously developed Brownfield land. There is a small development plot adjacent to 20 Eccles Road that had planning permission approved for 2 houses in February 2009.

The site is in a highly sustainable location and a broad range of local facilities including schools, healthcare facilities and shops are nearby. Eccles Road runs parallel to the High Street and continues into Market Street and forms part of the centre of Chapel-en-le-Frith.

To the rear is the Goyt Valley Medical Practice and beyond that the industrial buildings of Peak Press. Facing the site is a two storey dental practice and two garages in a state of disrepair. Next door at 18 Eccles Road are a dry cleaning business and picture framers.

2. Amount of Development

The planning application proposes one 2 bedroom property of 620sqft with a parking space and private garden.



There is a mixture of small terraced and detached properties along Eccles Road and the size of the proposed unit reflects the character of the area and is an efficient use of a vacant infill plot of land.

3. Layout

In designing the scheme, careful consideration has been given to the size, scale and location of the surrounding residential properties and existing street geography. The proposed house is located facing onto both Eccles Road and the side road that accesses the surgery and Peak Press. As it is a corner plot, an important feature of the design is to turn the corner rather than having a blank side elevation.

The house is set back slightly from the road respecting the established building line from 28 to 20 Eccles Road. The approved housing scheme adjacent to 20 Eccles Road does not have any windows in the side elevation facing this proposal. The proposed house faces two garages and part of a dental practice and will not be overlooked, nor will it impact on its neighbours.

There are no habitable windows in the side elevation adjacent to the dry cleaners at No.18 Eccles Road. The house does not extend alongside the garden of this property and will not affect it.

The parking space is situated to the rear of the plot and does not affect the character of the street frontage along Eccles Road.

4. Scale

The proposal is for a 2 storey property and carefully reflects the scale of neighbouring properties. The development complements the pattern of building within the locality. Properties in the area are closely knitted together, with small gardens or yards.

5. Landscaping

The house will benefit from a small private garden area that will be enhanced by new tree and shrub planting. The side boundary with 18 Eccles Road is an existing stone wall that will be retained. The front and side boundaries along road frontages will



remain open and to the rear a 1.8m high close boarded fence will maintain privacy for residents. The parking space will be finished in permeable block paving.

6. Appearance

Below are properties surrounding the site:



Stone built 18 Eccles Road next to the site



View from the site along Eccles Road showing stone and rendered properties



Red brick and stone Dental practice



Stone built Goyt Valley Medical Practice

It is proposed that the house would be constructed from stone with dark grey roof tiles to reflect the character of the properties in the area. The elevations are a simple traditional design and will be constructed to an excellent standard using high quality



materials. Elements of the design including the fenestration details have been taken from the local vernacular.

These materials are likely to retain their quality appearance over time and require minimal maintenance.

7. Access

The site is located within walking distance of a broad range of local amenities such as doctors, schools, shops etc. There is a main bus route along the High Street and Manchester and other towns are easily accessible by train from Chapel Station. There is only one parking space as it is a 2 bedroom unit and the property is situated within the town centre.

The gradual slope across the site will be engineered so that all areas of the site are accessible to everyone. The house will be designed and constructed to Part M of the Building Regulations (Access to and use of Buildings).

8. Planning Background and Policy

The High Peak Local Plan shows that the settlement boundary encircles the main part of the Chapel-en-le-Frith environs and therefore includes this small infill plot within the built up boundary. At the Chapel-en-le-Frith Parish Council Planning Meeting in March 2008, members thought it was important that new houses should be built on free land that already exists within the town, so to 'fill in' rather than expand the town.

The Chapel-en-le-Frith Conservation Area runs along the edge of 18 Eccles Road but does not include this infill plot. Of particular importance to the design concept is the site's relationship with the surrounding area and the development of a high quality property.

With reference to Planning Policy document H1 Housing Provision: "*To obtain planning permission priority will be given to the development of previously developed land in built up areas*". The land adjacent to the surgery is a Brownfield site in a highly sustainable location, close to local amenities and public transport routes.



A key element of Government policy is the promotion of sustainable development by encouraging building on previously developed land and making better use of finite land resources. This approach not only minimises the loss of undeveloped ('Greenfield') land but supports the desire to re-invigorate urban living and maximize the development potential of existing urban land and buildings.

In addition, Planning Policy H11 Layout and Design of Residential Development, states that planning permission will be granted for residential development provided that it incorporates good design that reflects its setting and local distinctiveness; and makes efficient use of available land.

9. Summary

This Design and Access Statement has been prepared in support of the development of a 2 bedroom 'first-time buyer' home on Eccles Road, Chapel-en-le-Frith. By its very nature the house will be affordable to local people.

The site is located within the established town centre area of Chapel-en-le-Frith and is an efficient use of Brownfield land.

It is a highly sustainable site with a broad range of facilities jobs, shops and services within close proximity.

The scheme has been sensitively designed to blend in well with the character of the local area.

