PROOF OF EVIDENCE FOR PUBLIC INQUIRY IN RESPECT OF LANDSCAPE MATTERS

RELATED TO

Conjoined Appeal Against Refusal of Planning Application Reference HPK/2020/0301 (Section 78 Appeal B) & Enforcement Notice Reference HPE/2019/00014 (Appeal A) –

Taxal Edge, 184 Macclesfield Road, Whaley Bridge, SK23 7DR

PINs Ref:
APP/H1033/W/21/3272745
& APP/H1033/C/22/329785

Barnes Walker Ref: Landscape Proof of Evidence M3414-PoE-22.10-V3

On behalf of
Treville Properties Ltd (Section 78 Appeal B)
&
Mr Cullen (Enforcement Appeal A)

FOR PUBLIC INQUIRY 2022

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1. Introduction

1.1 This Proof of Evidence is submitted on behalf of Treville Properties Ltd (the Appellant) in support of its Appeal against High Peak Borough Council's (HPBC) decision to refuse planning permission for a residential development 184 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR (LPA ref: HPK/2020/0301 CD3.4), hereafter referred to as Appeal B and the appeal against an Enforcement Notice (LPA ref: HPE/2019/00014 CD5.1), hereafter referred to as Appeal A.

1.2 Within this Proof of Evidence I address landscape and visual matters related specifically to the single reason for refusal (RfR) 1 associated with Appeal B:

1. *The scheme would not be well related to the existing pattern of development and surrounding land uses or be of an appropriate scale for this aspect of the Whaley Bridge settlement. In addition, the scheme would constitute poor design and fails to understand the site's defining characteristics. Furthermore, the scheme's design / layout would result in overbearing and shading impacts to an unacceptable level of amenity to be enjoyed by the future occupiers of Plots 1 and 2. The development therefore fails to comply with Policies S1, S1a, S2, S6, H1, EQ2, EQ3 and EQ6 of the Adopted High Peak Local Plan, the Adopted High Peak Design Guide, the Adopted Residential Design Guide and the Adopted Landscape Character Assessment Supplementary Planning Document 2006 and the National Planning Policy Framework.*

1.3 The Enforcement Notice Reference HPE/2019/00014 (CD5.1) and the associated Appeal A refers to the existing residential property that was constructed as a conversion of a late 20th Century, two storey detached, classroom block. It sets out the alleged breach of planning as follows:

"Without planning permission, the alteration of a building ("the classroom block") comprising the raising of the roof and steepness of the pitch of the roof, the insertion of three dormer windows on the eastern roof slope and changes to the fenestration on the eastern elevation."

1.4 The Council's reasons for issuing the Enforcement Notice are associated with material alterations to the external appearance of the building. It is asserted that these changes result in a dominant form of development which adversely harms the landscape setting of the site and the wider area and that changes to the fenestration on the east elevation fails to respond to and reflect the character of surrounding development, to the detriment of the visual appearance of the building in the landscape.

1.5 This Proof of Evidence primarily addresses the abovementioned Appeal B, however I also consider matters associated with Appeal A alongside my consideration of the Appeal A Proposals.

1.6 Specific planning matters within the RfR and the Enforcement Notice and the associated detailed planning backgrounds are addressed by a separate Planning Proof of Evidence by Rawdon Gascoigne MRTPI, of Emery Planning.

Qualifications and Experience

1.7 I am Nicholas Folland. I am a Director of Barnes Walker Limited, a firm of landscape and urban designers with offices in Manchester. I hold a BA(hons) degree in Landscape Design (1990) and a post graduate Diploma in Landscape Architecture from Manchester Polytechnic (1992) and I qualified as a Chartered Member of the Landscape Institute in 1998. Having worked for two local authorities (Manchester City Council and Knowsley Borough Council) over a period of approximately three years early on in my career, I gained a further 10 years of experience at 3 large multi-disciplinary consultancies. For the last 17 years I have worked at Barnes Walker Ltd and became a director in 2009.

1.8 During my professional career I have provided landscape and urban design-related consultancy services to local authorities, public companies and private clients. I have been called upon for professional advice regarding the assessment of landscape and visual effects and the detailed design and management of a wide variety of developments.

1.9 Development projects include high quality residential and conservation related projects, public parks, roads, airports and regeneration projects. I have considerable experience in assessing the integration of various forms of development within the landscape and undertaken projects where new interventions have had to blend subtly and successfully within a variety of landscape and townscape environments.

1.10 Over the past 14 years I have gained considerable experience in the design and landscape and visual assessment of residential and other development in the North West and in a number of cases, have prepared and presented evidence as an expert witness at Public Inquiries and hearings for both appellants and Local Planning Authorities, including Flintshire County Council, Trafford Borough Council and High Peak Borough Council.

1.11 I am instructed by Treville Properties Ltd and having visited the appeal site on a number of occasions, I am familiar with the appeal site and the surrounding landscape.

1.12 The evidence which I have prepared and provide for this appeal is true and has been prepared and given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinion.

Background

1.13 The submitted Planning Proof of Evidence by Mr Gascoigne of Emery Planning, sets out the detailed planning background for the appeal site and the converted classroom. As a result, I do not repeat that information here.

1.14 To confirm, I was not involved in the preparation of the relevant planning applications. Regarding my involvement in the appeal process, I was contacted by Mr Gascoigne in early May 2021 to enquire as to whether I could support the appeal.

1.15 Having considered the application drawings and documentation, the report to committee and the Decision Notice (dated 19th April 2021) associated with Appeal B, I subsequently visited the appeal site in order to gain a fuller understanding of the proposals, the landscape/townscape context and the Council's concerns associated with these matters.

1.16 Following my site visit on the 12th May 2021, I confirmed that I was happy to assist and agreed to prepare this Proof of Evidence in support of the appeal.

1.17 Subsequent to the closed Section 78 Appeal Hearing on the 15th March 2022, the appeal was relisted for determination via the Inquiry procedure. The Council issued the Enforcement Notice on the 31st March 2022 and this notice was appealed by Mr Cullen (the Appellant).

1.18 As a result, in preparation for the Public Inquiry I have revised my original Landscape Statement for the Hearing, so that it now takes the form of this Proof of Evidence and in doing so, I have also considered the landscape and visual matters raised within the Enforcement Notice associated with Appeal A.

Content of this Proof of Evidence

1.19 Initially I provide a description of the appeal site and the surrounding landscape before considering the character of the appeal site and the surrounding landscape/townscape and subsequently establishing its visual prominence with reference to 11no viewpoints from publicly accessible locations.

1.20 Thereafter, I set out the planning policy context for the appeal site and with reference to the single Reason for Refusal, the Enforcement Notice and the Report to Committee, I subsequently consider the landscape related concerns raised by the Council and provide my responses to those issues. In doing so I set out why I believe that HPBC's

concerns associated with the pattern of development, landscape/townscape character, scale and design, are unfounded.

1.21 In addition, I have prepared a revised Landscape Layout plan for Appeal B (see Appendix 6, drawing M3414-PA-01-V2 and CD4.5). The revised plan addresses comments made by DCC Landscape Officer and HPBC Arboricultural Officer regarding tree specifications and species mixes. A full account of the changes is set out within section 6 of this Statement.

2. The Appeal Site and the Surrounding Landscape

The Appeal Site

See Appendix 1, Figures 6A and 6B for site photographs

2.1 Located on the south-western edge of Whaley Bridge, the appeal site comprises an irregular, yet linear tract of land comprising an access driveway connecting with Macclesfield Road to the north, with an existing large property located centrally and associated detached garage to its immediate north.

2.2 The property is known as 'Taxal Edge' and was originally built during the first half of the 20th Century as a residential dwelling and later it became a children's home, however it is currently being used as a single dwelling. The original property has been extended on a number of occasions to create additions including a gymnasium, changing rooms and an external fire escape and despite its current residential use, these features remain.

2.3 At circa 221m AOD, the entrance on the B5470 Macclesfield Road represents the lowest part of the appeal site. From the entrance the driveway tracks uphill and passes a number of adjacent properties including 'Woodside', 'Brewood' and 'Hill Top' to the west and 'Stretton' and 'The Uplands' to the south/east. The driveway continues to rise to a level of circa 238m AOD, where a parking area is contained by the detached garage to the north and the front elevation of 'Taxal Edge' to the south. Thereafter, the driveway wraps around the eastern corner of the house up to a larger parking area at its rear at circa 241-242m AOD.

2.4 To the south of the house and associated rear parking area levels continue to rise to a high point of circa 253m AOD at the appeal site's south-western corner.

2.5 Overall, the levels across the appeal site fall from west to east and with a drop of around 32m over a distance of circa 233m (this equates to the distance between its south-west corner and its entrance on Macclesfield Road), there are a number of retaining walls and slopes therein, creating level plateaus for parking and built form.

2.6 The house forms a large, 3 storey property finished in natural stone with a slate tiled roof. The extensions to the original building comprise timber clad, flat roofed sections and other brick-built extensions which form unattractive and inconsistent modifications that are somewhat incongruous.

2.7 The detached garage is constructed in a similar stone to the house and appears to have been constructed at a similar time. With a second storey of accommodation (that is currently unused), the west facing gable end elevation has two boarded up windows for the ground floor and first floor accommodation. Apparently, this was originally used as

staff accommodation and as a result, the garage assumes the appearance of a small, separate dwelling when viewed from the access driveway/footpath to the east.

2.8 A ramped driveway extends up the slope to the south of the house and its associated parking area and a further ramped section of driveway leads up to a recently converted property that is located just outside the Appeal B site's southern boundary. This property forms a conversion of a former classroom and is the subject of Appeal A – see Appendix 1, Figure 6B Photograph 14.

2.9 The appeal site has a wooded appearance that is in part, due to a number of large mature trees therein, but is predominantly down to the presence of numerous large mature trees located on adjacent land, particularly to the north, west and south. The trees both within and immediately adjacent to the appeal site have been surveyed by an arboricultural consultant (Thompson Trees) and the resulting Tree Schedule/Tree Constraints Plan/Arboricultural Impact Assessment document accompanied the application (CD2.4 D & E).

2.10 Trees within the appeal site include a group of previously 'topped' beech, holly, rowan, birch, alder, ash and sycamore to the east boundary (Group 3), a group of ash, beech, hornbeam and sycamore to the south, which have also been topped at 6-8m (Group 22) and several sycamores located around the garage (T14, T15, T16 and T17), which are all circa 15m high.

2.11 Trees located adjacent to the appeal site predominantly comprise a number of large beech trees with heights of between 22m and 25m, located to the north, east and south (T4, T13, T23, T24, T26 and T27) and sycamore with heights of 12m to 16m (T1, T2, T6, T7, T8, T9, T10, T12, T14, T15, T16, T17 and T20). In addition, there is also a 24m high sessile oak (T18), a 12m high holly (T11), a 12m high goat willow (T19) and a 16m ash (T21), which is suffering from Chalara ash dieback.

2.12 The elevated nature of the appeal site and the sloping, lower ground located to the east, promotes attractive and relatively expansive views across Horwich End and higher ground associated with Eccles Pike to the east (360m AOD) and Ladder Hill to the south-east (405m AOD).

The Surrounding Townscape/Landscape

See Appendix 1, Figures 7A and 7B for townscape photographs

2.13 The appeal site is located close to the northern end of the distinctive local Taxal Edge ridgeline that extends from its highest point of circa 425m AOD at Goyt Forest, circa 2.6km to the south. The ridgeline is flanked to the east by the lower lying Goyt Valley

and the associated River Goyt, which feeds into Fernilee Reservoir and to the west by the lower lying valley containing Todd Brook and the village of Kettleshulme.

2.14 As the ridgeline extends north past Windgather Rocks (416m AOD), Taxal Moor (365m AOD) and Walker Brow to the appeal site, its level drops and the ridgeline dissipates into the urban fringe of Whaley Bridge and the valley to the north containing Toddbrook Reservoir (see Appendix 1, Figure 1).

2.15 With regards to the appeal site itself, the ridgeline remains prominent and is defined by a gravel track that extends along its western boundary. This private track intersects Macclesfield Road to the north and heads uphill, following the ridgeline in a south-westerly, then southerly direction and appears to be the access to a former quarry to the south of the appeal site. When passing the west boundary of the appeal site on this route, the presence of the ridgeline is particularly prominent due to the lower lying appeal site and housing areas to the east, with a steep, densely wooded slope down to Macclesfield Road to the west.

2.16 I consider this distinct ridgeline to be important in defining the perceived and physical extent of the urban edge of Whaley Bridge in this location, notwithstanding the identified settlement edge described by the Local Plan. Land adjacent to the east of the ridgeline in the vicinity of the appeal site, includes the built form of Taxal Edge and the houses to the north (that include 'Brewood, 'Woodside' and 'Hill Top'). Thereafter the residential development to the east side of the ridgeline continues down the slope with the houses located on Macclesfield Road, The Rise, Linglongs Avenue, Beech Rise and Linglongs Road.

2.17 In addition, land off Linglongs Lane is currently being developed by Barratt Homes, and this new development of 107 detached and semi-detached properties will extend residential development continuously down the slope from the appeal site (at circa 250m AOD) to the Clover Chemicals site adjacent to the River Goyt (at circa 180m AOD).

2.18 By contrast, land to the west of the ridgeline is rural. The densely wooded western slopes of the ridgeline culminate at Macclesfield Road and more open areas comprising small, enclosed pastoral fields extend down to the southern banks of Toddbrook Reservoir.

2.19 The housing located along Macclesfield Road predominantly comprises period, stone-built mews/terraced properties, which step up property by property, consistently with the western incline of the road.

2.20 Examination of historic mapping from the late 19th Century (see Appendix 1, Figures 2 & 3), describes a belt of woodland extending along the eastern side of the ridgeline that runs past the appeal site. With the exception of some smaller tracts of coniferous

plantation to the south and areas of broadleaf woodland to the north, much of the woodland on the east side of Taxal Edge ridgeline has been lost and now comprises open moorland. The mapping indicates that this wooded area was extensively quarried during the 19th Century and this activity is to an extent, likely to account for the existing levels on the appeal site.

2.21 The late 19th Century mapping also describes the presence of Macclesfield Road on its present-day alignment, showing the distinct bend in the road just to the west of the appeal site entrance. This bend reflects the presence of the ridgeline and forms a localised point where the road stops climbing and passes around the end of the ridgeline before tracking down its west side towards Kettleshulme.

2.22 It is also clear from the historic mapping that by the latter years of the 19th Century, a number of small, isolated clusters of built form were located along Macclesfield Road between the point it crosses over the River Goyt to the east and the entrance to the appeal site. Properties located in the vicinity of the appeal site entrance and the nearby bend in Macclesfield Road to the west, appear to have been constructed in the initial years of the 20th Century.

2.23 By the latter years of the 1930's, the ribbon of development along Macclesfield Road had become almost continuous and by the middle of the 1950's, the construction of Reddish Lane initiated backland development to the north side of the road.

2.24 This backland development continued through the 1960's with the addition of Reddish Avenue and associated houses with new residential development extending southwards along the west side of Linglongs Road and the connecting Linglongs Avenue.

2.25 Thereafter the development off Linglongs Avenue continued on to Beech Rise and The Rise, therefore infilling the rising land between the appeal site and Linglongs Road with residential development.

2.26 This area of development extends up to a Public Footpath (Whaley Bridge FP56), which links with Macclesfield Road (via a section of Whaley Bridge FP65 and part of the access driveway to the appeal site). Public Footpath FP56 (a route known as Taxal Beeches) tracks in a north/south direction between the appeal site and the development to the east on Beech Rise, Linglongs Avenue and The Rise. To the south, it ceases to be contained by the higher appeal site to the west and the lower adjacent residential development to the east and tracks through a wooded area, which is located to the south of the appeal site, with lower pastoral fields to the east. Thereafter Public Footpath FP56 connects with Taxal Moor Road/Lanehead Road, circa 330m to the south of the appeal site.

2.27 To the west, north-west and south-west of the appeal site and the associated ridgeline, the landscape is wholly rural and the boundary of the Peak District National Park is located between circa 340m and 390m to the west, south-west and south.

2.28 To the east, views extend across the lower lying areas of New Horwich and Horwich End on the south side of Whaley Bridge, as these parts of the settlement are located at a lower elevation within the valleys occupied by the River Goyt and Randall Carr Brook.

2.29 To the north, the main body of the Whaley Bridge settlement area is located to the east and north of Toddbrook Reservoir and is centred upon the lower lying corridor associated with the River Goyt. That said the settlement area extends to the west of the town centre to greater extent, possibly by virtue of the reduced gradients of the land between the river (at circa 160m AOD) and Stoneheads (at circa 260m AOD) and Hockerley (at Circa 210m AOD), to the west and north-west respectively.

2.30 The result of the described incremental development of Whaley Bridge through the 19th and 20th Centuries and beyond is that the historic core of the town (acknowledged and to an extent protected by its conservation area status), has remained relatively intact and generally incorporates older, period stone-built properties, with an overall settlement pattern that presents a linear arrangement that is contiguous with the River Goyt. Properties are often positioned along the contour lines on rising ground and are often stepped to accommodate localised changes in level. Where roads, such as Macclesfield Road, track uphill, perpendicular to slopes with a reduced incline, the stepped levels of adjacent properties are more pronounced.

2.31 As a result, the historic road network within the settlement area, comprising the A5004 Buxton Road, Old Road, Whaley Lane, Macclesfield Road and Chapel Road amongst others, is in most cases lined with older, period built form, which with the general exception of the town centre, comprises residential development.

2.32 Beyond the main highway network however, areas of backland residential development have occurred throughout the 20th Century and this development has given rise to various different types of architectural styles that form areas of ‘Anywhere Estate Layouts’ as referred to within the High Peak Borough Council Residential Design SPD (see Appendix 4).

2.33 This kind of residential development occurs in a number of locations around Whaley Bridge, and examples in close proximity to the appeal site include the estate next to the appeal site on Linglongs Avenue, Beech Rise and The Rise, housing off Reddish Avenue to the north side of Macclesfield Road and housing on Waterfoot Lane and

Mereside Gardens also to the north side of Macclesfield Road (see Appendix 1, Figures 7A and 7B).

2.34 Some of these examples include brick-built houses with concrete tiled roofs and those on Waterfoot Lane incorporate white render with black painted timber (mock tudor) elevations. These developments are evidently inconsistent with the recognised vernacular in terms of their design, appearance and arrangement and serve to diversify the settlement pattern and dilute the overriding character of the older, period buildings and other more sensitively designed, modern additions.

3. Landscape Character

3.1 The diverse characteristics of our broader landscape have in most cases, been ascertained through the process of landscape character assessment (LCA). LCA is a technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. Assessments for the landscape in the vicinity of the application site have been carried out at national and county scales as follows:

National

3.2 England has been divided into 8 regional volumes which comprise a total of 159 areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage, was an update to a 1996 original. This map subdivides England into 159 NCAs providing a picture of the differences in landscape character at the national scale.

3.3 The appeal site falls within Countryside Character Volume 2: North West and is positioned within NCA 53 – South West Peak.

3.4 The size and scale of the areas encompassed by the National Character Areas are vast and often bear a limited relevance to sites of the scale associated with this appraisal. As a result, smaller scale, more detailed assessments carried out by County Councils or Local Planning Authorities, will often identify landscape characteristics, which offer a better representation of those found within the vicinity of a particular site or surrounding area. Nevertheless, the following key characteristics identified by the document are considered to be of relevance to the landscape/townscape in the vicinity of the appeal site:

- *An upland landscape characterised by Carboniferous age Millstone Grit with isolated basins of Coal Measures, deeply dissected by streams and rivers, resulting in a ridge-and-valley landscape of distinctive pattern and character;*
- *Isolated gritstone ridges and tors provide a dramatic contrast to the upland landscape, such as at Ramshaw Rocks, The Roaches and Windgather Rocks;*
- *Rivers Bollin, Churnet, Dane, Dean, Dove, Hamps, Goyt and Manifold, all with their sources in the upland core and some feeding reservoirs as they flow downstream;*
- *Robust architectural style built predominantly of local stone with stone slate or Staffordshire blue clay tiled roofs, reflecting local geology and history.*

- *Predominantly dispersed settlement across the NCA.*
- *Remains of former stone quarries and coal mining activities…; and*
- *Long, uninterrupted views from margins to upland areas and vice versa, with contained and intimate views around the foothills and within the valleys.*

County

3.5 Derbyshire County Council published the first iteration of The Landscape Character of Derbyshire in 2003. The latest version forms a ten year review of the original document and represents its fourth edition (see Appendix 2 and CD6.2).

3.6 The Derbyshire landscape character assessment was undertaken to underpin landscape planning, policy and decision making within the county and influence landscape considerations adjacent to its boundary.

3.7 The document focuses on the landscape of Derbyshire outside the National Park and places the appeal site and the surrounding landscape/townscape in the Dark Peak, within Landscape Type 'Settled Valley Pastures' (see Appendix 1, Figure 4) and sets out the following key characteristics:

- *Moderate to steep lower valley slopes dissected by stream valleys;*
- *Poorly draining soils over carboniferous shale and sandstone;*
- *Pastoral farming with extensive improved pasture;*
- *Bracken in some road verges and rushes associated with damp hollows;*
- *Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads;*
- *Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls;*
- *Network of winding lanes with irregular verges, sometimes sunken on steeper slopes;*
- *Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs;*
- *Stone terraced housing on lower slopes associated with historic mills; and*
- *Enclosed landscape with views filtered by trees.*

3.8 Thereafter, the document provides a summary narrative before providing 'Planting and Management Guidelines' and recommended native species mixes for woodland and hedgerows.

Local

3.9 High Peak Borough Council's Landscape Character SPD5 March 2006 (see Appendix 3) *'…provides guidance for the design of new developments and alterations to existing developments, including associated landscape design. It covers rural parts of High Peak Borough outside the Peak District National Park.'*

3.10 The landscape types are based on those in the Landscape Character Assessment – The Landscape Character of Derbyshire - published by Derbyshire County Council in 2003. The advice provided in this SPD relates solely to the rural areas of the High Peak Borough although many of the development principles apply to all development.

3.11 Although the document was published in 2003, I consider the character areas identified and the inherent defining features in terms of landscape and built form remain, sufficiently accurate and relevant to this day.

3.12 The document ascertains that the appeal site, the majority of Whaley Bridge settlement area and the adjacent rural areas are all located within the Landscape Character Type 'Settled Valley Pastures' (see Appendix 1, Figure 4) and sets a number of key characteristics, which accord with those set out within the abovementioned 'The Landscape Character of Derbyshire'.

3.13 Thereafter, the document sets out 'Development Principles' as follows:

High Peak Borough Council Planning Policy OC4 requires that new development must contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

These design principles are intended to help applicants and their advisers to think about how new development can be made to fit in with its surroundings. This does not mean trying to replicate the traditional style but to promote buildings that fit in with it in order to maintain the strong local character and identity of this part of the High Peak. This does not rule out appropriate contemporary design that demonstrates a response to the landscape.

3.14 After considering 'Development in the Landscape' and 'Planting and Biodiversity Guidance, the document culminates with guidance associated with small and large-scale development, by considering building form and building details.

3.15 The 'Settled Valley Pastures' Landscape Character Type washes over the bulk of Whaley Bridge. The SPD states *'It covers rural parts of High Peak Borough outside the Peak District National Park.'*, however it includes significant settlement areas and towns such as Whaley Bridge. The SPD's description of the character type, the key characteristics it sets outs and the guidance associated with small and large-scale development related to built form in rural areas, rather than settlement areas.

3.16 Within the Introduction, the document states that the separate SPD2 relates to design in urban areas.

3.17 Given the appeal site is located adjacent to the urban edge, its character is influenced by its proximity to the settlement. As a result, the key characteristics of the Settled Valley Pastures Landscape Character Type, as defined by the DCC's Landscape Character of Derbyshire and HPBC's Landscape Character SPD5, are not wholly consistent with the character of the appeal site.

Areas of Multiple Environmental Sensitivity (AMES)

3.18 In order to respond to a range of requests from various bodies and organisations, Derbyshire County Council's Conservation and Design Section developed a methodology for reviewing known environmental data within a landscape spatial framework. A copy of the document and associated map is contained within Appendix 7 and an overlay plan which locates the Appeal Site is contained within Appendix 8.

3.19 The methodology adopted an holistic approach to identify areas of landscape of 'multiple environmental sensitivity' relating to ecology, the historic landscape environment and visual unity.

3.20 The methodology states:

'In general terms those landscapes of highest sensitivity to change will be areas where the landscape remains intact both visually and structurally, have strong historic and cultural identity, and contain many widespread semi-natural habitats with associated linkages appropriate to the character of the area.'

3.21 The study defined parts of the county that were outside the main urban areas as being within one of three possible categories as follows:

- Primary Significance - where an LDU (Land Description Unit) was recorded as significant for all three of the individual datasets;
- Secondary Significance – where an LDU was recorded as significant in two of the individual datasets;
- Not Strategically Sensitive.

3.22 The study isolates the larger urban areas such as Chapel-en-le Frith, by locating them within 'urban areas'. Whaley Bridge however is not considered to form such an urban area and therefore appears to be washed over by the study's areas of Primary and Secondary Sensitivity.

3.23 The Appeal Site, along with the adjacent housing area on Linglongs Avenue/Linglongs Roads and possibly a proportion of the allocated housing site to the east (which is currently under construction) appears to be located within an area of Primary Significance.

3.24 It is somewhat surprising that the Appeal Site and the adjacent housing estate on Linglongs Avenue is considered to be of the highest (Primary) significance ie '…*where the landscape remains intact both visually and structurally, have strong historic and cultural identity, and contain many widespread semi-natural habitats with associated linkages appropriate to the character of the area.'*

3.25 This is clearly not the case and I can only assume/speculate that the findings in this instance, were derived in part from the relevant Landscape Character Types (LCTs), which in this instance is Settled Valley Pastures (these LCTs wash over the urban area of Whaley Bridge) and also from the application of the methodology upon large land areas (LDUs) on a county scale, at a strategic level and that as a result, localised nuances in the environmental sensitivity of individual land parcels, such as the appeal site, are not acknowledged.

3.26 My view appears to be consistent with the Landscape Impact Assessment (CD6.5) undertaken by Wardell Armstrong on behalf of HPBC in 2014. Appendix A of this document forms a review of the AMES Study by Derbyshire CC in order to determine its suitability as an evidence base for the emerging Local Plan. This review states:

'Our review considered that the reliance on density of environmental assets, without any apparent weighting, may have the potential to askew sensitivity categorisations.' and

'For the majority of sites/areas of search examined by this Landscape Impact Assessment, there were discrepancies between the results of the AMES study and the findings of this assessment.' And

'This review concluded that whilst the MES classifications put forward by the AMES study may be of benefit at a broad strategic county level, there is a large amount variation within these classifications. Thus, areas classified with the same level of MES often show differing levels of sensitivity when assessed at the level of individual sites. This Landscape Impact Assessment study found that none of the Preferred Options were located in areas of Primary MES but several of the Proposed Sites, put forward by this current study as being suitable for assessment, were. These issues are most likely to be due to small scale variations in sensitivity that are not accounted for by the large areas of classification used in the AMES study, (i.e. LDUs), as illustrated by some of the examples described above.'

4. Visual Receptors & Viewpoints

Public Views

4.1 Given the position of the appeal site and the residential property that is the subject of the enforcement notice, on the east side of the lower, northern part of Taxal Edge ridgeline, the nature of the surrounding topography and the presence of screening trees, ensures they are not visually prominent from locations to the north, south and west. With the lower lying urban area of Horwich End and rising ground beyond it to the east, there is a level of intervisibility with locations to the east and as a result, the representative viewpoints selected are generally located to the east of the appeal site.

4.2 People walking the footpaths in the open countryside are likely to have a focus upon the landscape/townscape and are considered to have a higher sensitivity, given the higher value of the views experienced and their relative susceptibility to change.

4.3 Partial views of the appeal site are experienced from Public Footpath Whaley Bridge FP56 (Taxal Beeches), which shares the initial section of the driveway into the appeal site and before tracking at a slightly lower level along its southern boundary. The route is shrouded in vegetation, however partial, glimpsed views of the existing built form on the appeal site on higher ground to the north and the existing housing on lower ground to the south are experienced from this route. Viewpoint photographs VP1, VP2 and VP3 (see Appendix 1 Figures 9, 10 & 11) provide examples of the nature of the views experienced. The clarity of the views is likely to vary on a seasonal basis due to changes in the level of leaf cover present on the containing vegetation. In addition, the house forming the converted classroom (associated with Appeal A) is partially visible from sections of the footpath located to the southern end of the appeal site.

4.4 Partial views of the appeal site are also experienced from Public Footpath Whaley Bridge FP57, which forms part of the long-distance trail known as the ‘Midshires Way’. This footpath tracks across the open fields located on lower ground, circa 400m to the east. A view of the appeal site is only experienced from a relatively short section of the footpath located close to the rear of the existing properties on Macclesfield Road. Viewpoint photograph VP4 (see Appendix 1 Figure 12), describes the nature of the view experienced from this route, although it should be noted that this view is inevitably going to change as the field which the route tracks through is currently being developed by Barratt Homes under a planning consent for 107 dwellings. As a result, once these houses are constructed, the views up to the houses on Linglongs Road and the house on the appeal site is unlikely to prevail. Notwithstanding these future changes, at the time of visiting the site/surrounding area (July 2021), the existing house on the appeal

site could be seen, set above the lower residential development to the west of Linglongs Road, with a densely wooded backdrop. In addition, the house forming the converted classroom is not visible from this location.

4.5 Other views of the appeal site are available from a number of publicly accessible locations within the Horwich End/New Horwich areas located within the southern extents of Whaley Bridge. To the east of the River Goyt and the A5004 Buxton Road, the rising topography often allows views across the intervening lower valley, towards the higher ground to the west associated with the Taxal Edge ridgeline. As a result, the appeal site and the built form therein, along with the residential property which is subject to the enforcement notice, can be seen (to a variable extent) from a number of roads and Public Footpaths located to the east of the appeal site. The appeal site and the property are set above, yet are visibly connected with the lower lying adjacent residential development within the view and are set below and against a wooded backdrop. The nature of these views is considered by a number of Viewpoint photographs (see Appendix 1 Figures 13, 14, 15, 16, 17 & 18) as follows:

- VP5 – From Shallcross Road, adjacent to Shallcross Hall Farm;
- VP6, VP7, & VP8 – From Public Footpath Whaley Bridge FP 46;
- VP9 – From Chapel Road; and
- VP10 – From Old Road;

4.6 These views are experienced from distances of between circa 900m and 1.3km. There are many other locations where similar, or more distant views can be experienced. These include Eccles Pike to the east and a number of footpaths and roads located within the intervening rising ground and the west side of Ladder Hill to the south-east. I have not provided viewpoint photography from these locations as they are from greater distances and I believe those I have provided are representative of the nature of the views experienced.

4.7 In addition, I have included a single viewpoint photograph VP11 from Start Lane, the location of which is circa 600m to the north-west of the application site. This viewpoint is located on rising ground (at circa 260m AOD) and is considered to be representative of the kind of view experienced by people walking the Public Footpaths to the north and north-west of the appeal site, both outside and within the Peak District National Park. VP11 demonstrates that the Appeal B site and the property which is the subject of Appeal A, cannot be seen from these locations due to the topography associated with

the intervening ridgeline and the associated dense tree cover provided by the woodland thereon.

5. Local (landscape) Planning Policy Context

High Peak Borough Council Local Plan Policy (to be read with reference to Appendix 1, Figure 5) & CD6.1 and 6.1(a)

5.1 The appeal site and the adjacent footpath Whaley Bridge FP56 are located outside, yet adjacent to the defined settlement area within the Local Plan.

5.2 The appeal site and the footpath are therefore located within the open countryside, which is subject to policies EQ1 Climate Change, EQ2 Landscape Character and EQ3 Rural Development.

5.3 Land to the west of the appeal site, the boundary of which is defined by the track that runs along the ridgeline, is also located within the open countryside, however it is also within the Green Belt.

5.4 Sections of the fields to the east of Linglongs Road are identified as a site allocated for housing. A planning consent has been granted for 107 dwellings and construction has commenced.

5.5 The appeal site, the adjacent areas of countryside and settlement area are all located within the area proposed for the Whaley Bridge and Furness Vale Neighbourhood Area.

High Peak Borough Design Guide Supplementary Planning Document - see Appendix 5 & CD6.4

5.6 Adopted in 2018, the Design Guide *'…identifies the overarching principles in securing good design. Because of High Peak's high quality natural environment, historic towns and villages, there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context.'*

5.7 The Design Guide considers matters under the following sub-headings: High Peak Tradition, New Development-Designing in Context, Access Space and External Works, Alterations, Extensions and Conversions, Shop Fronts and Details and Materials.

High Peak Borough Residential Design Supplementary Planning Document 2 – see Appendix 4 & CD6.3

5.8 Adopted in 2005, the Residential Design SPD supplements the Local Development Plan and is intended to *'…raise awareness of design issues in High Peak for new housing*

development and provide an important reference point for all those involved in new residential development.'

5.9 This SPD considers matters under the following sub-headings: Understanding the Setting, Settlement Patterns, Building Form, Building Details, Public Realm, Living Places, Domestic Extensions and Existing Good Design Guidance.

High Peak Borough Council's Landscape Character SPD5 March 2006 – see Appendix 2 & CD6.2

5.10 I have referenced and considered the content of the Council's Landscape Character SPD within Section 3 above so I do not provide any further information here.

6. Response to HPBC's Concerns

6.1 The single Reason for Refusal associated with Appeal B contains the following key landscape related issues:

- *The scheme would not be well related to the existing pattern of development and surrounding land uses;*
- *The scheme would not be of an appropriate scale for this aspect of the Whaley Bridge settlement;*
- *The scheme would constitute poor design and fails to understand the site's defining characteristics.*

6.2 Although the single Reason for Refusal provides an indication of the Council's concerns regarding the appeal proposals, the Report to Committee (CD3.1) sets out the various issues in more detail, whilst also identifying their source.

6.3 I note that Natural England did not have any objection to the application proposals and that a response from the Peak District National Park has not been forthcoming. On this basis I believe it safe to assume that the Peak District National Park do not have any objections either.

6.4 The other key consultees associated with landscape matters comprise DCC's Urban Design Officer (objection), HPBC's Arboricultural Officer (conditional response) and DCC's Landscape Officer (objection).

6.5 These comments, particularly those made by the Urban Design Officer and Landscape Officer within their respective consultation responses, have clearly been referenced by HPBC's Case Officer within the Report to Committee and have evidently influenced the decision to recommend refusal and the reasons therein. I therefore set out their various landscape related concerns and provide my response/professional opinion upon the key issues raised.

Matters Raised by DCC's Urban Design & Landscape Officers:

Transitional Character

6.6 DCC's Urban Design Officer (UDO) and DCC's Landscape Officer (LO) make the following points regarding the transitional character of the appeal site:

- *The site lies outside the settlement boundary and that there is a distinct change between built up character and woodland character landscape (UDO).*

- *The appeal site has a different character to the adjoining urban area and represents a characterful landscape transition to the adjoining countryside (UDO).*
- *Due to the well wooded nature of the site it has a distinct woodland character and contrasts with the adjacent built up character of the housing to the east. There is no development to the west and the site abuts countryside (LO).*

6.7 I agree that there is a change in character and that the appeal site and adjacent land outside the Green Belt, forms a transitional area between the settlement edge and the adjoining countryside. That said, when compared with the adjacent housing areas within the defined settlement area, the change in character is predominantly due to the increased presence of vegetation and large trees both within the footpath corridor, within the appeal site and on and beyond the ridgeline located immediately adjacent to the western boundary of the appeal site, rather than an absence of built form therein.

6.8 With regards to built form, the houses within the settlement edge adjacent to the appeal site, primarily form an estate style arrangement (on Linglongs Avenue, The Rise and Beech Rise), whereas the built form adjacent to, yet outside the settlement edge, comprises the three detached properties located to the north of the appeal site (Woodside, Hilltop and Brewood), the existing garage/accommodation block and the main house (known as Taxal Edge) on the appeal site, and the single dwelling to the south, which comprises the converted former classroom that is the subject of Appeal A.

6.9 To the west, the land is designated Green Belt and with the exception of a property named Kinrara, there is no built form within the Green Belt, in the vicinity of the appeal site/settlement edge.

6.10 I consider the appeal site to represent a transitional landscape area on the urban edge, where the levels continue to rise towards the ridgeline to the west, where there is a higher proportion of tree cover than the main settlement area, and where a visible and physical presence of built form prevails therein.

Settlement Pattern and Landscape/Townscape Character

6.11 The UDO makes the following points regarding the relationship of the appeal site to the settlement and character:

- *The proposed houses will appear dominant and do not relate well to Beech Rise and Linglongs Road;*
- *On the proposals map, the site is located adjacent to but outside of the built-up boundary of Whaley Bridge. It is in the countryside between the built-up area*

boundary and the Green Belt. From an Urban Design perspective, the main consideration is whether the character relates well to the existing pattern of development and surrounding land uses and of an appropriate scale;

- *The 1843 – 1893 Map shows Taxal Wood below extending into Walker Brow. This natural woodland wedge with footpath HP23/56/1 traditionally defines the edge of settlement;*
- *The later housing area backing onto the track gives a clear hard built up edge. The large buildings within the woodland area to the west of the track are in their own parkland setting of a distinctly different character;*
- *To extend a denser pattern of development into this woodland area is not very well connected with the existing pattern of development, it is also destroying the woodland character of the site to an extent of impacting on the character of the countryside edge. The applicant may suggest that it is a logical extension of the built edge towards Macclesfield Road, but I would dispute this as it is the landscape character that is the defining element.*

6.12 I have considered the visual prominence of the appeal site and the converted classroom property, which is subject of Appeal A, via a number of viewpoint photographs taken from locations that are predominantly to the east. The existing house is located closer to the properties on Beech Rise/Linglongs Avenue than the new properties would be as they, along with the converted classroom property, will be and are positioned further back into the appeal site.

6.13 The existing house is partially visible from Public Footpath FP 56 (see Appendix 1, Figures 9, 10 & 11, Viewpoints 1, 2 & 3), however views/intervisibility are limited by the intervening trees and vegetation located along the footpath corridor and along the east boundary of the appeal site. From more distant locations to the east, views of the existing development on Linglongs Avenue and adjacent roads, and views of the existing house on the appeal site and the converted classroom property are experienced (see Appendix 1, Figures 13 to 18, Viewpoints 5 to 10). My analysis of the settlement in this part of Whaley Bridge (see Section 2 of this statement), highlights the importance of the local topography and the presence of the Taxal Edge ridgeline. The appeal site was originally, distinctly separate from the town, however incremental growth up the eastern slope of the ridgeline, along and to the sides of Macclesfield Road has connected the appeal site with the settlement over time.

6.14 The result of this incremental, westward, uphill, ribbon and backland development, along and adjacent to Macclesfield Road, which has visibly connected the appeal site and houses to its north (‘Brewood’, ‘Hilltop’ and ‘Woodside’), is I believe, that the ridgeline to

the immediate west of the appeal site currently represents the perceived extent of the settlement on this south-western edge of Whaley Bridge.

6.15 Given that the formal settlement edge of Whaley Bridge is described by the line between the Public Footpath (FP56) and the back of plots on Beech Rise, Linglongs Avenue and The Rise, the settlement edge defined by the Local Plan is not representative of the perceived settlement edge in this location.

6.16 I do not therefore believe that the proposed development will be perceived as being disconnected from the settlement and firmly believe that considered alongside an appropriate landscape scheme, the woodland character of the appeal site and its transitional qualities on the east side of the Taxal Edge Ridgeline, will prevail.

6.17 The UDO also suggests that Public Footpath FP56 Taxal Edge, *'…traditionally defines the edge of settlement'.* This footpath appears on the historic mapping for the first time during the latter years of the 19th Century (see Appendix 1, Figure 2 & 3). At that time, the footpath and the appeal site were located within the countryside and were distinctly separated from the settlement edge by some distance. The advent of the abovementioned incremental development up and adjacent to Macclesfield Road, has brought the settlement up to the footpath and the appeal site. The construction of the houses on Linglongs Avenue, Beech Rise and The Rise in the 1970/s-80's has created a new settlement edge from that moment in time. I therefore believe the UDO's suggestion that the footpath has traditionally defined the settlement edge, is unfounded.

6.18 Lastly, the UDO states that the existing built form on the appeal site are set within a woodland area, in their own parkland setting of a distinctly different character. As discussed earlier, I agree that the appeal site has a different, transitional character to the adjacent settlement area, however I do not agree that it has a parkland character. The settlement area, the appeal site and the adjacent open countryside are all located within the Settled Valley Pastures Landscape Type. High Peak Borough Council's Landscape Character SPD5 March 2006, sets out a number of key characteristics of this landscape type that are not wholly relevant when considering the character of the appeal site and the settlement area. This is because the key characteristics listed are predominantly associated with rural areas, rather than settlement areas. Given the location of the appeal site, its character is influenced by its proximity and connectivity with the settlement edge, its location on the east side of Taxal Edge ridgeline and the tree cover within the appeal site and around it. As a result, I believe the appeal site has a transitional character, which along with an appropriate scheme of landscape works, can accommodate the proposed development without harm to the character of the settlement or the wider countryside ie the Settled Valley Pastures.

Design

6.19 The UDO makes the following points regarding the design of the appeal proposals:

- *The long front driveways will emphasise the completely changed nature of the landscape setting and increase the amount of hard surface intrusion into this woodland setting (UDO);*
- *Despite showing trees retained next to Brewood to create a woodland gap, it has the effect of separating the group of houses within the site with no continuity (UDO);*
- *The scale is substantial when considered on mass. The bulk of the dwellings appear three storeys due to the large wide dormer windows. I also find the integral garages not a very authentic response in this woodland location. Image No2 showing a high wall to rear boundary and stepped retaining walls to allow for subterranean garages exaggerate the height of the houses, particularly at plot 7 showing the existing house with the garages in front. The overall impression is more of a modern town house development. This is not the response I would expect at this woodland edge and rural edge where I would expect a more traditional vernacular. I can see that the adjoining housing estate is of a similar grain with contemporary houses, but it is still the case that the development is not responsive to the actual site conditions and relies on significant remodelling. It is not contextual to the immediate site of the edge of settlement location. A more dispersed pattern and low-key development would be a better response (UDO);*
- *The images show little remaining trees and a landscaped frontage with manicured lawns frontages. These modern 'large Victorian villas' in terms of scale and massing, are exaggerated by the addition of the frontage terraces and garages and retaining walls which to me detracts from the overall architectural response (UDO);*
- *The proposals include extensive level changes, tree removal and road construction and as such I consider they would fundamentally change the character of the site including the lane and public footpath at the entrance and could not be considered to protect, enhance or restore the Landscape Character of the site. I consider that the proposed layout design is poor, particularly how level changes are imposed into the landscape with a multitude of driveways ramping up to houses with retaining wall, along with the turning area and passing places they provide an extremely poor frontage (LO).*

6.20 In addition, with regards to the Enforcement Appeal, the Council's Officers believe that the alleged alterations to the converted classroom property adversely harms the landscape setting of the site and the wider area and that changes to the fenestration on the east elevation fails to respond to and reflect the character of surrounding development, to the detriment of the visual appearance of the building in the landscape.

6.21 There is no doubt that the character of the appeal site will be affected by the Appeal B proposals and it is evident from the above comments, that for a number of reasons the UDO and LO believe the proposals are inappropriate and harmful to the appeal site's setting and the rural edge.

6.22 Modern developments in the area often incorporate white window and door frames, white rainwater goods and brick or in some cases, mock tudor, half-timbered effect elevations (see Appendix 1, Figures 7A & 7B), that are evidently contrary to the vernacular and the Residential Design Guide SPD. In terms of materials and finishes, the proposed houses and the converted classroom property which is the subject of Appeal A incorporate locally appropriate gritstone elevations and grey slate roofs. In addition, the fenestrations will be and are finished in grey, whereas gutters and drainpipes will be black, rather than white, which is commonplace and more visually prominent. The proposed houses and the converted classroom property represent modern interpretations of a family house and the proposed materials and finishes are consistent with the Dark Peak and with associated material/colour recommendations within the Residential Design Guide SPD (Chapter 3 – Understanding the Setting). By contrast, much of the more recent development in the vicinity of the site, does not incorporate such consistent materiality (eg houses on the adjacent Beech Rise and Linglongs Avenue comprise brick elevations, white fenestrations and tiled roofs).

6.23 The appeal site has distinct changes in level and in general terms, there is a rise in the levels from east to west and to a lesser extent from north-east to the south-west. Rising topography and level changes in this locality, the wider townscape and in fact many locations in the Peak District, are commonplace and residential development in particular, has had to accommodate and adapt to these level changes. This has given rise to tiered elevations on sloping ground, where the rooflines of properties step up with the slope and chimneys enhance the effect. The Residential Design Guide SPD considers this feature to be characteristic within the borough (paragraph 5.7.3) and nearby period properties on Macclesfield Road provide examples of this feature, in close proximity to the appeal site (see Appendix 1, Figure 7A, Photograph 17). The appeal proposals position 7no new houses to the western section of the appeal site and this tiered effect created by steps in the ridgelines and the associated chimneys, will be

evident between both the two pairs of semi-detached properties and the 3no detached houses. In addition, the converted classroom property will be positioned at a slightly higher elevation and will be of a similar scale and materiality to the 7no proposed houses. As such, it will continue the rising, tiered nature of the Appeal B proposals and will effectively define the southern extent of the development.

6.24 The abovementioned tiered effect accommodates the level changes that occur between the lower north-eastern end of the appeal site and its higher south-western extents. In addition, the appeal site also has a distinct fall from the ridgeline to its immediate west. This slope falls west to east and extends over the appeal site, the adjacent Public Footpath FP56, across the adjacent housing area on Linglongs Avenue, Beech Rise and The Rise and beyond, towards the River Goyt. Paragraph 5.7.4 of the Residential Design Guide SPD states '*where houses are positioned at right angles to the slope, buildings will need to be set back on a platform or respond to the slope in section'* and *'stepping them back from the road will create a feeling of prominence and improve views out from the dwelling.'* The Appeal B proposals set the houses back from the access driveway in this manner and will therefore have the majority of their garden area at the front, with longer driveways. This approach has drawn criticism from the UDO and the LO, despite the set-back approach being consistent with the Residential Design Guide SPD.

6.25 Examination of historic maps (see Appendix 1, Figures 2 & 3) has revealed that the appeal site and the ridge in general has been previously quarried and the subsequent introduction of the house and garage therein has likely required further remodelling to facilitate their construction. Some remodelling will be required to construct the proposed houses, however given the history of the appeal site, the localised levels are unlikely to be the original natural levels and some remodelling is inevitable when developing a sloping site. Given the topography of the borough, some remodelling has inevitably occurred on many construction sites throughout the area, regardless of when the development occurred.

6.26 The Design Guide SPD also identifies four broad housing forms that are considered appropriate in the borough. These include Workmen's Cottages, Mill Worker's Terraces, Small Scale Villas and Grand Villas.

6.27 With a considerable footprint and three floors with dormer style windows in the roof, the existing house on the appeal site could be considered a grand villa and given the criteria in the SPD, I consider the proposed house designs for Appeal B and the converted classroom property to form hybrids of a Small scale Villa and a Grand Villa. The proposed houses and the converted classroom property will be set in a

sinuous/meandering line towards the higher, western edge of the appeal site and will tier down from left to right in the views that are experienced from the east. The houses will not therefore form a uniform or linear arrangement in plan or elevation.

6.28 With 2.5 storeys, the proposed semi-detached houses will have dormer windows located within the roof area on their front, east facing elevations and the detached properties will have a third level window located within a front facing gable. Similarly, the converted classroom property is of 2.5 storeys and has three dormer windows located within its east facing, front roof elevation. The grey framed fenestrations, gritstone elevations and slate roofs form appropriate materiality for the appeal site and location and in time the prominence of the stone elevations will reduce through the natural weathering process.

6.29 The key views of the appeal site are generally experienced from locations to the east and these are considered by my Viewpoints 1 to 11 (see Appendix 1, Figures 8 to 19). Some of these views are relatively distant and expansive and I acknowledge that there are many similar views from more elevated and more distant publicly accessible locations to the east and south-east. In general, the more distant views may, to some extent, be affected by the appeal proposals, however I do not consider the changes to be harmful as they will be of a limited scale, given the distances involved, the expansive nature of the views experienced, the woodland setting of the appeal site and the edge of settlement character.

6.30 The proposed houses and the existing converted classroom property will form a layer of built form that is visibly connected with the slightly lower residential development on Linglongs Avenue, The Rise and Beech Rise. In addition, as the new development off Linglong Road is constructed, this will extend the residential development further down the slope within these views. The houses on the appeal site will be set against a backdrop of existing dense woodland trees (which is to be enhanced by new off-site tree planting within the site edged blue) and in time will become partially screened by the establishment of new tree planting within the appeal site.

6.31 The retention and improvement of the existing woodland trees and the establishment of the proposed landscape works, particularly the tree planting, will be important in enhancing the level of tree cover across the appeal site, whilst improving the assimilation of the development into this edge of settlement, transitional location.

The Driveway/Public Footpath FP56

6.32 The UDO and LO make the following points regarding the driveway/footpath:

- *The current driveway is an unmade track, creation of a hard surfaced driveway will significantly change the character and appearance of the soft edge to the current settlement boundary (UDO).*
- *Public comments suggest that the character of this access road has already been altered from a cobbled walkway with gritstone kerbs to a widened track. This loss is regrettable as it leads to a gradual erosion of the countryside character and prevents a proper assessment from being made. This alters the aesthetic value of this wooded approach, the character of the edge of settlement and the transition into countryside and the National Park (UDO).*
- *The track leads to registered common land at Taxal Moor which suggests it is an historic route to and from the village. This has a heritage value and the changes to the track should be considered as it is diminishing this historical footpath by changing its character (UDO).*
- *Public Right of Way HP/23/56/1 runs along the lane at the entrance to the site from Macclesfield Road and then along the south-eastern boundary providing close views, sometimes clear and sometimes through vegetation. The presence of this footpath is significant in increasing numbers of receptors and their experience of the character of the site (LO).*

6.33 Firstly, the existing driveway is not an unmade track. Photographs taken on my site visits (see Appendix 1, Figures 6A & 6B) demonstrate the initial section of the access driveway comprises a loose grit finish which appears to be sat upon an older bitmac surface. This surface extends up the section of the driveway that is shared with the footpath and extends past the adjacent properties 'Woodside' and 'Brewood'. Thereafter there is a short section of cobbles/setts where the driveway into the appeal site splits from the footpath and from this point the driveway comprises an older, worn bitmac surface that extends up to the house and the adjacent garage. This bitmac surface culminates at the front of the house and a rough gravel track continues up to the rear parking area to the south of the house.

6.34 The proposed finish of the access driveway and its edges could be subject to condition, to ensure an appropriate finish is achieved. This could comprise sett edges or conservation kerbs, with sections of cobbles/setts at key locations and thresholds (materials could be reclaimed or new). Also, the section of existing period cobbles/setts could be retained.

6.35 Furthermore, if the Appeal B proposals or the fall back scheme were to be built or the house was retained and renovated (which is the UDO's & LO's preferred option), the surfacing of the driveway would inevitably need to be addressed, regardless of which

option prevails. The appearance of the driveway may change to an extent, however I believe that a functional design can be achieved that would not harm the character of the edge of the settlement boundary, the aesthetic value of the wooded approach, the transition into the countryside and National Park.

6.36 On the matter of public comments regarding alleged previous removal of gritstone kerbs and associated widening works, the appellant has not undertaken any such works to the driveway. It is indeed unfortunate if this has occurred and if it has, it is likely that it happened prior to the appellant owning the property.

6.37 Having examined various historic maps of the area, Public Footpath FP56 Taxal Edge appears to have existed since the latter years of the 19th Century (it does not appear on earlier 19th Century maps). During the 19th Century, the Appeal B site and the adjacent land was positioned well into the open countryside, separated from the settlement at the time. The track linked with Macclesfield Road at a point that was at the time, circa 650m from the southern extents of Whaley Bridge to the east, in the vicinity of the River Goyt. I therefore consider the UDO's suggestion that the footpath has historic origins that extend beyond the latter years of the 19th Century and provided a historic link to the village, appears to be somewhat speculative and unfounded.

6.38 The LO highlights the presence of Public Footpath FP56 that runs along the eastern boundary of the appeal site and acknowledges that people using this footpath experience views of the appeal site.

6.39 I have considered the nature of these views with reference to three viewpoints (see Appendix 1, Figures 9, 10 & 11, Viewpoints 1, 2 & 3). With the exception of where the footpath tracks along the driveway surface to the north, this footpath is located at a lower elevation than the appeal site and is shrouded in trees and vegetation. Occasional views to the east are experienced which include the existing houses on Linglongs Avenue and Beech Rise and occasional glimpsed views of the existing house on the appeal site are also experienced through gaps in the screening vegetation. The existing house extends much closer to the appeal site's eastern boundary and as a result, is likely to be seen more easily from the footpath, than the proposed houses and in addition, its prominent extensions are somewhat unsightly. Furthermore, the landscape proposals include for additional native species tree and shrub planting and therefore will provide improved levels of screening and containment. As a result, I do not expect the removal of the existing large built form of the house and the subsequent introduction of the 7no new properties, which will be set back into the site away from the footpath, will adversely affect the views experienced by walkers using this footpath.

6.40 In addition, the converted classroom property, which is associated with Appeal A is also partially visible from this footpath, particularly from the section of the footpath located close to the southern end of the Appeal B site boundary. The changes associated with the roof height, roof pitch angle, dormer windows and alleged changes to east facing fenestrations will in part, be discernible above the boundary wall (from locations on Footpath FP56 located adjacent to the southern end of the appeal site), however I do not believe they adversely affect the views experienced from this footpath. Indeed, in the event that Appeal B and Appeal A are allowed, the construction of the Appeal B proposals will visually and physically associate the converted classroom property with the 7no new houses, particularly in terms of their materiality, scale, elevation and arrangement, by forming an appropriate physical and visual culmination to the proposed development at its southern extent.

6.41 In the event Appeal A is dismissed, it is likely that the dormers would be removed from the converted classroom property, the roof would be lowered by circa 1.2-1.3m[1] and the windows on the eastern elevation could be replaced with windows that would not fill the existing openings in the blockwork. Lowering the roof would reduce its pitch angle and would potentially prevent the use of the most appropriate roofing material (slate). As a result, if Appeal A is dismissed the converted classroom would remain in-situ, however the roof would not be covered in the most appropriate material and the most prominent east facing elevation would bare the evidence of retrospective infilling of the blockwork in order to accommodate smaller windows, both of which would be detrimental to the appearance of the dwelling.

6.42 In the event that Appeal A is dismissed and Appeal B is allowed, the converted classroom would continue to perform the role of 'bookending' the development by forming a tangible mass of built form at the southern end of the development. That said, I believe that its appearance, following the required changes to the roof and the eastern elevation, would adversely affect the visual coherence of the development as a whole as the appearance of the converted classroom property would be aesthetically compromised, both on an individual basis and when sat alongside the proposed new houses.

6.43 In addition, I note that the changes to the converted classroom that would occur in the event Appeal A was dismissed, would only really be experienced from locations close to the appeal site (eg Public Footpath FP56). The changes may be discernible within

[1] I am aware that at the time of writing, the above figure of 1.2-1.3m is to be clarified. However, a small variation from this measurement in either direction would not alter the opinions expressed in my Proof of Evidence.

some of the more distant views to the east (eg Viewpoints 6, 7, 8, 9 and 10), however the differences would be subtle and I do not believe they would affect the experience or the quality of these views to any great extent.

The Entrance on Macclesfield Road

6.44 The UDO makes the following points regarding the entrance on Macclesfield Road:

- *Any increase in number of houses and vehicle activity on the access road close to Macclesfield Road needs to be considered. This may have implications on the design of the junction and subsequent loss of character of this edge of village. If it were the case that a more engineered highway solution would result, then I would consider this a significant loss of character.*

The appearance of the entrance may change whichever future development scenario prevails, however the nature of the changes and any associated levels of harm/beneficial effect would be subject to detailed design proposals for the junction. As mentioned above, the footpath/access driveway intersection with Macclesfield Road could be a location where a reclaimed cobbled threshold could form a new appropriate, attractive and functional access to the (shared) driveway. As a result, I do not agree that the proposed redevelopment of the appeal site, specifically the junction with the end of the driveway, would result in harm to the character of Macclesfield Road/the settlement edge in this location.

Landscape Proposals

6.45 The LO and HPBC Arboricultural Officer (AO) make the following points regarding the proposed landscape works plan (CD1.10):

- *Tree planting shown on the Landscape Works Plan is mostly of small ornamental species, I consider that there is scope in places to accommodate larger growing species and suggest that Beech are included to be in keeping with the existing character of the site (LO);*
- *The landscaping proposals can be divided in to 2 main parts. The amenity planting within the red edge of the development and woodland and other planting and management within the blue line area and subject to a s106 agreement. At this stage landscaping can be conditioned and the details agreed at a later date as long as the principals are agreed. The indicative landscaping shown on the plans will need to be amended to be acceptable and will need to be considered alongside a landscape and ecological management plan (AO);*
- *With regards to the amenity tree planting within the development some species amendment would be required and some larger specimen trees should be*

included to be planted at significant points within the site. Woodland planting will need to be part of the overall LEMP for the wooded area and be in addition to any other planting required by existing legal obligations for example if restocking is part of the felling license agreement. This planting and management of the woodland will need to be agreed as part of the s106 agreement (AO).

6.46 The proposed landscape works were set out in the submitted Landscape Works GA Plan (PR/20/GC04/GA/01 REV A) and incorporated a total of 28no native and ornamental trees (predominantly 10-12cm selected standards), 103 linear metres of native species hedgerow, 219m² of semi-native shrub planting, areas of ornamental shrub planting and 100no native species transplants outside the appeal site, within the existing woodland to the west.

6.47 In response to the above comments made by the LO and AO, I have prepared a revised Landscape Layout (see Appendix 6, drawing M3414-PA-01-V2 CD4.5). This revised plan incorporates the following:

- A greater number of new trees within the Appeal B site;
- A higher proportion of native species trees within the Appeal B site;
- A number of larger stock trees of a size not previously proposed;
- The semi-native shrub planting mix has been replaced with a native species shrub planting mix;
- The area/quantity of native species shrub planting mix has been increased;
- Beech hedges have been placed at the toe of retaining walls, thus reducing their prominence by creating the appearance of a green wall;
- Reduced width driveways, with turning provision added;
- Sett thresholds added to driveways;
- Conservation kerbs proposed for the access driveway; and
- A reduction in the size of the passing place.

6.48 The additional tree planting within the Appeal B site will in time, restore and enhance its wooded character and as they become established, the trees will subtly interrupt the elevations of the buildings within the views from locations to the east, thus improving the assimilation of the development into this wooded, settlement edge. In addition, trees have been positioned in order to maintain framed views experienced by the future residents of the new houses.

6.49 It is likely that the landscape proposals may require further amendment and detail subsequent to a planning consent, however I believe these revised landscape proposals provide a positive response to the issues raised by the LO and the AO.

6.50 Regarding tree issues, I note that in paragraph 7.45 of the Report to Committee, the case officer confirms that the scheme would accord with Local Plan Policy EQ9 Trees Woodland & Hedgerows, subject to the imposition of appropriate planning conditions for the scheme.

7. Summary and Conclusion

Summary

7.1 I have considered the landscape and townscape associated with the Appeal B site, the converted classroom property and the surrounding area. In doing so I have analysed the pattern of development of this part of Whaley Bridge and with reference to 11no Viewpoints, I have considered the visual prominence of the appeal site, the development proposals associated with Appeal B and the existing converted classroom associated with Appeal A.

7.2 I believe that the topography associated with the Taxal Edge ridgeline that extends across the rear of the appeal site to be key in defining the perceived settlement edge in this location on the south-western edge of Whaley Bridge.

7.3 Interestingly, the appeal site and the residential properties to its north, are located outside the settlement edge and outside the Green Belt. The ridgeline also represents the boundary of the Green Belt, which extends across the landscape to the west.

7.4 The Settled Valley Pastures Landscape Type extends over the settlement area of Whaley Bridge, the appeal site and land to the west and does not identify the kind localised variations in landscape/townscape character that prevail in settlement edge locations, such as the appeal site.

7.5 Both the Council's Officers and I agree that there is a difference in character between the existing urban edge, residential development to the south and the appeal site and that the appeal site represents a transitional landscape between the urban edge and the open countryside.

7.6 Given my detailed consideration of the concerns raised by DCC and HPBC Officers, I believe the Appeal B proposals and the converted classroom property associated with Appeal A are well related to the existing pattern of development and surrounding land uses and are of an appropriate scale for this aspect of Whaley Bridge. Furthermore, I consider the proposed scheme, along with the converted classroom property to constitute good design that accords with many aspects of HPBC's Residential Design Guide SPD 2 and thus represents an appropriate design response to the appeal site's defining characteristics and its landscape/townscape setting.

Conclusion

7.7 I believe that High Peak Borough Council's concerns that the Appeal B proposals would not be well related to the existing pattern of development and surrounding land uses, would not be of an appropriate scale for this aspect of Whaley Bridge and would

constitute poor design that fails to understand the appeal site's defining characteristics, are unfounded.

7.8 I also believe that the Council's Officer's assertions that the alterations to the converted classroom property (Appeal A) adversely harms the landscape setting of the site and the wider area and that changes to the fenestration on the east elevation fails to respond to and reflect the character of surrounding development, to the detriment of the visual appearance of the building in the landscape, are also unfounded.

7.9 I therefore respectfully request that the Inspector considers my findings in deciding the outcome of this Inquiry.

Appendix 1 – Figures

Appendix 1 - Figure 1

Site boundary

BARNES WALKER

DWG NO.
Figure 1

DWG TITLE.
Site Location and Study Area Plan

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

SCALE.
NTS

DATE.
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Note
This map contains data from the following sources:
-Google
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Appendix 1 - Figure 2

1899 Map

1913 Map

Site location

BARNES WALKER

DWG NO. Figure 2

DWG TITLE. Historic and Current OS Mapping

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

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Note
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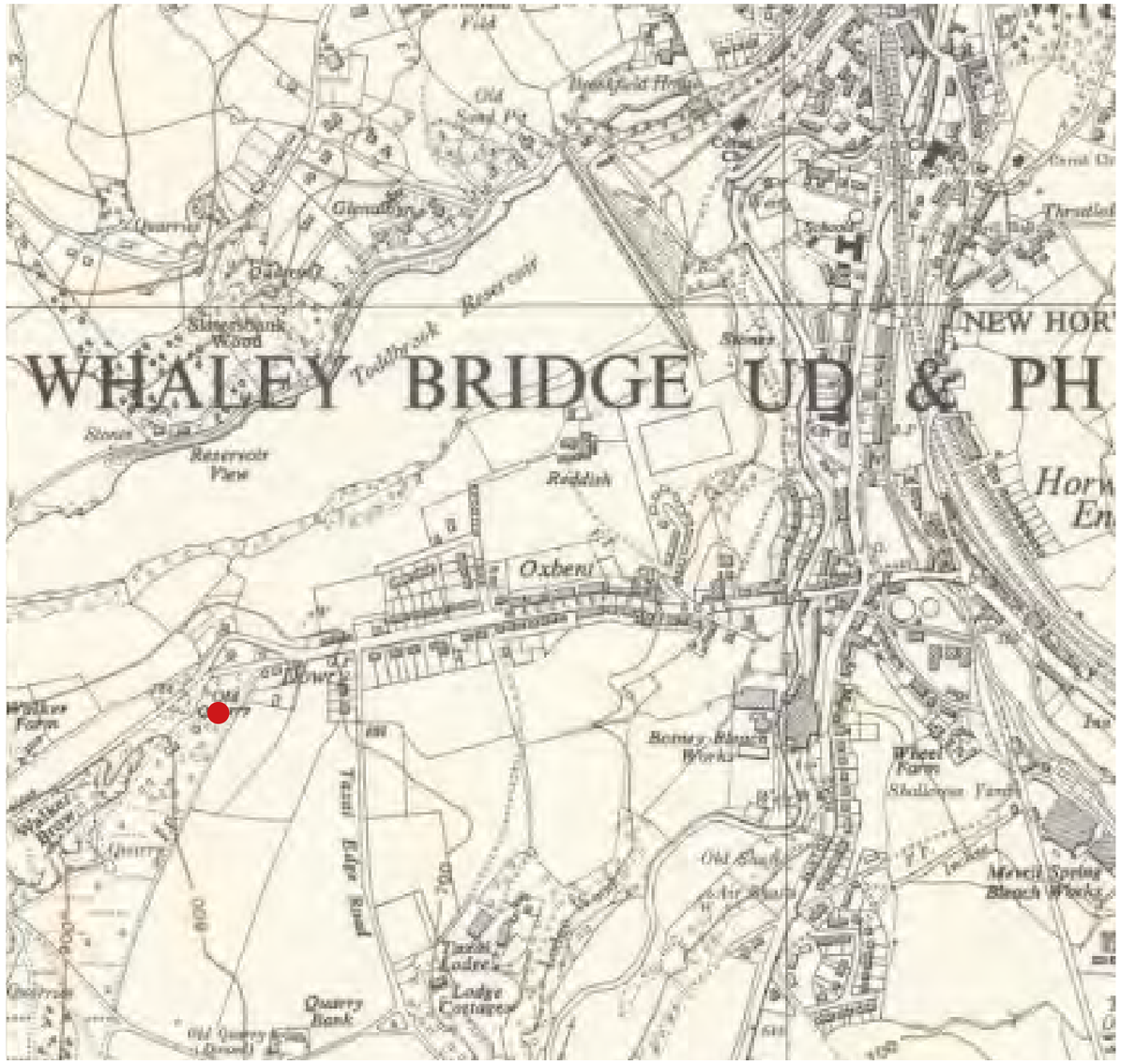
Appendix 1 - Figure 3



1955 Map

Current OS Map

Site location

BARNES WALKER

DWG NO. **Figure 3**

DWG TITLE. **Historic and Current OS Mapping**

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

SCALE. **NTS**

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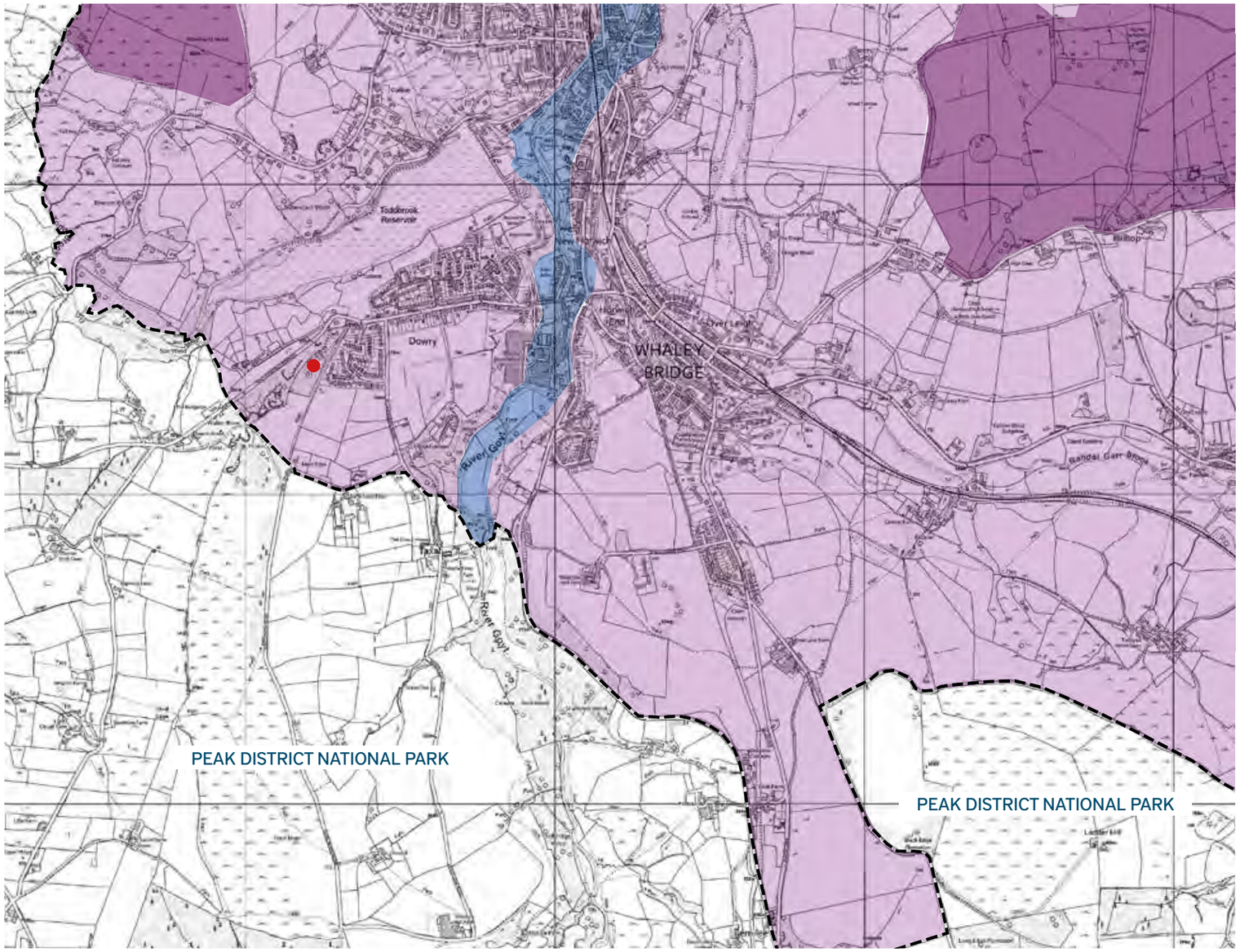
Appendix 1 - Figure 4



- Site location
- LCT Settled Valley pastures
- LCT Riverside Meadows
- LCT Enclosed Moorland
- Local Plan/National Park Boundary

BARNES WALKER

DWG NO.
Figure 4

DWG TITLE.
DCC Landscape Character Types

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Taxal Edge, Whaley Bridge

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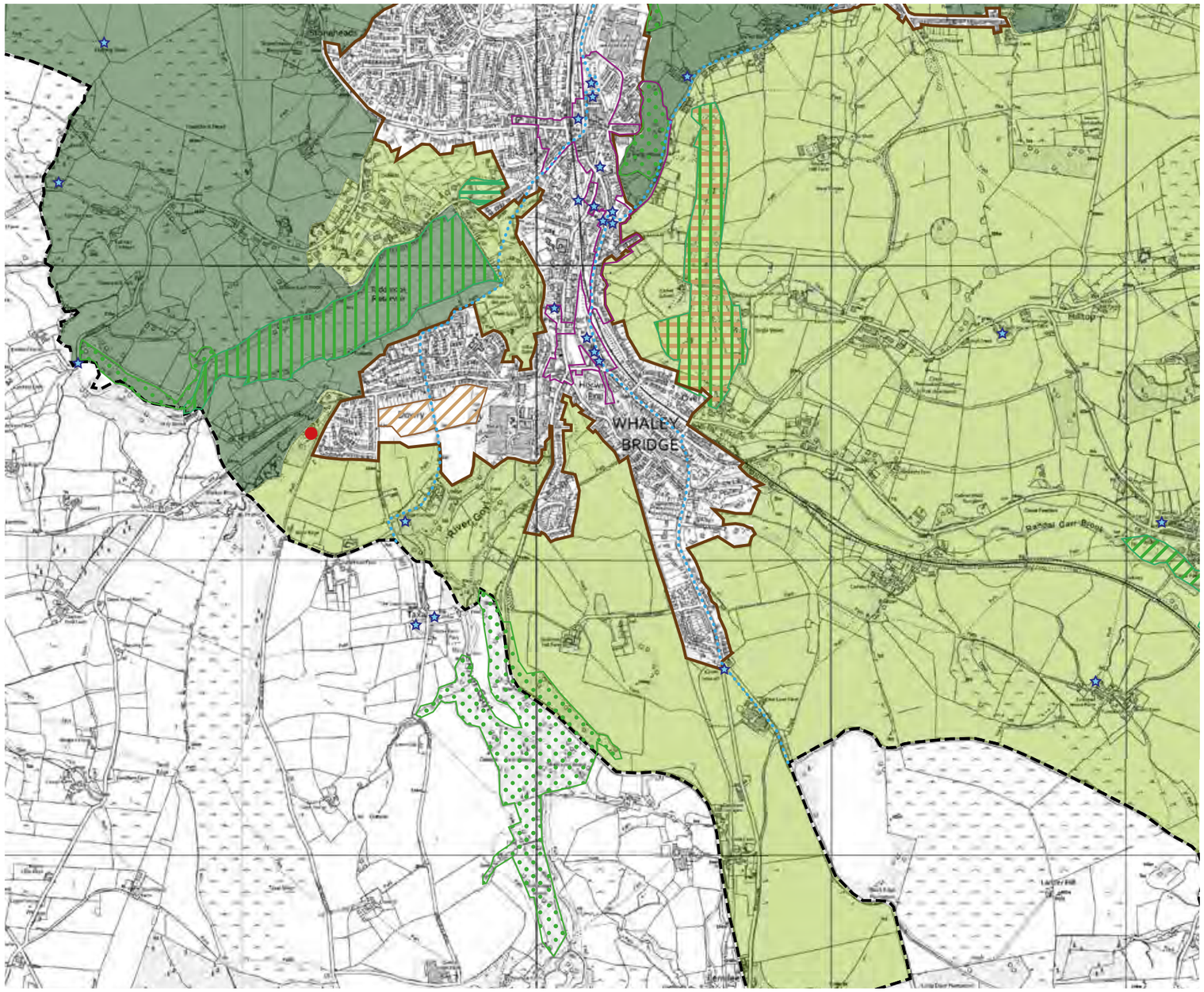
Note
This map contains data from the following sources:
Derbyshire County Council Mapping Portal
The Landscape Character of Derbyshire

Appendix 1 - Figure 5



- Site location
- Built-up Area Boundary
- Conservation Area
- Regionally Important Geological Site
- Green Belt/Countryside
- Local Nature Reserve
- Listed Buildings
- Local Plan Boundary
- Housing Allocation
- Long Distance Walking Route
- Site of Special Scientific Interest
- Countryside
- Ancient Woodland

BARNES WALKER

DWG NO.
Figure 5

DWG TITLE.
Planning Policy Context

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Taxal Edge, Whaley Bridge

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Note
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High Peak Borough Council Interactive Local Plan Map

Appendix 1 - Figure 6A

Photograph 1 - View of site entrance/public footpath FP56 from Macclesfield Road

Photograph 1 - View of site entrance/public footpath FP56 from Macclesfield Road

Photograph 3 - View of access driveway/public footpath FP56 adjacent to Woodside (to the right)

Photograph 4 - View of access driveway and front elevation of Woodside

Photograph 5 - View of access driveway and Brewood

Photograph 6 - View of location where the access driveway separates from public footpath FP56

Photograph 7 - View of access driveway with parking area/passing place with main house in background

Photograph 8 - View of east elevation of the detached garage

BARNES WALKER

DWG NO.
Figure 6A

DWG TITLE.
Site Photography

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge Whaley Bridge

SCALE.
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Appendix 1 - Figure 6B

Photograph 9 - View of south-west elevation of detached garage

Photograph 10 - View of east elevation of main house

Photograph 11 - View of extended gravel driveway and east elevation of the house

Photograph 12 - View of east elevation of main house

Photograph 13 - View of south elevation of main house

Photograph 14 - Recent residential conversion (converted classroom - off site)

Photograph 15 - View looking east from the southern edge of the appeal site

BARNES WALKER

DWG NO.
Figure 6B

DWG TITLE.
Site Photography

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

SCALE.
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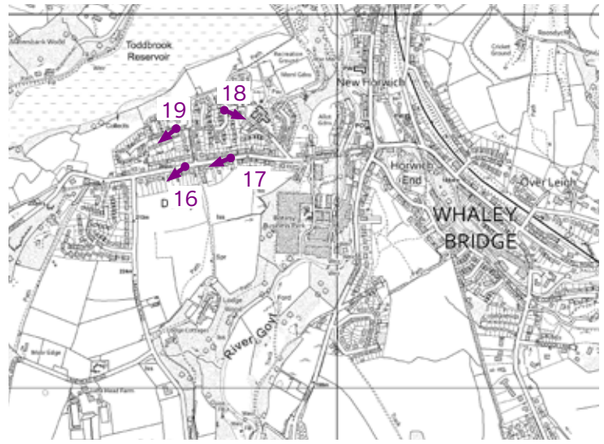
Appendix 1 - Figure 7A

Photograph 16 - Period semi-detached houses on Macclesfield Road

Photograph 17 - Period tiered terraced properties on Macclesfield Road

Photograph 18 - Modern estate development on Mereside Garden

Photograph 19 - Residential development on Reddish Avenue



BARNES WALKER

DWG NO.
Figure 7A

DWG TITLE.
Local Townscape Photos

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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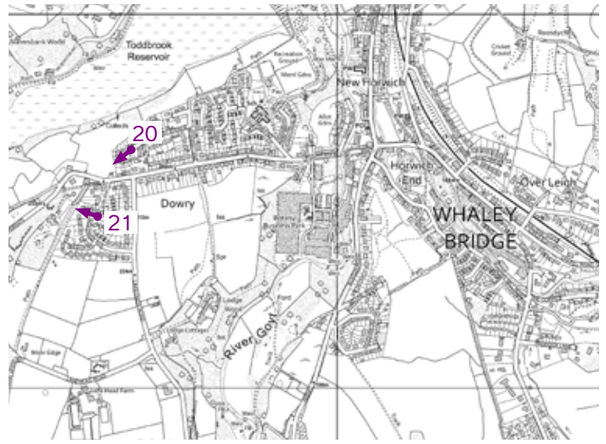
Appendix 1 - Figure 7B

Photograph 20 - Housing on Reddish Avenue

Photograph 21 - Housing on Linglongs Avenue



BARNES WALKER

DWG NO.
Figure 7B

DWG TITLE.
Local Townscape Photos

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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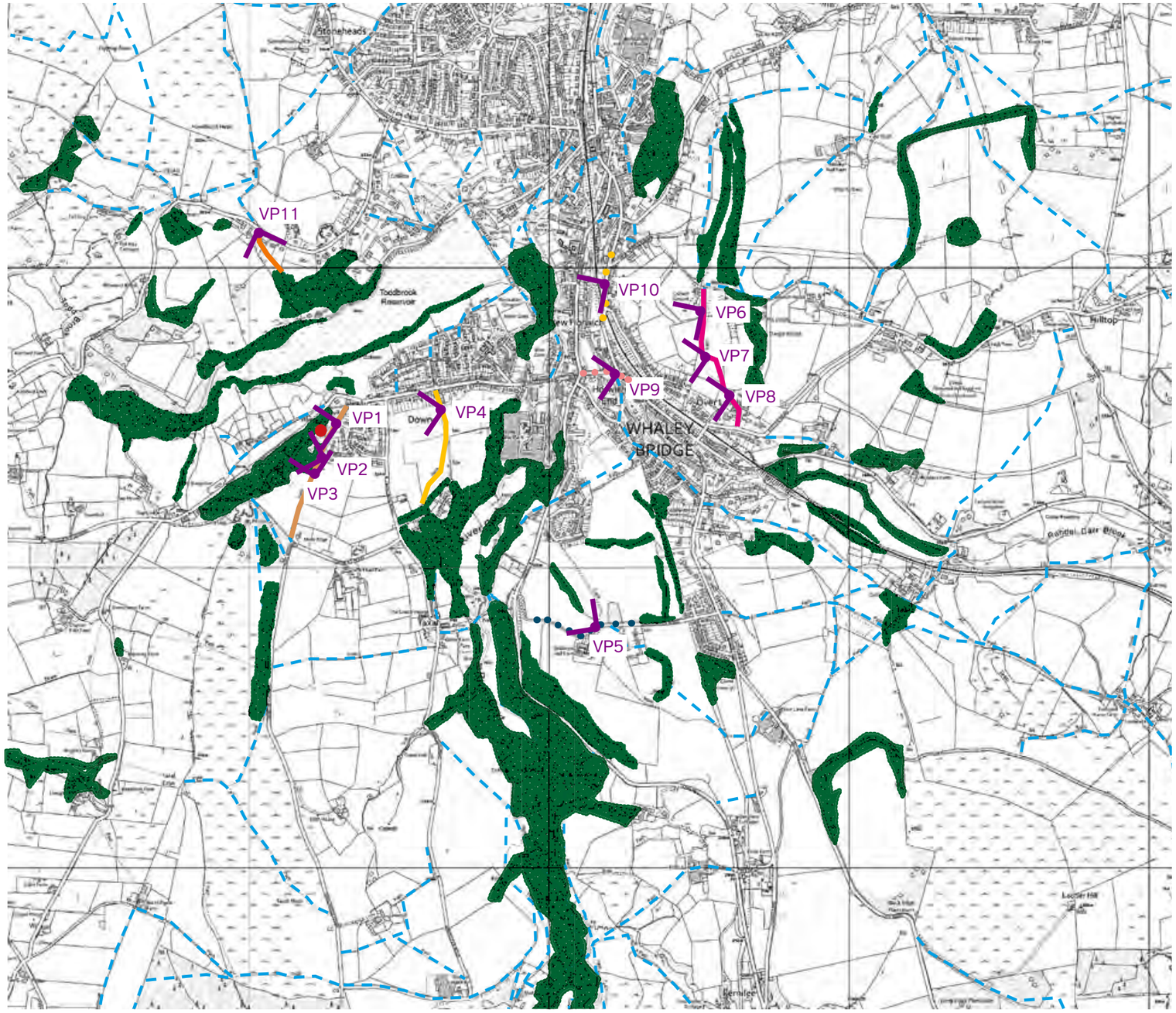
Appendix 1 - Figure 8



- Site location
- Viewpoint Location and Direction
- Public Footpath Whaley Bridge FP56
- Public Footpath Whaley Bridge FP46
- Shallcross Road
- Old Road
- Intervening vegetation
- Public Rights of Way (PRoW)
- Public Footpath Whaley Bridge FP57
- Public Footpath Whaley Bridge FP91/Start Lane
- Chapel Road

BARNES WALKER

DWG NO.
Figure 8

DWG TITLE.
Viewpoint Location Plan

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

SCALE.
NTS

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Note
This map contains data from the following sources:

Appendix 1- Figure 9

Viewpoint 1	View from Public Right of Way Whaley Bridge FP56/access driveway to Taxal Edge	Direction: South-West	Distance: 0m+

BARNES WALKER

DWG NO. **Figure 9**

DWG TITLE. **Viewpoint 1**

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

SCALE. **NTS**

DATE. **07.21**

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Appendix 1 - Figure 10

Viewpoint 2	View from Public Right of Way Whaley Bridge FP56	Direction: West	Distance: 3m (to site boundary)

BARNES WALKER

DWG NO.
Figure 10

DWG TITLE.
Viewpoint 2

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

SCALE.
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Appendix 1- Figure 11

Viewpoint 3	View from Public Right of Way Whaley Bridge FP56	Direction: North-West	Distance: 3m (to site boundary)

BARNES WALKER

DWG NO. **Figure 11**

DWG TITLE. **Viewpoint 3**

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 12

Viewpoint 4	View from Public Right of Way Whaley Bridge FP57	Direction: West	Distance: circa. 370m

BARNES WALKER

DWG NO.
Figure 12

DWG TITLE.
Viewpoint 4

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 13

Viewpoint 5	View from Shallcross Road, adjacent to Shallcross Hall Farm	Direction: North-West	Distance: circa. 1km

BARNES WALKER

DWG NO. **Figure 13**

DWG TITLE. **Viewpoint 5**

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 14

Viewpoint 6	View from Public Right of Way Whaley Bridge FP46	Direction: West/South-West	Distance: circa. 1.3km

BARNES WALKER

DWG NO.
Figure 14

DWG TITLE.
Viewpoint 6

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 15

Viewpoint 7	View from Public Right of Way Whaley Bridge FP46	Direction: West	Distance: circa. 1.3km

BARNES WALKER

DWG NO.
Figure 15

DWG TITLE.
Viewpoint 7

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 16

Viewpoint 8	View from Public Right of Way Whaley Bridge FP46	Direction: West	Distance: circa. 1.3km

BARNES WALKER

DWG NO.
Figure 16

DWG TITLE.
Viewpoint 8

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 17

Viewpoint 9	View from the junction of Old Road and B5470 Chapel Road	Direction: West	Distance: circa. 970m

BARNES WALKER

DWG NO. **Figure 17**

DWG TITLE. **Viewpoint 9**

CLIENT. Treville Properties Ltd

PROJECT TITLE. Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 18

Viewpoint 10	View from Old Road	Direction: South-West	Distance: circa. 1km

BARNES WALKER

DWG NO.
Figure 18

DWG TITLE.
Viewpoint 10

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PROJECT TITLE.
Taxal Edge, Whaley Bridge

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Appendix 1 - Figure 19

Viewpoint 11	View from Public Right of Way Whaley Bridge FP91/Start Lane	Direction: South/South-East	Distance: circa. 670m

BARNES WALKER

DWG NO. **Figure 19**

DWG TITLE. **Viewpoint 11**

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PROJECT TITLE. Taxal Edge, Whaley Bridge

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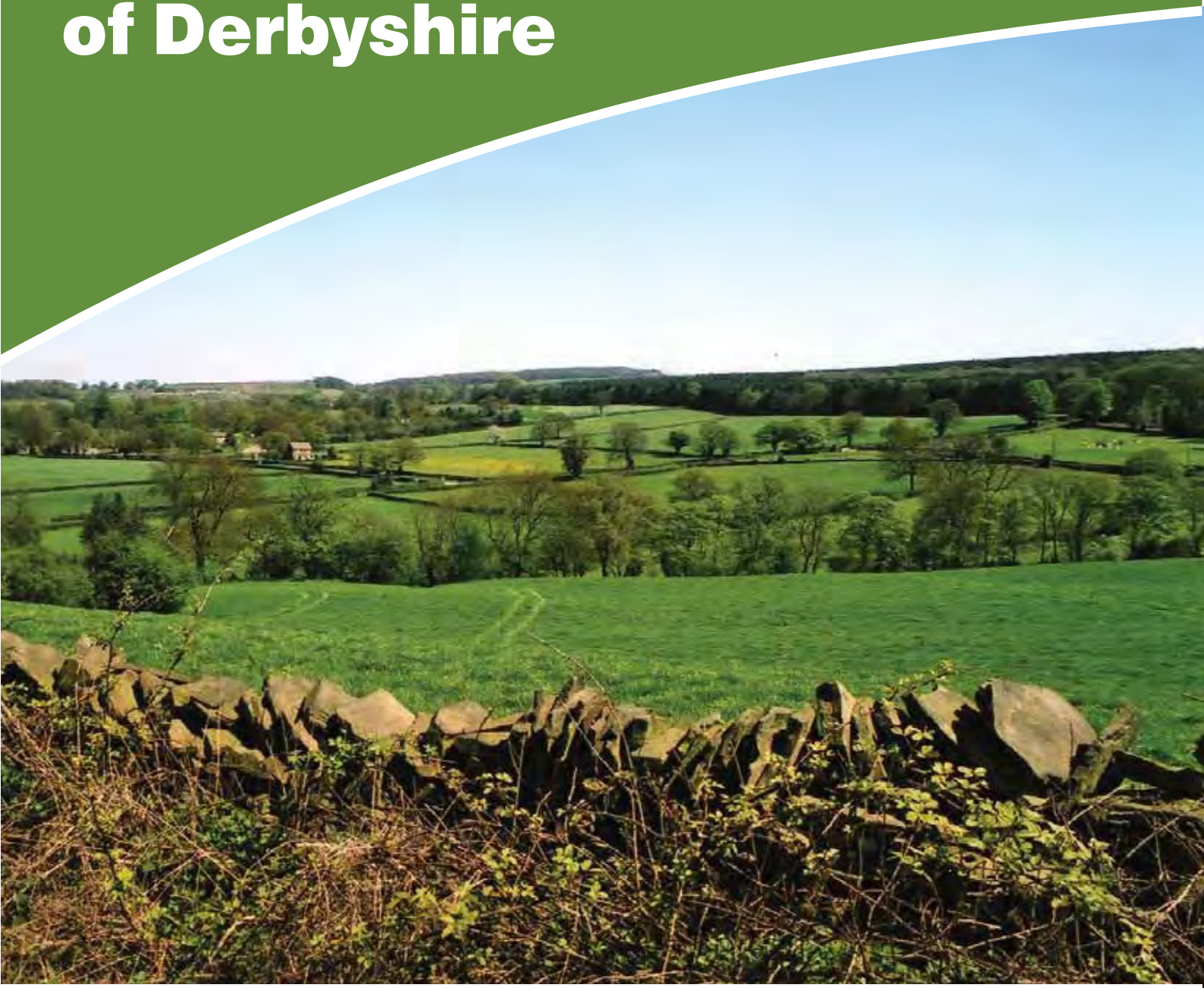
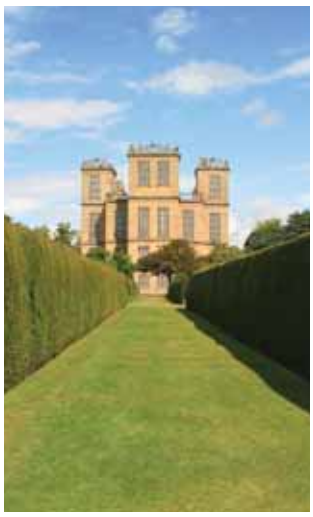
Appendix 2

The Landscape Character of Derbyshire - Extract

The Landscape Character of Derbyshire

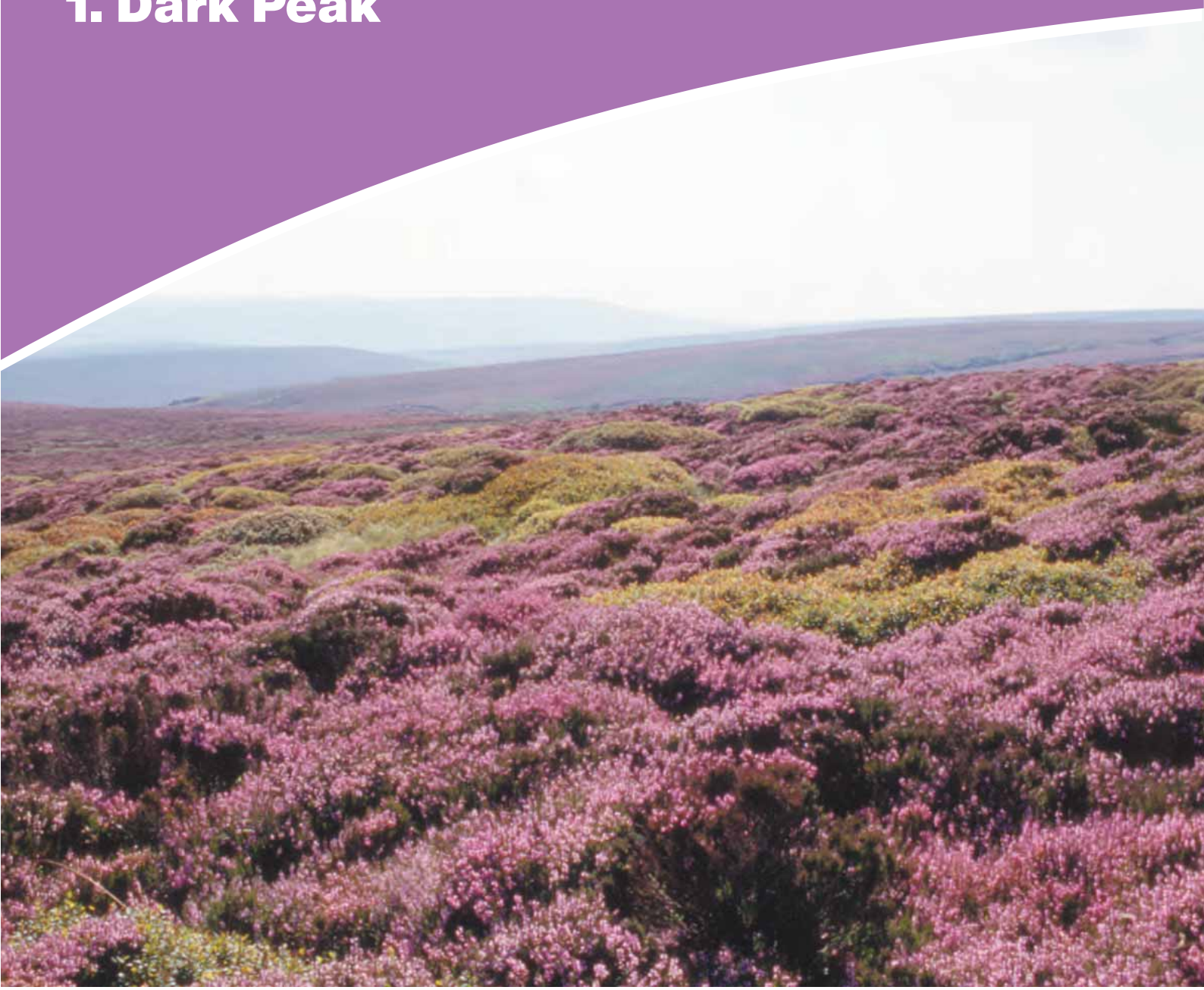




DERBYSHIRE
County Council
Improving life for local people

Part One: Landscape Character Descriptions

1. Dark Peak



Landscape Character Types

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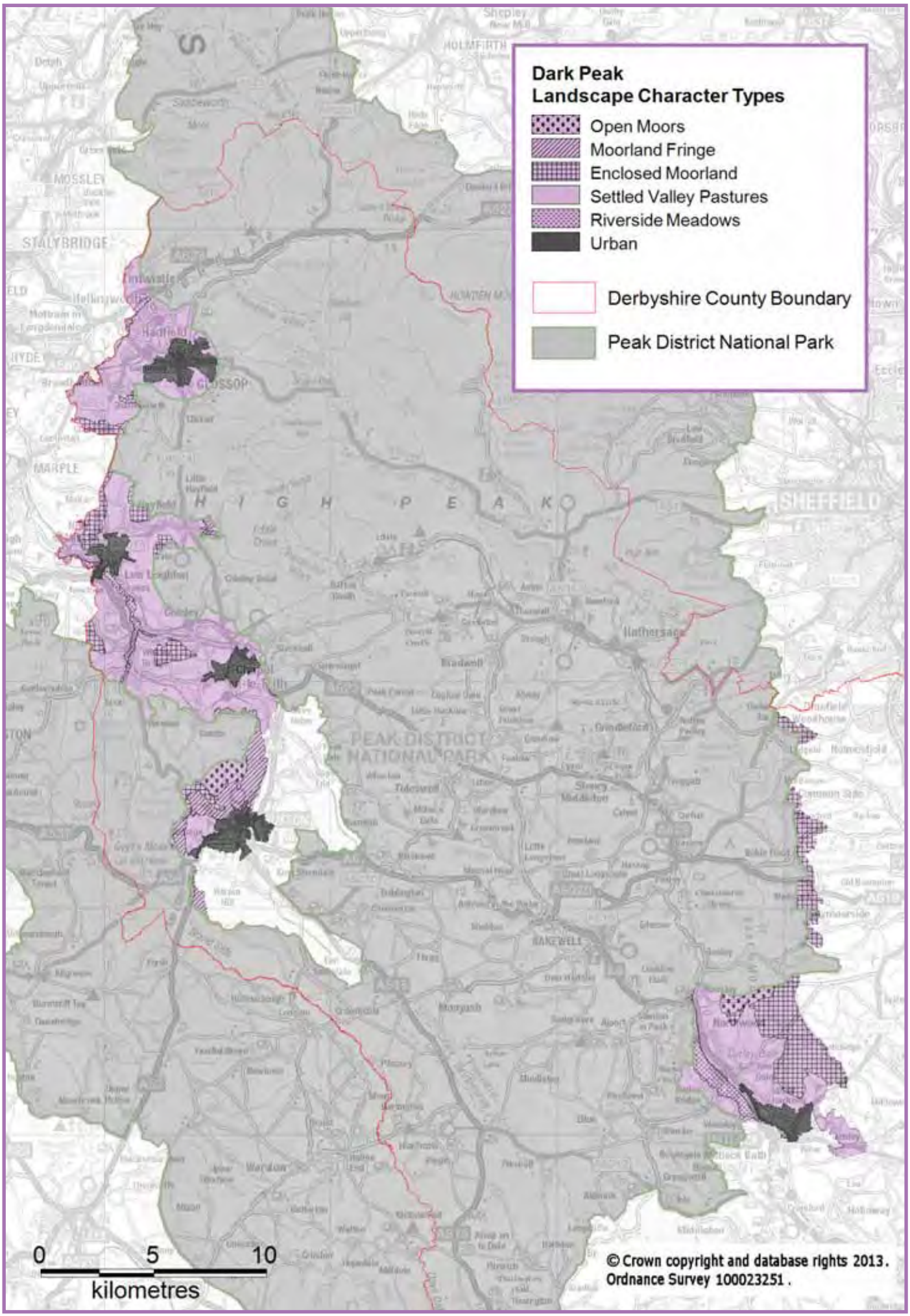
Dark Peak
Landscape Character Types
Open Moors
Moorland Fringe
Enclosed Moorland
Settled Valley Pastures
Riverside Meadows
Urban
Derbyshire County Boundary
Peak District National Park
0
5
10
kilometres
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Ordnance Survey 100023251 .

Dark Peak

CHARACTER AREA 51

An upland landscape of high moors and settled valleys

Landscape Character Types

- Open Moors
- Moorland Fringe
- Enclosed Moorland
- Settled Valley Pastures
- Riverside Meadows

"Should you tire of the valleys and desire to breathe a larger air, the moors are never far distant - moors gloriously open and grand .... These are the real moors of heather and bracken which flame with brown and yellow and purple in the autumn."

(p8 JB Firth 'Highways and Byways in Derbyshire')

Introduction

The Dark Peak extends over a large area of north-west Derbyshire although much of it lies within the administrative boundaries of the Peak District National Park. In Derbyshire, the Dark Peak extends from Glossop and New Mills, in the north and west, to the urban fringes of Sheffield, in the east and as far south as Matlock. For the purposes of the Derbyshire Landscape Character Assessment, the Dark Peak character area also includes the small area of the South West Peak and Manchester Pennine Fringe character areas that lie within Derbyshire.

The expansive moorland of the Peak District is one of the most extensive semi-natural wilderness areas in England. Much of the moorland is traditionally managed for grouse shooting and sheep grazing. Hedgerows and dry-stone walls enclose the more sheltered valleys around these upland plateaux to provide pasture for dairy and livestock farming.

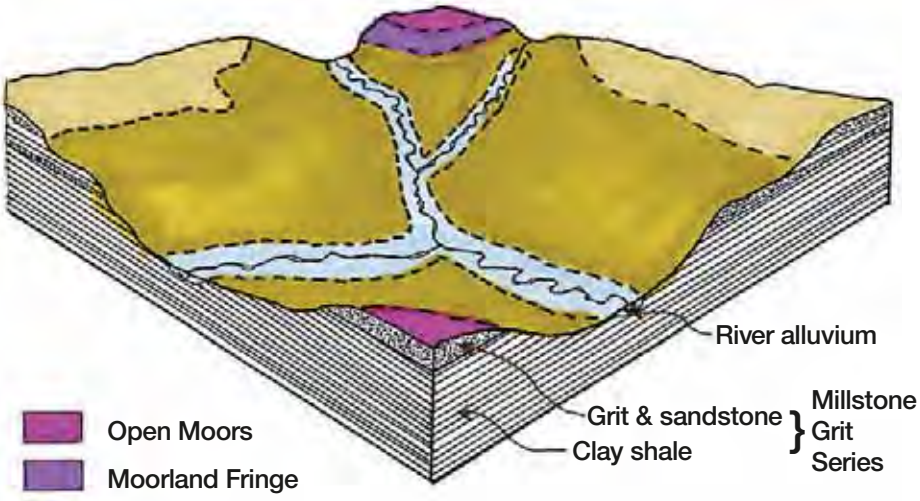
The visual and environmental value of this landscape lies in the contrast between the wild moorland and the small scale domesticated farmland within the in-bye land around the margins. These differences form the basis for the sub-division of the Dark Peak into Landscape Character Types.

Buildings constructed from the local 'gritstone' and dry-stone walls in the same material reinforce the character and provide a visual link to the underlying geology.

Physical Influences

The Dark Peak is a dramatic upland landscape that owes much of its character to the underlying geology of Millstone Grit sandstone. This hard 'gritstone' interspersed with softer shales has given rise to this distinctive landscape of 'high moors' dissected by broad valleys and narrow rocky 'cloughs'. Gritstone outcrops, creating rocky tors, punctuate these extensive areas of upland plateaux defining the *Open Moors*. Moorland tops provide long uninterrupted views with vertical cliff faces referred to as 'edges' regularly defining the *Moorland Fringe*. Collectively, these rocky outcrops add to the wild and exposed nature of this landscape.

The plateau tops, rising to 636m at Kinder Scout, are heavily dissected by drainage channels. Where run-off has been sufficient to create rivers like the Goyt and Derwent, these have eroded through the gritstone to form broad, often steep sided, upland valleys that have provided the focus for settlement and farming highlighted in *Settled Valley Pastures*. Sometimes scree and exposed rock located within these valleys provide a link to the wild moorland character above the valley sides.



Natural Influences

Semi-natural vegetation is a key characteristic with extensive areas of heather and grass moorland defining the *Open Moors* and making a significant contribution to *Moorland Fringe* and *Enclosed Moorland*.

The lower lying in-bye land associated with *Settled Valley Pastures* retains traditional hay meadows and unimproved pasture, and steep slopes and sheltered cloughs retain areas of semi-natural broadleaf woodland. Where boundaries are not maintained, woodlands are gradually being lost as stock graze on young trees and prevent natural regeneration. In recent years, grassland management has been intensified on the lower valley slopes and reduced towards the moorland, making the distinction between moorland and enclosed farmland less distinct, thus creating a gradual transition from one to the other.

All of these land-uses provide valuable habitats for wildlife. Heather moorland is a particularly rare national habitat providing a nesting site and food source for a number of rare birds. Broadleaf woodland remains a key characteristic of *Settled Valley Pastures* where along with field boundaries, meadows and pastures, it constitutes a mosaic of wildlife habitats.

Human Influences

Evidence of human activity on the Dark Peak dates from the Mesolithic period when hunter gatherers were attracted to even the highest moors, as indicated by finds of stone tools. The extent of settlement in the bronze age is dramatically illustrated by the surviving landscape on the East Moors. Here, because of the lack of agricultural improvement, remains of field systems, settlements and ritual monuments survive from the second millennium BC.

Much of the agricultural landscape seen today has developed over the last millennium. The Domesday Book describes the area as sparsely settled and economically backward. Much of the area was included in the Royal Forest of the Peak, and remained so until the 17th century. Although the *Open Moors* remain unsettled and free of man-made features, the lower lying margins of the *Moorland Fringe* and *Enclosed Moorlands* are characterised by scattered farmsteads built in the local gritstone. Villages are confined to the valley bottom and lower slopes of the *Settled Valley Pastures*, and often contain industrial terraces that once housed workers from the local textile industry.

Terrace houses

The industrial revolution saw the development of large textile mills in the *Riverside Meadows* and the associated expansion of settlements like New Mills.

Dry-stone walls, constructed of the local gritstone are a distinctive feature of the Dark Peak and especially the *Enclosed Moorlands*. Although walls extend into the valley bottoms, the lower slopes tend to be enclosed by hedgerows which, together with the small fields, create a more enclosed character in contrast to the open expanse of the moors. Where the stone is fissile it has been used for roofing.

Roads and tracks are infrequent throughout. They are generally direct and follow straight lines as they cross the *Open Moors* and *Enclosed Moorland*. Some were former Roman roads or historic packhorse routes. Roads, railway lines and even canals are more a feature of *Settled Valley Farmlands* and *Riverside Meadows*, taking advantage of the easier gradients and serving the local populations and industrial sites.

Railway bridges at Chapel-en-le-Frith

Roads extending up the valley sides are few but tend to occur as winding country lanes sometimes sunken, with steep narrow road verges. Remnant moorland in many road verges is a reminder of the character of the wider landscape. Even where the land either side has been agriculturally improved, these can provide valuable floristic remnants.

The *Open Moors* have been managed for grouse shooting and sheep grazing since the early 19th century. Periodic burning and regular grazing has ensured the retention of the characteristic land cover that is seen today.

Red Grouse

Other considerations

- Peak District National Park
- PDNP Landscape Strategy & European Convention Action Plan
- Peak District BAP

Dark Peak

LANDSCAPE TYPE: SETTLED VALLEY PASTURES

A settled, pastoral farming landscape on gently sloping lower valley sides, dissected by stream valleys. Dense watercourse trees, scattered boundary trees and tree groups around settlement contribute to a strongly wooded character.

Key Characteristics

- Moderate to steep lower valley slopes dissected by stream valleys
- Poorly draining soils over Carboniferous shale and sandstone
- Pastoral farming with extensive improved pasture
- Bracken in some road verges and rushes associated with damp hollows
- Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads
- Small irregular fields enclosed by mixed species hedgerows and occasional dry-stone walls
- Network of winding lanes with irregular verges, sometimes sunken on steeper slopes
- Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs
- Stone terraced housing on lower slopes associated with historic mills
- Enclosed landscape with views filtered by trees

Geology and Landform

A landscape strongly influenced by the underlying geology and defined by the steep to gently sloping lower valley sides of broad upland valleys. Where rivers have eroded through the Millstone Grit they have exposed the underlying shale to create these undulating lower valley slopes. Further variation is created by small stream valleys, which dissect the main valley as they drain the surrounding high moors.

Soils and Land-Use

The nature of the underlying geology ensures there is variation in the soils. On the lower, less steep slopes, over shale, the soils are slowly permeable, seasonally waterlogged and loamy, over clay. On the steeper slopes over gritstone, there are coarser loams over rock, or finer loams over slowly permeable subsoil.

The traditional land-use on these soils is stock rearing and dairying with much of the land down to permanent pasture. Grass yield potential is good although there is the risk of poaching on the heavier lower lying soils during wet periods. Some of the steeper, upper slopes over gritstone are less intensively grazed and a coarser, more acidic grassland predominates.

Ecology

Much of this landscape is intensively farmed as permanent pasture and improved grassland, and leys have little floristic interest. However, there are some very occasional species-rich hay meadows. Where drainage is impeded or the soils are slowly permeable, patches of wet grassland with *Juncus* are frequent. On the upper slopes over gritstone, there may be localised patches of acid grassland dominated by *Nardus* and wavy hair grass.

Where the soils are thinner and free-draining, particularly associated with steep slopes and road verges, heathy plants like bracken, heather and bilberry are locally common.

A network of stream valleys dissecting the main valley sides assist in connecting these patches of habitat in the farmed landscape, which is reinforced by the hedgerow boundaries. These river corridors have dense tree belts and the occasional patch of alder carr. Many of the stream courses have associated ponds and mill ponds that function as important habitats for amphibians. Those that have silted up have now reverted to alder carr.

Several springs and soughs provide wet marshy conditions and lateral water flows, which support isolated patches of species-rich marsh.

Tree Cover

Trees are well represented throughout to give the overall effect of a strongly wooded landscape. Dense tree belts, sometimes wide enough to form woodland bands, occur along narrow, tributary stream valleys dissecting the main valley sides. These combine visually with the scattered trees in the hedgerows to filter the views. Small groups of amenity trees are also found associated with settlement and particularly with dispersed farmsteads. Small remnants of ancient woodland persist and these contribute further to the wooded character.

Bluebell woods

At higher elevations, trees are less apparent due in part to the exposure and poorer soils, giving way to a more open moorland landscape. Tree species tend to be broadleaved and pre-dominantly oak and ash. Sycamore is often associated with transport routes, and alder along the watercourses.

Enclosure

A landscape of small, irregular fields enclosed predominantly by hedgerows, although there are occasional and locally frequent walls especially on higher ground. Hedgerows tend to be a mix of species, including holly, hawthorn, hazel and blackthorn. Their species composition suggests that the fields may have been cleared directly from woodland, and that the woodland trees and shrubs were retained to form the hedgerows.

Transport

There is a dense network of winding lanes, with irregular width verges. Sunken lanes are a feature on sloping ground, though they avoid the very steepest slopes. There are also green lanes, some that run just to isolated farmsteads, together with footpaths linking settlements.

Much of this landscape has been utilised as transport corridors with major roads and railways taking advantage of the gentler lower valley slopes. This is particularly notable where the A6 trunk road and railway runs between Whaley Bridge and Disley.

Built Environment

A well settled landscape containing towns, villages, small groups of cottages, and scattered farmsteads. Most traditional buildings are constructed of the local gritstone with Welsh slate and some surviving stone slate roofs.

Much of the build environment has a distinctive architecture relating to the building tradition of the Manchester area and to its industrial heritage, particularly the textile industry.

Old industrial mills near Chinley

Many settlements like Chapel-en-le-Frith, Whaley Bridge and New Mills, have spread out along lower valley slopes and owe their origin to the harnessing of water power and their expansion to the industrial age. Terraces of weavers' cottages, some with sloping roof lines, and later Victorian terraces are a characteristic feature of the valley sides.

Stone terrace houses

Summary

This is an upland landscape associated with the lower slopes of broad upland valleys formed by rivers eroding through the Millstone Grit to expose the shale beneath. Tributary valleys that dissect the main valley sides to create an undulating landform provide further interest.

This is a well settled landscape taking advantage of the natural shelter offered by the lower valley sides, the better agricultural soils and the good communications. There are discrete settlements like Whaley Bridge and Chapel-en-le-Firth, small groups of cottages and industrial terraces, and scattered farmsteads. There is a dense network of lands connecting the villages with the dispersed farmsteads, with main roads and railway lines hugging the lower slopes immediately off the flood plain.

Trees are well represented throughout giving the overall impression of a well-wooded landscape. Many of the tributary valleys feeding the main valleys form wooded cloughs, some of ancient origin, and these woodland belts are supplemented by scattered hedgerow trees, amenity tree groups associated with settlement and secondary woodland along roads and railway lines. Many of the woodlands have an irregular outline reflecting the irregular field patterns and winding lanes.

This is a pastoral landscape and many of the fields are down to permanent improved pasture. However, with altitude, the grazing becomes less intensive and the pasture tends to be unimproved and, therefore, of greater importance ecologically.

LANDSCAPE TYPE: SETTLED VALLEY PASTURES

Planting and Management Guidelines

A well-wooded pastoral landscape of small organic woodlands, occasionally of ancient origin, with densely scattered hedgerow and watercourse trees.

Excluding the Peak District National Park

Primary woodland character:	Densely scattered small woodlands
Primary tree character:	Densely scattered hedgerow and dense watercourse trees
Woodland vision:	Widespread small-medium woodlands
Tree vision:	Densely scattered hedgerow and dense watercourse trees

Typical woodland size range:	0.5 - 15ha	small-medium
Woodland pattern:	Organic	

- Small-medium scale woodland planting.
- Where opportunities arise, the removal of coniferous plantation woodland should be encouraged.
- Conserve and restore all ancient woodland sites and restock with locally occurring native species.
- Promote linked extensions to ancient woodland by natural regeneration and planting.
- Ensure the use of indigenous tree and shrub species, including a proportion of large, long-lived species.
- Ensure the management and enhancement of hedgerow trees, through selection and natural regeneration, or by planting.
- Encourage the management of scrub and secondary woodland to link with existing habitats and woodland.
- Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees.
- Ensure the conservation and management of mature/veteran trees within hedgerows.

LANDSCAPE TYPE: SETTLED VALLEY PASTURES

Woodland Species Mix

Neutral/ Base-Rich Soils

Primary Tree Species 50%

Betula pendula	Silver Birch
Betula pubescens	Downy Birch
Quercus petraea	Sessile Oak
Quercus robur	Pedunculate Oak

Secondary Tree Species 20%

Major

Fraxinus excelsior	Ash
Ilex aquifolium	Holly

Minor

Malus sylvestris	Crab Apple
Prunus padus	Bird Cherry
Sorbus aucuparia	Rowan

Shrubs 10-30%

Major

Corylus avellana	Hazel
Crataegus monogyna	Hawthorn

Minor

Lonicera Periclymenum	Honeysuckle

Open space 0-20%

More Acidic Soils

Primary Tree Species 50%

Betula pendula	*Silver Birch*
Betula pubescens	Downy Birch
Quercus petraea	Sessile Oak
Quercus robur	Pedunculate Oak

Secondary Tree Species 20%

Major

Ilex aquifolium	Holly
Sorbus aucuparia	Rowan
Populus tremula	Aspen

Shrubs 10-30%

Major

Corylus avellana	Hazel
Crataegus monogyna	Hawthorn

Open space 0-20%

Waterlogged Conditions on all soil types

Primary Tree Species 50%

† *Alnus glutinosa*	Alder
Betula pubescens	Downy Birch
Salix caprea	Goat Willow
Salix fragilis	Crack Willow

Secondary Tree Species 20%

Major

Betula pendula	Silver Birch
Ilex aquifolium	Holly

Minor

Quercus petraea	Sessile Oak
Quercus robur	Pedunculate Oak
Tilia cordata	Small Leaved Lime

Shrubs 10-30%

Major

Crataegus monogyna	Hawthorn
Salix aurita	Eared Willow
Salix cinerea	Grey Willow

Minor

Prunus spinosa	Blackthorn
Rosa canina	Dog Rose
Viburnum opulus	Guelder Rose

Open space 0-20%

† **Watercourse Trees** - tree species most appropriate for planting as watercourse trees.

Hedgerow Species Mix

Suitable hedgerow plants

Primary 70-75%

Crataegus monogyna	Hawthorn

Secondary 25-30%

Corylus avellana	Hazel
Ilex aquifolium	Holly
Prunus spinosa	Blackthorn

Suitable hedgerow trees

Primary 70-75%

Fraxinus excelsior	Ash
Quercus petraea	Sessile Oak
Quercus robur	Pedunculate Oak

Secondary 25-30%

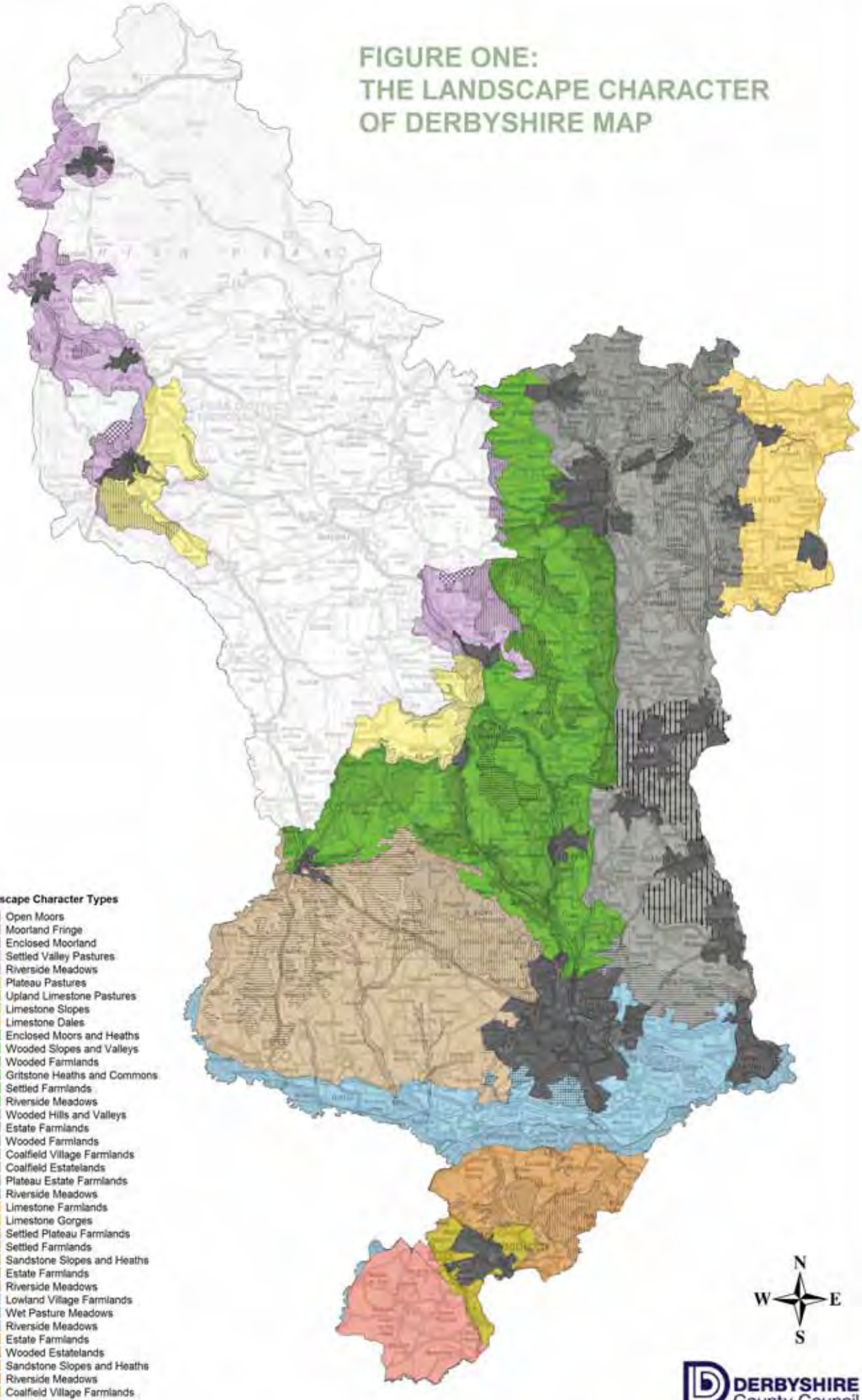
Acer campestre	Field Maple
Tilia cordata	Small Leaved Lime
Tilia platyphyllos	Large Leaved Lime

Occasional 0-5%*

Malus sylvestris	Crab Apple
Prunus padus	Bird Cherry
Sorbus aucuparia	Rowan
Ulmus glabra	Wych Elm

* only to be used if occurring locally within the landscape character type

FIGURE ONE:
THE LANDSCAPE CHARACTER OF DERBYSHIRE MAP



DERBYSHIRE County Council

Improving life for local people

Appendix 3

High Peak Borough Council's Landscape Character SPD5 March 2006 – Extract

High Peak Borough Council

working for our community

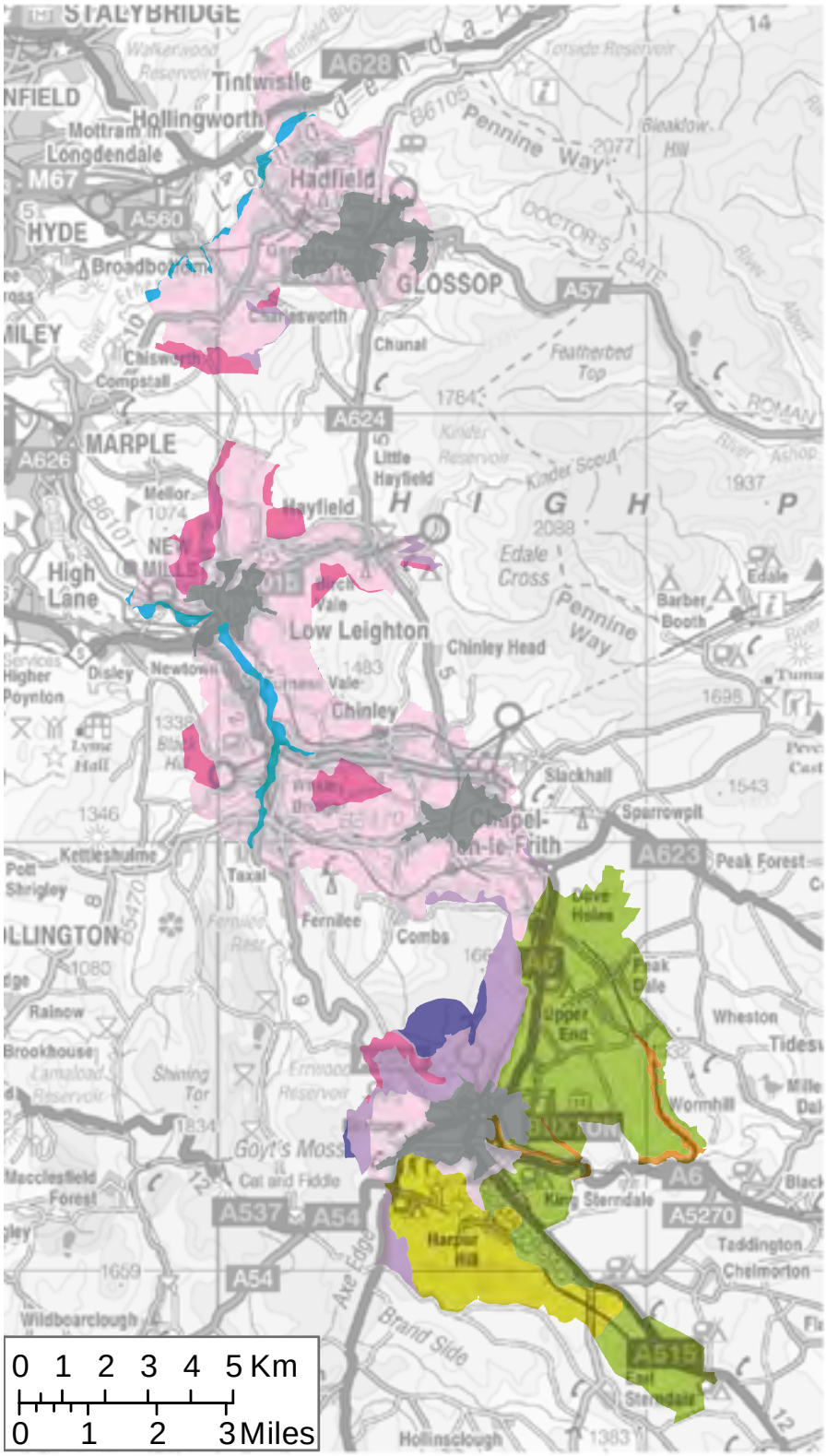
Local Development Framework

Landscape Character Supplementary Planning Document

SPD5 March 2006

Adopted

Contents



Landscape Character Types

White Peak

- Plateau Pastures
- Limestone Moorland
- Limestone Dales

Dark Peak

- Open Moors
- Moorland Fringe
- Enclosed Moorland
- Settled Valley Pastures
- Riverside Meadows
- Urban

This map is based on:
The Landscape Character of Derbyshire
Derbyshire County Council (2003)

Settled Valley Pastures

Settled Valley Pastures

Landscape Character

The underlying geology is gritstone and shale. There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where the ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain. This is a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees which define irregular fields. Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.

Key Landscape Characteristics to Consider

- Moderate to steep lower valley slopes dissected by stream valleys
- Poorly draining soils over carboniferous shale and sandstone
- Wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and tree groups around settlement and farmsteads
- Localised bracken in some road verges and rushes associated with damp hollows
- Small, irregular fields enclosed by mixed species hedgerows and occasional dry stone walls
- Settled landscape of small nucleated settlements and scattered stone farmsteads with stone slate roofs
- Stone terraces on lower slopes associated with historic mills
- Network of winding lanes with irregular verges, sometimes sunken on steeper slopes
- Pastoral farming with extensive improved pasture
- Enclosed landscape with views filtered by trees
- Roofs are generally dark slate or stone tiles

Development Principles

High Peak Borough Council Planning Policy OC4 requires that new development must contribute to and not erode the landscape character and sense of place. The most appropriate way to achieve this is to ensure that buildings respond to the landscape character by following the design principles below. In areas within this landscape type where the landscape character has been eroded by previous activity any design approach should aim to improve and/or restore the landscape character.

These design principles are intended to help applicants and their advisers to think about how new development can be made to fit in with its surroundings. This does not mean trying to replicate the traditional style but to promote buildings that fit in with it in order to maintain the strong local character and identity of this part of the High Peak. This does not rule out appropriate contemporary design that demonstrates a response to the landscape.

Development and the Landscape

Properties are either isolated farmsteads or cottages clustered along the road

Small groups of amenity trees around settlements and particularly farmsteads

The impact of hardstanding and other surfaces should be considered, including the colour, brightness and reflectivity of the surface and how it would appear from a distance

Development should be contained in low, gritstone, drystone walls

The rural landscape character must be considered when developing at the urban rural edge

Planting and Biodiversity Guidance

Where possible new development should include appropriate tree planting and creation of wildlife habitats. Derbyshire County Council has identified priorities for this Landscape Character Type, which are summarised below. For full details, including tree species mixes, please refer to 'The Landscape Character of Derbyshire' (Derbyshire County Council, 2003).

A well wooded pastoral landscape of small organic woodlands, occasionally of ancient origin, with densely scattered hedgerow and watercourse trees.

- Small-medium scale woodland planting
- Where opportunities arise the removal of coniferous plantation woodland should be encouraged.
- Conserve and restore all ancient woodland sites and restock with locally occurring native species.
- Promote linked extensions to ancient woodland by natural regeneration and planting.
- Ensure the use of indigenous tree and shrub species, including a proportion of large, long lived species.
- Ensure the management and enhancement of hedgerow trees - through selection and natural regeneration, or by planting.
- Encourage the management of scrub and secondary woodland to link with existing habitats and woodland.
- Enhance the visual and ecological continuity of river corridors by management, natural regeneration and planting of riparian trees.
- Ensure the conservation and management of mature/veteran trees within hedgerows.

Habitat Creation and Enhancement

The following habitat types would be appropriate for creation and enhancement:

Primary Habitat Type:

- Ancient and semi natural broad leaved woodland
- Wet woodland
- Veteran trees
- Ancient and species rich hedgerows
- Rush pasture
- Reedbeds
- Neutral grassland
- Standing open waters and canals
- Rivers and streams (river corridors)

Secondary Habitat Type:

- Lowland fen meadows
- Lowland dry acid grassland

Small-scale Development

Building Form

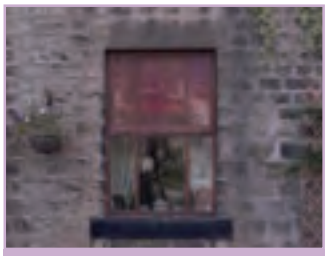
Plain elevations with doors and windows recessed into walls

Conversion of farm buildings should maintain a simple, functional form and not involve additional development

Properties should have a broad front elevation with narrow sides and a steep roof of 26-32°, following the distinctive traditional form

A simple and robust building form with minimal detailing

Building Detail



Give particular consideration to the design and proportions of windows, lintels and sills

Roofs should be flush to the walls with plain verges and no fascia or barge boarding

Downpipes and guttering should be discreet, black and located close to the eaves of the house

Windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are not appropriate

Materials, colours and textures should reflect local traditional buildings

Chimneys should be low and robust

Large-scale Development

Building Form

Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape will be preferred. Examples include vertical slatted boarding and painted concrete to blend with existing buildings, reclaimed stone

New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outb uilding

Buildings should be durable; easy and economic to repair

Building Detail

Darker roofing than walling gives weight and reduces visual impact and reflection on larger buildings

Some stone detailing helps to assimilate new development into the existing landscape setting

Downpipes and guttering should be discreet, black and located close to the eaves of the building

Colours should reflect those of existing, traditional gritstone buildings; warm brown tones, or deep green colours to reflect colours in the wider landscape

New buildings should be no lighter or brighter than existing buildings

Please Note: Use the landscape rather than this document as a colour guide as digital colours may vary.

Appendix 4

High Peak Borough Council's Residential Design Guide SPD2 - December 2005

High Peak Borough Council

working for our community

Local Development Framework

Residential Design

Supplementary Planning Document

SPD 2

Adopted December 2005

Contents

CHAPTER 1
Purpose of Residential Design Guidance

1.1 High Peak Borough Council is committed to achieving a high standard of design in all new residential development including affordable housing.

1.2 This document provides a local contribution to the nationwide agenda for creating a step change in the quality of new housing layout and design. Supplementing the Local Development Pan this guide will help to raise awareness of design issues in High Peak for new housing development and provide an important reference point for all those involved in new residential development.

1.3 This guide serves the following main purposes:

- It expands upon Local Development Plan policy to provide more detailed and practical design advice for the design of residential development.
- It informs the reader of the dominant settlement patterns, building forms and building details distinct within the Borough.
- It promotes an approach to design grounded in an understanding of the qualities which contribute to local distinctiveness and sense of place in High peak.
- It encourages an approach towards residential design, which is mindful of context but is also innovative.
- It provides an effective and transparent mechanism for reviewing design quality as part of the planning process.
- It offers greater certainty to developers and their designers in understanding the aspirations of the Council.

CHAPTER 2
The Context for Design

2.0 National

The government through Planning Policy Guidance and Statements define the overarching context for regional, sub regional and local planning. In terms of design, Planning Policy Guidance Note 1 (General Policy and Principles) states that the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals.

"Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment; and reinforce civic pride and a sense of place." (PPG1 Para 15)

2.1 Planning Policy Guidance Note 3 (Housing) offers further support to the promotion of good housing design, including:

- Creating attractive places and spaces, which have their own distinctive identity but respect and enhance local character.
- Promote safe layouts and designs, which take account of public health, crime prevention and community safety.
- Focus on the quality of the places and living environments and give priority to the needs of pedestrians rather than the movement and parking of vehicles.
- Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians.
- Promote the energy efficiency of new housing.

2.2 Regional

Regional Planning Guidance for the East Midlands (RPG8) sets the framework for updating structure plans and formulating local plan policies. Policy 24 (Design and Housing Layouts) encourages innovative design and layout in new housing development.

"Development should make provision for more sustainable modes of transport, more efficient use of land, energy and materials and take account of the environmental impact of construction. Reduced parking provision and more flexible highway standards should be incorporated in order to achieve a high quality living environment." (RPG8 para 4.68)

2.3 Sub Regional

The policies of High Peak Borough Council must conform to the Derby and Derbyshire Joint Structure Plan, which was adopted in January 2001. Housing Policy 3: (Housing Development within Urban Areas) states that proposals for housing development should:

- Be well related in scale and location to existing development
- Be well integrated with the existing pattern of settlement and surrounding land uses
- Contribute to ensuring a mixture of compatible land uses

2.3.1 In addition Environmental Policy 17 (Design Quality) calls for development to be of high quality design:

"Attention will be given to the appropriateness and sensitivity of proposals in relation to the character of the locality. Planning permission will not be granted for proposals for new development that would be detrimental to the local distinctiveness of the area." (Para 8.31)

2.3.2 Derbyshire County Council as Highway Authority is responsible for the adoption and maintenance of residential streets. The County Council therefore have an important interest in the layout of new housing development. The County Council are in the process of updating their design guide for residential roads in the form of a fourth edition of 'Residential Roads: Standards in Derbyshire'. The guidance set out by the County will be an important reference point in addition to and complimenting this design SPD.

2.4 Local

2.4.1 The Borough's local plan provides the policy context for this SPD. Conservation and enhancement of the environment is a major theme.

2.4.2 The Council asserts its responsibility to ensure that new development has regard to the characteristics of setting through Local Plan Policy GD4 (Character, Form and Design) which establishes that a planning proposal will be permitted when:

"Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape." (Para 3.35)

2.4.3 In terms of housing, Local Plan policy H11 (Layout and Design of Residential Development) promotes development which creates safe and accessible living environments which include a mix of housing types and sizes and which are well designed.

2.4.4 This Design SPD provides an objective tool, which helps to establish what is meant locally by good design. It therefore assists planners to determine the quality of design and provide a tool by which review and discussion on design issues can take place.

CHAPTER 3
Understanding the Setting

This chapter provides guidance on the following issues:

- **The Landscape of High Peak**
- **Materials and craftsmanship**

3.0 The Landscape of High Peak

3.1 Understanding the wider landscape of High Peak is important for all those who are involved with shaping the built environment, which rests within it.

3.2 Landform features establish the ground we build on, the rocks supply material for building and local vegetation provide species and habitat which influence our parks, gardens and green areas. Valleys in turn shape the pattern of the Borough's settlements the rivers Sett, Goyt, Etherow, Black Brook and Glossop Brook all play an important role in the setting of our towns.

3.3 The character of High Peak covers two nationally important landscapes namely the Dark Peak and White Peak, an importance recognised through the designation of surrounding areas as part of the Peak District National Park. The forthcoming SPD on landscape character will further develop the guidance on this issue. Previously, Derbyshire County Council published "The Landscape Character of Derbyshire" in December 2003. This includes planting and management guidelines for each of the landscape character types in High Peak

3.4 The Dark Peak

The name Dark Peak refers to the underlying geology of Millstone Grit sandstones otherwise known as 'gritstone' which typify the dark landscape, in contrast to the adjoining White Peak. Whilst this name also referred to as the 'High Peak' suggests a menacing landscape the area is more a series of plateaux, rather than mountains and valleys.

3.4.1 Altitude and exposure are reflected in the landscape character of moorlands and in-bye agricultural land. Elevated plateaux are wild and open with rolling terrain and steep V shaped slopes (Cloughs) punctuated by gritstone edges and rocky tors. Vertical cliff-like faces of gritstone are also found and are called edges. The craggy outcrops of the Dark Peak reinforce the sense of exposure and wildness.

3.4.2 Moorland areas are covered by a thick layer of peat, the acidic soil preventing most plants from growing except heather, bilberry, and cotton grass. These semi natural moors or 'gaits' are managed for grouse shooting and sheep grazing. As a result woodland regeneration is inhibited, although areas of ancient oak woodland survive below the edges and in steep sided cloughs.

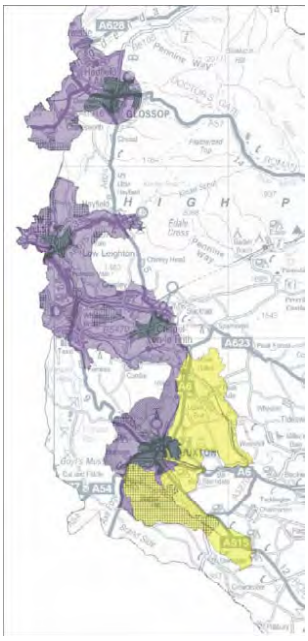
3.4.3 The environmental value of the Dark Peak lies in the contrast between extensive wild moorland and the small-scale domesticated farmland, enclosed by dry stonewalls, around the margins.

3.5 The White Peak

The classic image of White Peak is that of white walls and green fields. White limestone walls enclose small narrow fields around villages whilst larger rectangular fields are found away from settlements; the dominant land use being grassland.

3.5.1 The character of the area encompasses a limestone plateau with a number of deep limestone dales. There are isolated copses of woodland on high ground and scrub space along the dales of outstanding wildlife value. Sycamore is a common species found in broadleaved plantations and colonised spoil tips. Deciduous semi-natural woodland can also be found in the steep sides of the many varied dales of the area.

3.5.2 Most dales are 'dry,' others hold meandering rivers and streams or are seasonal. Herb-rich grassland grows along the dale sides. The limestone plateau contains only a few species-rich hay meadows of significant ecological importance.



3.6 Geology

The dominant rock deposit of the Borough is the gritstone of the Dark Peak (lilac) to the northern part of the High Peak. The White Peak occurs to the south of the Borough (yellow). Buxton straddles the boundary of the two.

3.7 Materials and Craftsmanship

Before the advent of mass transportation and communications buildings were constructed literarily from the ground beneath them whether it is stone from a local quarry or brick baked from local clay. Local materials are not only appropriate in terms of colour, texture and scale but are important for the continuation and development of local crafts in High Peak. Local Plan policy BC1 (Facing Materials) proposes a hierarchical approach to determining the acceptability of materials depending on the location and type of development.

3.7.1 Choice of walling materials (local plan extract):

i. Natural stone of a colour and texture appropriate to the area will always be acceptable and encouraged, subject to local walling style, pointing, cut and laying.

ii. High quality reconstructed stone may be acceptable outside of areas visible from the Peak District National Park and other sensitive settings such as in Conservation Areas and Listed Buildings and their settings.

iii. *Brick of a compatible colour may be acceptable in areas where the surrounding development is brick built or where there is no predominant material.*

3.7.2 Choice of roofing materials (local plan extract):

i. Natural stone flags will usually be acceptable and will often be required in particularly sensitive areas such as in Conservation Areas and on Listed Buildings.

ii. Natural slate of an appropriate colour and texture will usually be acceptable where the use of natural stone flags is not warranted, particularly in areas visible from the Peak District National Park, Conservation Area and Listed Buildings and their settings.

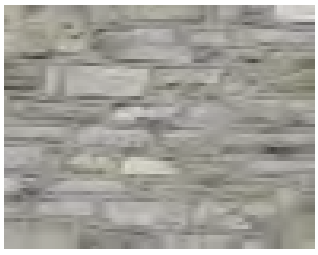
iii. Artificial slate may occasionally be acceptable as a substitute for natural slate in less prominent locations and will be acceptable elsewhere.

iv. Flat, dark coloured, concrete tiles will be acceptable in other areas.

v. Interlocking concrete tiles will only be acceptable in non-sensitive locations where the use of higher ranking materials is not warranted.

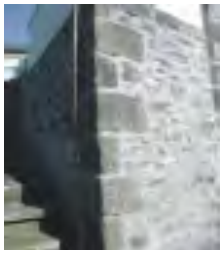
3.8 Gritstone

Gritstone is a coarse grained sandstone which varies quite considerably in colour from a dark pink to grey or brown. It is strong and can be accurately shaped into squared masonry or tooled to various finishes. Gritstone cannot be carved in deep relief, which accounts for the solid robust character of gritstone buildings.



3.8.1 Gritstone can be built coursed or of rubble construction, complemented by large solid stone lintels and sills as full or part casing for doors and windows. Coursed stones can vary in shape from almost square to long rectangular blocks. Courses are likely to diminish in size in older buildings.

3.8.2 Gritstone is used for quoins whether the main walling material is gritstone or limestone. Stones are usually 330-350mm high and can be finished as rusticated or ashlar.



Rusticated quoin

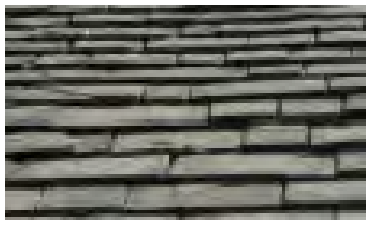
Ashlar quoin

3.9 Limestone

Fossil rich carboniferous limestone is a dense fie grain rock. Its colour varies from off-white to grey or even dark blue-grey. It is a durable strong and non-porous rock but is difficult to shape into squared blocks and commonly buildings will have coursed limestone to the front elevation and cheaper rubble limestone to sides and rear. Limestone buildings will often have gritstone sills, lintels, jambs and quoins.

3.9.1 Courses of limestone tend to use long rectangular stones in varying depths. Rubble is also elongated and appears more angular than gritstone. Texture ranges from smooth to rough and limestone is finished as ashlar or split faced.

3.10 Gritstone Slates



Until the late eighteenth century the use of gritstone as a roofing material was widespread. Textured finished 'slates' are laid in diminishing courses, the largest at the eaves.

3.10.1 Slates are fixed using alloy nails driven into the laths. The last stone slate makers in Derbyshire ceased in the 1950s but today there are few roofers expert in the craft of laying sandstone roof slates.

3.11 Slates

Blue Slates from Wales and grey green slates from the Lake District have been used extensively since the 19th century in the Peak District area. Like gritstone, slates were originally laid in diminishing courses. The texture is smooth and the local predominant colour is blue or blue/black not purple. Some slate roofs have decorative terracotta ridge tiles.

3.12 Artificial Stone

Recent housing developments have used artificial stone made from concrete blocks containing crushed stone and pigments with a surface texture intended to stimulate natural stone. Whilst the effect of the material is reasonable initially, its performance over time has been poor in comparison to traditional materials. These synthetic materials lack the integrity and honesty of traditional materials and often their use to dress up standard house types to appear 'in keeping' with the High Peak area, actually produce a less satisfying result;

particularly where these materials are used along with poorly considered non vernacular details and decoration.

3.13 Brick

Prior to the early twentieth century the use of any other walling material than stone was uncommon and often forbidden (as in Glossop). Early brick buildings in the Borough (1925-1939) are likely to be made of Accrington brick of a dark red colour with a smooth finish. In recent decades other brick colours have been introduced but these are confined to large housing estates on the outskirts of Borough's towns. Brick built houses are still however much in the minority and the use of brick should be approached with caution.

3.14 Pointing of Stonework/brick

The invention of Portland cement led to the steady decline of lime mortar, which is produced by the burning of limestone to a powder mixed with water. Within the Buxton area many lime kilns continue to make lime putty and it is once again being used not only for restoration and conservation work but new build too. Mortar tends to match the colour of the stone and is pointed flush or slightly recessed from the face of the wall and should not be proud of the stonework.

3.15 Render

Limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristic to the High Peak.

3.16 Derbyshire Lead

The lead mining industry in Derbyshire continued from Roman times to the end of the nineteenth century. Churches and the grandest houses were roofed in lead, which is prized for it use on roofs with a low pitch.

3.17 Watershot Walling

Watershot walling, where the face of each stone inclines outwards from the top, is a decorative technique sometimes seen in High Peak to front elevations.

3.18 Use of Colour

Colours to external decoration, rainwater goods, doors and windows their casing and frames play an important part in the character of High Peak's residential stock. The traditional detail is for timber used externally to be primed and painted; stained timber is not locally relevant and is consequently discouraged.

3.18.1 Many new developments take a simplistic view of colour where white is used for all external decoration. White can however, look harsh in comparison to other more naturalistic colours. When considering use of colour in new development, the following points will be of relevance:

- Colours should relate well to and provide harmony with, the wider building, to create a sympathetic and sensitive effect.
- Bright, primary colours should be avoided in preference for more sensitive use of tonal colour.
- Colours sourced from heritage ranges such as English Heritage, RIBA, Farrow and Ball or equivalent, will help to create a sensitive relationship to setting.
- A variety of coloured finishes to different elements within individual buildings and developments will be discouraged, other than the traditional window detail where white frames sit within black casing.
- A consistent use of a single colour for all external decoration can help to unite these elements, avoid visual clutter and ensure these features are subservient to the aesthetic of the building. Contemporary use of colour, such as gunmetal grey in recent refurbishments in Glossop, help to demonstrate this effect.
- Variety can be created through the use of painted own front doors within properties.
- For frames and casing, a matt finish is preferred. For front doors a gloss finish or oil based paint may be more successful. High Gloss finishes should be avoided.

CHAPTER 4
Settlement Patterns

This chapter provides guidance on the following issues:

- **Understanding Characteristic High Peak Housing Patterns**
- **Designing More Locally Relevant Layouts**
- **Creating the Movement Structure**

4.0 Understanding Characteristic High Peak Housing Patterns

Settlement patterns have evolved across centuries in High Peak and whilst many ancient buildings have long disappeared the indigenous pattern of streets within settlements remains an important part of the Borough's character. This simple fact is consistently neglected in many contemporary developments, which fail to appreciate that character and local distinctiveness extend beyond the construction of individual properties to include the relationships between buildings and the spaces and townscape thereby created.

4.1 Understanding, interpreting and evolving traditional street and settlement patterns will be a major factor in creating layouts appropriate to High Peak and which sit happily within the landscape. The three main street and settlement patterns identified as characteristic to High Peak include:

- Irregular & Organic
- Linear Grid
- Axial & Picturesque

These are flexible themes rather than specific places or prescriptive styles and are derived from our understanding of the towns and villages of High Peak. The Council promotes new development, which adopts one of these approaches towards site layout in order to create new places, which are relevant to their locality.

4.2 New housing development, which does not adopt one of these settlement patterns, will be out of character with the High Peak and unacceptable in design quality terms. This approach may be refined in response to more detailed context analysis to suggest other layouts relevant to their place.

Irregular & Organic
Examples: Old Glossop, Charlesworth, Whaley Bridge

4.3 The structure of this settlement pattern is based on radial streets converging in a square or market place. Streets follow sinuous curves making up a loose grid. Street widths are stepped, producing pinch points where the street is narrowest and small public spaces where the street is wider. The benefits of these discontinuities in street width are two fold, traffic is slowed and points of interest are created within the built fabric creating changing views and experiences. Street alignments closely reflect changes in topography and promote a sense of journey. Buildings face directly onto and follow the turns of the street. The curves of the street create closed views whilst the closeness of buildings to the street produces a strong sense of enclosure and an intimate scale.

4.4

Principle characteristics of Irregular and Organic settlement patterns:
- Radial and organic street pattern
- Twisting streets and stepped frontages
- Loose grid / perimeter blocks still possible
- Varied street width with intimate scale
- Minimal set back
- Closed views then townscape opening up

Linear Grid
Examples: Howardtown (Glossop), Fairfield (Buxton)

4.5 The coming of the Industrial Revolution to the Borough and the need for worker's housing meant that in contrast to the evolutionary nature of traditional patterns, street layouts become more regular and 'planned' in form. These street layouts are characterised by rectilinear blocks significantly longer than they are wide. Straight connected streets form a grid but blocks are not necessarily squared off, with many angular layouts required to fill in plots and respond to topography. Setback depends on the stature of the properties, with many at back of footway. Main roads are more likely to have no setback whilst connecting streets have front gardens.

4.6

Principle characteristics of Linear Grid settlement patterns:
- Grid of connected streets
- Regular forms and harmony through scale
- Strong sense of enclosure and order
- Straight streets
- Long views created and terminated
    - Rigorous geometry and straight lines
    - Rectilinear in layout with some angular blocks

Axial & Picturesque
Example: Buxton

4.7 Created in similar timescales to the linear grid layouts of more modest properties, a far more sophisticated urban aesthetic developed in other parts of High Peak most noticeably in Buxton. The townscapes created reflected more opulent architectural tastes of the middle and upper classes, where buildings were much grander and more ornate and reflected the destination status of this important spa town. The axial layout is very formal and contrived in style producing straight broad boulevards and wide sweeping crescents to create long wide vistas and panoramas. The effect is heightened by street trees which establish a sense of order and enclosure despite wide building set backs. The picturesque refers to the 'buildings in landscape' style and the integration of fine open space with high quality dwellings and townscape arrangements.

4.8

Principle characteristics of Axial & Picturesque settlement patterns:
- Formal in character
- Boulevards and avenues
- Crescents and curves
- Long, wide vistas
- Creation of views
- Buildings set against landscape

Anywhere 'Estate' Layouts

4.9 The character of many housing layouts since the mid twentieth century has consisted of infill cul-de-sacs and larger scale housing estates. Such developments have largely been unsympathetic to the previous generation of building in the town. These layouts are dominated by roads and standard forms; in the pursuit of the safe movement of vehicles any highways standards have diluted the opportunity for local distinctiveness. Wide roads are little more than 'access' points rather than living streets. The cellular structure and disconnected layout of many of these bland estates are alien to their settings.

4.10

Derivative forms evident in 'Estate' Layouts:
- Cul-de-sacs that undermine connectivity
- Layouts dominated by Highways regulations
- Inward looking
- Irregular and disconnected street structure
- Illegible route network
- Roads seen as access not living streets

4.11 Designing More Locally Relevant Layouts

Some of the factors, which have contributed to estate design rather than place design are fortunately beginning to be resolved. Most notably, highway authorities are taking a more balanced view on the kind of streets they will adopt and therefore encourage (see the forthcoming design guide Derbyshire County). Developers are increasingly recognizing that moving away from the standard layouts and investing in better design can actually add value to developments. The Police through architectural liaison are also adopting a more enlightened view and beginning to appreciate the deficiencies of cul-de-sac forms in the interests of connectivity and natural surveillance.

4.11.1 The aim of this comparison is not to decry suburban forms of development, which do in many cases provide safe and pleasant places to live. The point is that more can be done to amplify what is special about High Peak through better layout and design. Certainly this is critical when seeking to market new housing within the High Peak brand, which clearly has the potential to add to the desirability of properties within the housing market.

4.11.2

Key messages for designing more locally relevant layouts:
- Understand the setting – what are surrounding streets like?
- Adopt one of the themed layout approaches (or other) as relevant
- Create townscape first, then fit in the streets
- Avoid disconnected estate layouts and promote ease of walking
- Think about creating natural extensions to indigenous town and village forms
- Be creative and avoid (over) standardization

4.12 Creating Site Structure

The starting point to any layout design should be a thorough site appraisal. Considering a site merely through plan is unacceptable and is likely to result in an inward looking design solution. In past centuries local climate and other environmental factors influenced buildings and layout to the extent that these factors produced locally distinctive patterns of living. Understanding the physical context will help to establish those qualities that make a site special. The previous section provides a starting point by identifying characteristic layout patterns. This next section describes in more detail how to begin to structure a site, based on sound urban design principles.

4.12.1 The Council recommends that developers undertake a site appraisal to inform the layout of their scheme. For larger housing schemes or those in particularly sensitive areas the Council will expect evidence of such an appraisal to be included in planning applications in the form of a design statement. The appraisal will be composed of two parts; an environmental analysis concerned with the natural features of the site and a physical analysis which considers the local townscape. Pre-application discussions will define the size and specific content of a site appraisal, as a starting point the following checklist should be used to guide the process:

4.12.2

Site checklist- Environmental Analysis:
i. Site stability and contamination
ii. The amount and direction of sunlight on the site (and opportunities for solar energy)
iii. Windspeed and direction (and opportunities for its use)
iv. Microclimate, soil type, drainage and water table
v. Site topography
vi. Natural features such as trees, hedgerows and habitats, as well as water features including ponds, streams, drainage and the extent of the floodplain

4.12.3

Site checklist- Physical / Design Analysis:
i. Features of archaeological or historical interest
ii. Site boundaries
iii. Adjacent streets and their connections to the site in terms of scale, proportions and transit functions
iv. The character and form of local street patterns
v. Relationship between buildings to open spaces
vi. Important views into and out of the site, including landmarks and vistas

vii. Attractive aspects such as a river frontage or open space

4.13 Site analysis to design strategy

Having undertaken a site appraisal, the task for designers and developers is to respond to this information through concept, scheme and then detailed design. The main questions at each stage should be:

i. What can we learn from the context?

ii. What makes the site special and how can new development reflect and improve this?

iii. How can the development add value to the existing setting?

4.13.1 Designs should utilise existing features and address the site's wider context. Development in the countryside in particular should be appropriate to the character of the landscape as stated in Local Plan policy OC4 (Landscape Character and Design). The ambition should be to create a 'place' not just a collection of individual houses. Effective appraisal and informed response through the design process are integral to achieving this.

4.13.2

General principles for a design strategy:

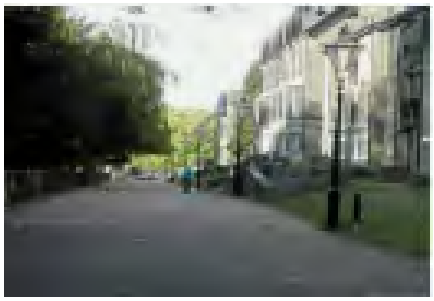
i. Position dwellings to maximise solar gain.
ii. Respond creatively to contours and topography to accentuate the undulating landscape.
iii. Respond to natural features such as rivers or trees worthy of retention.
iv. Preserve historical features such as older buildings, monuments or other structures.
v. Orientate buildings to face on to streets.
vi. Incorporate existing routes and public rights of way through the site.
vii. Preserve existing views and vistas and create new ones through the orientation of streets and spaces and the placement of buildings.
viii. Integrate with the local townscape character by evolving local settlement patterns and building forms.

4.14 Creating the Movement Structure

The basis for good layout design is that the pattern of housing should inform the road layout and not vice versa. Streets should not be designed solely for the needs of traffic, they are a valuable part of public space and the social aspect of streets should not be forgotten. The approach should be to design for the place and not the traffic access. Tracking works on the principal of arranging buildings to fit the local context, creating a roadway, which does not dominate. Dwellings are positioned to create a sense of enclosure and footways are laid out to emphasize the building line. As a check the minimum carriageway-tracking path is plotted through the street.

4.14.1 Walking

a) The importance of walking in terms of its positive health and social benefits as well as its low impact on the environment needs to be reflected in residential layouts. 'Walking' including people with impaired mobility should be treated as the dominant form of transport in residential environments followed by cycling, public transport usage and finally cars.



b) In encouraging more sustainable methods of transport, public walking and cycle routes should be designed to be:

i. **Connected** with the existing route network to provide new connections into and through the development, to help support the viability of local facilities, public transport and neighbourhoods.

ii. **Convenient** taking people directly where they want to go without unnecessary or convoluted routes, following pedestrian desire lines. A fine grain of blocks will increase the choice and ease of routes.

iii. **Convivial** - respecting the social element of walking, by creating interesting places where people can stop and enjoy.

iv. **Comfortable and safe** - improving the 'self policing' of streets by generating activity and opportunities for overlooking from adjacent buildings.

v. **Clear and legible** - routes which are not clearly visible or welcoming create a feeling of uncertainty, unease and disorientation. A coherent pattern of townscape defined by a network of landmarks and vistas will make routes easier to understand.

Local Plan policy TR10 (Pedestrian Facilities) provides further statutory weight to this guidance.

4.14.2 Development Blocks

a) The basic urban component when laying out larger sites will be the development block or plot. The aim should be to create a structure whereby building frontages face onto the street and private backs are located together. This creates outward looking developments, which are by their nature more secure. This basic fronts and backs concept can be applied to almost any type of dwelling or can allow great flexibility in terms of the aesthetics of the street. The extent to which buildings 'fill out' the block to create townscape will make a fundamental contribution to the character of the development, but the principle will hold for detached properties, terraces and many other housing formats. Overlooking distances will need to protect amenity, particularly within and at the back of the block/plot.

b) The shape, size and nature of blocks formed by streets will depend on the dominant local settlement pattern. Blocks do not need to be regular in shape; the three traditional street patterns of the Borough are all variants on the development block concept.

Irregular and organic blocks

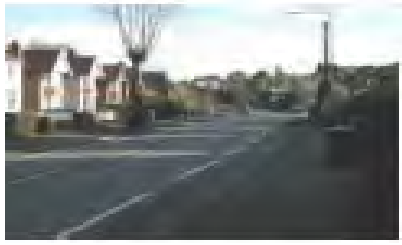
Linear grid blocks

Axial and picturesque blocks

4.14.3 Street Hierarchy

a) The network of streets, which shape development blocks, should be designed on the basis of a hierarchy to reflect levels of traffic penetration. Streets in terms of their cross section and materials should replicate their function. Such a network of streets will move from main streets, where traffic and pedestrian flows will be greatest, to more local streets where flows will be less intensive. A typical hierarchy may comprise the following:

- *Primary Streets (Local Distributor Roads, Major Collector Road)* – To provide main access/egress points to the scheme and act as the spine.



- *Secondary Streets (Minor Collector Road, Access Road)* – To link into the primary street and provide access to lower levels in the hierarchy.

- *Tertiary streets (Accessway)* – To connect secondary streets providing a further level to the permeable and connected street structure.

b) The forthcoming fourth edition of 'Residential Roads: Standards in Derbyshire' sets the general standards for residential streets in terms of minimum widths and radii. The hierarchy of a street will be reflected in the proportion of carriageway/footpaths/front garden width to the eaves height of dwellings. Typically primary streets will be wide and enclosed by taller buildings, with spaces becoming more intimate and smaller in scale through the lower levels of the hierarchy.

c) In creating a connected structure and a strong hierarchy of routes, care needs to be taken to avoid creating rat runs for traffic, which would undermine safety on the site. A balance needs to be struck whereby routes are direct for pedestrians, accessible by motorists, but physical design measures create actual deterrents for through traffic wherever possible. It is accepted that some existing (and new) streets may fulfil a strategic function within the highway network and in such cases managing through traffic will become an important design challenge.

d)

General principles for designing a good movement structure:

i. The pattern of housing should inform the road layout and not vice versa; arrange buildings to fit the local context and create enclosure.
ii. Promote walking over other transport modes by ensuring that pedestrian routes are connected, convenient, convivial, comfortable and legible.
iii. Create a structure of development blocks with public 'fronts' and 'private backs.'
iv. Design streets and buildings to reflect the hierarchy of route.

4.14.4 Traffic Calming

a) In residential areas slow vehicle speeds and the safety of pedestrians will be crucial design factors. Traffic calming should be integral to the layout and design of buildings and streets rather than appearing as additions to the street scene. Derbyshire County Council Highways standards recommend that speed suppression be achieved mostly by the use of priority junctions or minimum geometry 90-degree (or more) bends, evenly spaced along the street. Whilst such methods will be instrumental in inducing slower speeds, developers are encouraged to think more innovatively on how streets can meet the needs of pedestrians and cyclists rather than motorists. 'Home Zone' concepts such as shared surfaces, pinch points, pedestrian crossings and on street parking can all play a part in creating safer residential streets. A marker of success will be where drivers are instinctively slowed by the design of the street.

b) Priority junctions can be used for both organic and regular road layouts to slow vehicle speed by requiring drivers to slow or stop at junctions. The shorter the run between junctions the slower vehicles will travel since they have a shorter distance to accelerate. This form of speed suppression works well for regular forms such as linear grid or axial where good visibility and straight lines tend to encourage drivers to speed.

c) The use of bends to reduce traffic speed will only be suitable for irregular or curved street patterns. Such solutions can induce drivers to slow down by closing views and creating pinch points. The effect can be enhanced by creating a heightened sense of enclosure by positioning houses close to the street as seen in many traditional irregular radial settlements.

d) Pedestrian priority and traffic calming features should be linked to a street's role within the overall hierarchy. For example, it may not be necessary to maintain simultaneous two-way movement and lower category roads can be narrowed accordingly in places. On street car parking in formal bays or street trees can be used to produce pinch points by reducing the carriageway width, allowing cars to pass at designated points. Similarly, greater pedestrian priority can be achieved through the use of shared surfaces, where traffic speeds are reduced to little more than walking pace. Broadwalk in Buxton although partly closed to traffic demonstrates this concept where the 'street' feels more like a wide footpath and thus an extension of the public realm than a road.

e) In achieving a more socially orientated than traffic dominated road layout, developers will need to work closely with High Peak Borough Council and the Highway Authority. In most cases the ambition should be for residential streets to be adopted by the Highway Authority for ongoing maintenance. This need not impede the quality of the residential streets created.

f)

General principles for traffic calming:

i. Traffic calming should be integral to the layout and design of buildings and streets rather than appearing as additions to the street scene.
ii. Speed suppression can be achieved by the use of priority junctions or minimum geometry 90 degree (or more) bends.
iii. 'Home Zone' concepts such as shared surfaces, pinch points, pedestrian crossings and on street parking can all play a part in creating safer residential streets.
iv. Use a method of speed suppression which is appropriate to the settlement pattern.

4.15 Summary of Guidance

The main messages from this Chapter:

- Three general indigenous settlement patterns exist within High Peak which provide opportunities for contemporary interpretation.
    - Irregular and Organic
    - Linear grid
    - Axial and Picturesque
- New housing development should adopt one of these settlement patterns, refined in response to more detailed context analysis.
- Understand the setting by carrying out an environmental and physical design analysis.
- Utilise existing features and address a site's wider context.
- The pattern of housing should inform layout and not vice versa.
- Promote walking over other transport modes through siting and layout.
- Create a structure of development blocks with public 'fronts' and 'private backs.'
- Traffic calming should be integral to the layout and design of buildings and streets rather than a series of 'add on' elements.
- The method of speed suppression should be appropriate to the settlement pattern.

CHAPTER 5
Building Form

This Chapter provides guidance on built fabric related to the following main themes:

- **High Peak Built Forms**
- **Selecting Building Forms**
- **Townscape character of surrounding streets**
- **Site topography**

5.0 High Peak Built Forms

The form of new housing in the Borough will be expected to make reference to the traditions of High Peak. The task of this chapter is to inform designers of the distinguishing features of the Borough so that designs better reflect local character and setting than the standardised practices of the development industry. This does not mean that all new housing should imitate traditional forms; the houses of today should evolve from the qualities that make High Peak distinctive but must be strongly rooted in the 21st century.

5.1 Understanding the qualities of broad housing types and forms should be the starting point to house design in the Borough. This guide identifies four broad character types in the High Peak:

- Traditional Workers Cottages
- Mill Workers' Terraces
- Small Scale Villas
- Grand Villas

5.2 Traditional Workers' Cottages

5.2.1 The earliest examples of housing still standing in the Borough are distinguished by their wide and shallow plan. These dwellings were traditionally built as one room deep, with a single aspect. Bathrooms or kitchens were added later usually as outshot extensions to the rear.

5.2.2 The shape of the elevation is generally horizontal and 'ground hugging,' offset by the vertical proportions of windows, doors and chimneys. Traditional building techniques restricted the width of door and window openings, which resulted in the vertical emphasis of their proportions. The design of the elevation is simple with a harmonious arrangement of openings. The stocky robust character lies within the high solid to void relationship between the balance of windows and wall. Dwellings are characterised by a limited number of openings and the dominance of the stone construction. Windows to south facing elevations are normally larger whilst there tend to be few windows to north facing elevations. Gables tend to be blank or near blank, any openings are likely to be small and narrow.

5.2.3 Roofs are simply pitched and are not excessively high. The roofline appears low due to the shallow plan. Chimneys add vertical emphasis. Additional extensions or outbuildings appear indeed so and look subservient to the original building. Small outbuildings and lean to extensions have mono pitched roofs. Cottages are likely to be detached but may also be semi-detached.

5.2.4

Principal building features of Traditional Workers' Cottages:

- Wide façade
- Shallow plan
- Horizontal shape offset by vertical elements
- High solid to void ratio
- Few windows which tend to be small
- Blank gables
- Simple pitched roof
- Chimneys
- Mono-pitched lean to extensions
- Detached and semi-detached

5.3 Mill Workers' Terraces

5.3.1 As the industrial revolution took hold of the region and the need for ever increasing numbers of houses, the mill worker's terrace developed. Evolving from the workmens' cottage this type of dwelling demonstrates similar characteristics in its stocky appearance.

5.3.2 To increase density, houses were made narrower by deepening the plan to two rooms which allowed for the arrangement of terraces. Dwellings typically abut the back of

footway and are flat fronted. Adornment is minimal: gables, dormers and bay windows are all unlikely. Roofs are fairly high pitched and the roofline is continuous. Integral chimneystacks positioned at the ridge form a strong vertical contrast to the horizontal plane of the roof.

5.3.3 The doorway will be recessed with a simple stone surround which may sometimes have some form of decoration. To the side and above will be narrow windows with heavy looking stone lintels and sills.

5.3.4 These types of dwellings are common to all parts of the Borough and are particularly dominant in Glossop. There is however some variation in setback and detailing across High Peak producing higher quality dwellings for the most part in Buxton. These dwellings will have a small front garden and a bay window to the ground floor, as well as a more elaborate doorway surround.

5.3.5

Principal building features of Mill Workers' Terraces:

- Arranged in terraces
- Stocky appearance
- Positioned back of footway
- Flat fronted
- Little adornment
- Steep roof pitch
- Continuous roofline
- Chimney stacks add vertical emphasis
- Recessed doorway
- Stone lintels and sills

In Buxton mainly:

- Small front garden with stone wall
- Ground floor bay window
- More elaborate doorway surround

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.

5.5.1 Such houses are arranged semi-detached, set back from the street with a small front garden separated by a low stone wall. The dwellings will often give the appearance of

a larger detached home by being symmetrical with halls adjoining, whilst the form is usually rectangular with bay windows adding depth.

5.5.2 The solid to void ratio is lower than the mill worker's terrace and there will usually be two first floor openings to the front elevation. The ground floor is likely to a have a bay window with stone surround. The doorway will be recessed to create a porch. It will also have a stone surround with some adornment. Roofs are simply pitched with room for habitable space in the attic. Some dwellings will have a gable to the front elevation.

5.5.3

Principal building features of Small Scale Villas:

- Larger variants of the mill worker's terrace
- Semi detached, halls adjoining
- Two metre or so setback with low stone wall
- Rectangular plan
- Two first floor openings
- Bay window to ground floor
- Recessed porch
- Stone surround with some form of adornment
- Simple pitched roof with room for habitable space
- May have a gable

5.6 Grand Villas

Villas can be found in all parts of the Borough but proportionally are most common in Buxton. They are sometimes detached but are also composed of semi-detached and terraced dwellings, giving the impression of a much larger single dwelling.

5.6.1 Houses are likely to be set further back from the street with sizeable front gardens, screened from the street by low stone walls and planting. The form of these villas can be rectangular, 'L' or 'U' shaped. Roofs are steeply pitched, often with attic rooms. Roofs are sometimes hipped at corners where they add emphasis and prevent a blank gable overlooking the street. Hipped roofs are usually avoided in rows of dwellings since it breaks up the roofline. Gables are common.

5.6.2 The use of detailing and the style of elevations draw from a wide palette and there can be great differences in form between houses. Elevations are well proportioned with strong vertical elements compensating for the wider mass of the building. The ratio of windows to wall is high making buildings appear lighter and more elegant. There are

likely to be bay windows, which may also be double height with a corresponding gable above. Houses may also have dormer windows. Due to the greater number of rooms there will be many chimney stacks.

5.6.3

Principal building features of Grand Villas:

- Physically dominant structures either detached or composed of two to four dwellings
- Large set back with extensive grounds
- Rectangular, 'L' or 'U' shaped frontage
- Steeply pitched roofs with habitable space inside
- Hipped roofs at some corners
- Gables
- Wide palette of forms and detailing
- Proportioned facades with strong vertical elements
- Greater window to wall ratio
- Bay windows (sometimes double height)
- Dormer windows
- Many chimney stacks/pots

5.7 Selecting Building forms

Having established that there are four basic traditional house-building forms in the Borough, designers need to be aware of the suitability of these forms within the varied landscape of the High Peak to meet housing needs. Issues, which should inform building forms, include:

- *Townscape character of surrounding streets*
- *Site topography*
- *Local settlement patterns*
- *Views in and out of the development*
- *Corners within the development*
- *Prominent locations within the site*
- *Car parking*

The following guidance works through these in turn.

5.7.1 Responding to Townscape Character

a) The scale and character of new housing developments should ideally have regard to that which is established in its locality. As an example, a similar character of new housing should complement areas of grand villas. There can however be some conflict between this principle and the types of dwellings, which suit today's aspirations and land pressures.

b) Whilst the four broad character types of housing follow traditional forms this guide seeks the reinterpretation of these forms in the context of today's housing market, meeting modern residential requirements within a built form which has a resonance and relevance to High Peak.

c) Effectively these building forms can provide for the needs of today:

• *Workmens' Cottages - reflects 2 bed semidetached or 3/4 bed detached house*

• *Mill Workers' Terraces - reflects 2/3 bed terraced town house or courtyard apartments.*

• *Small Scale Villas - reflects 3/4 bed semi-detached house or small to medium sized apartment blocks.*

• *Grand Villas - reflects 4-5 bed detached, 3/4 bed semi-detached/town house or larger scale apartment blocks.*

Most housing types are thus acceptable in the Borough as long as they conform in scale and character to the local area, which will be one of the four broad housing forms established in this guide.

d) There is an accepted need for smaller dwellings in the Borough as changing lifestyles place new demands on the housing market and existing supply. Apartments in the Villa style or reinterpretation of small terraced houses may provide the design approach to

delivering his form of accommodation in a manner, which 'works with' the traditional built fabric of the borough.

e) As apartment blocks are not part of the intrinsic historical character of High Peak there is a possibility for conflict when standard designs look out of place. The design of apartment blocks should build upon the broad character types of the Borough and thus blend in with the established streetscape. In terms of their scale the grand villa model is most likely to successfully incorporate the level of accommodation required for an apartment block but the choice of building form will depend entirely on the scale of surrounding buildings. Designers need to consider how blocks can mirror established forms and how the intensification of sites for apartments can be less intrusive.

f)

Principle considerations when designing apartments:

i. Mirror local building forms in apartment block design.
ii. Reflect plot coverage and setting, specifically as a villa within grounds or as a street frontage.
iii. Respect the height, scale and massing of the street.
iv. Roadside elevations should reflect the hierarchy of the route (for example, primary, secondary or tertiary).
v. On corners or other landmark sites the design should show a suitable uplift in scale and/or design feature to create a local landmark.

g) The pressures of land supply and government policy dictate an attitude, which now favours higher housing densities than, has existed in recent times. Whilst the local plan does not state specific densities for the Borough, housing densities are expected to at least comply with or improve upon advice from Planning Policy Guidance Note 3: Housing, which calls for minimum of 30 houses per hectare, rising to more than 50 houses per hectare around places with good transport accessibility. Such densities are more likely to inform characteristic housing forms since traditional dwellings were often built at higher density.

h)

Principle considerations when designing new family housing:

i. Build taller in the right locations. Three storey dwellings offer a greater volume of space but care must be taken to not exceed the established roofline. Incorporating dormers to rear elevations and using Velux roof windows can compensate for this.
ii. Build less detached dwellings. These should be substituted for townhouses and semi-detached house types akin to the terraces and small scale villas of the Borough.
iii. Build closer to the road. By reducing set backs, plot sizes are condensed and enclosure improved, but this will depend on the local context.
iv. Cluster buildings together. Establish a sense of enclosure and unity by leaving few gaps between buildings.
v. Include a mix of large and small dwellings. A proportion of smaller properties to family houses will help lift density.

5.7.2 Site Topography

a) The undulating nature of the land in High Peak is such that building methods have evolved to cope with the low availability of flat ground. This distinct topography has resulted in the varied and interesting roofscape of many High Peak settlements and designers will be expected to further contribute to this.

b) New dwellings should respond to topography through elevation and section arrangements rather than terracing the site, which requires significant cut and fill and hides the varied form of the land.

c) The approach taken will depend, initially, on the positioning of streets in relationship to slope contours; streets may be built at right angles to slopes and slope uphill or follow slope contours and blend into the landscape.

5.7.3 Uphill Arrangements

a) The standard treatment for front elevations, which run uphill, is to create a tiered effect. Tiering will depend on the angle of the slope but will work best when elevations are not too wide in order to prevent terracing of the site. Houses will therefore tend to be tiered on an individual basis or in small groups.

b) This method allows topography to stand out by creating strong vertical lines in relation to the horizontality of facades. Chimneys will greatly enhance this effect.

c) An alternative approach is to run the roof and eaves lines parallel to the line of slope. This is not seen in many new developments. Whatever method is chosen will depend entirely on the local context surrounding a site.

d)

Principle considerations when building uphill:

i. Tiering will work best when elevations are not too wide.
ii. Tiering should be on an individual basis or in small groups.
iii. Chimneys and other vertical lines will enhance the tiered effect.
iv. Run roofs parallel to the slope if it is established in the local vicinity.
v. The approach chosen will depend on the local context.

5.7.4 Following slope contours

a) Where houses are positioned at right angles to a slope, buildings will either need to be set back on a platform or respond to the slope in section. Setting houses back from the road will create a feeling of prominence and improve views out from the dwelling.

b) Split level dwellings are familiar in High Peak, especially in areas of New Mills and Glossop. These dwellings viewed as two storeys tall from the main street elevation can fall to three or four storeys at the back.

c) The term 'underlivings' refers to the lower two storeys which would have commonly been a separate dwelling, whilst the upper half of the dwelling would have been a separate household. Due to problems of aspect and cross ventilation it may not be appropriate for all such structures to be split as separate dwellings, however dwellings in themselves can be built as split-level creating interesting layouts.

d) **Principle considerations when following slope contours:**

i. Set houses back on a platform or respond to the slope in section.
ii. Split level dwellings create opportunities for interesting internal layouts and are relevant in the Borough.

5.8 Local Settlement Patterns

The previous chapter described the three established settlement patterns in the Borough. Creating the right residential layout will involve more than choosing a settlement pattern and liberally placing house types; building forms will need to be adjusted to create a well-proportioned and individual place.

5.8.1 Irregular & Organic

a) The characteristics of this settlement type require houses, which can conform to an irregular pattern of enclosed streets. Continuity and enclosure are important and houses need to respond to minimal setback and have few 'gaps' in the building line. Terraced forms interdispersed with some semi-detached and fewer detached dwellings will create the right balance.

b) The building line should not follow a straight line. Terraced dwellings will need to be of irregular shape to allow for contortions of the building line. Detached dwellings will offer opportunities for change but too many detached dwellings will leave holes in the overall frontage. The scale should be intimate and grand villas may be too overpowering.

c)

Principle considerations when designing building forms for Irregular and Organic settlement patterns:

i. There should be few gaps in the building line.
ii. Irregular shaped terraced dwellings allow for a contorted building line.
iii. Detached buildings will allow movement in the building line but too many will create holes in the frontage.

iv. Building forms should be of an intimate scale; grand villas may be too overpowering for this street pattern.

5.8.2 Linear Grid

a) Regular structures will be the important consideration in this setting. Houses will need to form an ordered building line, which follows the straight lines of the street. In plan dwellings should be flat fronted as any protrusions will break up the strong building line.

b) Continuity is also very important and rows of terraces and perhaps some semidetached dwellings will unite the strong established building line. Mill workers' terraces and small-scale villas present the most ideal forms.

c)

Principle considerations when designing building forms for Linear Grid settlement patterns:

i. Forms should be regular shaped.
ii. Dwellings should create a strong straight building line.
iii. Flat fronted forms are best and protrusions should be limited.
iv. Terraces and semi-detached dwellings will unite the building line.

5.8.3 Axial & Picturesque

a) In its regularity and formality the axial/picturesque settlement pattern is similar to the linear grid but presents a step up in scale. Since streets and front boundaries are likely to be wider, forms will need to be of a grander scale. Grand villas whether they be as whole houses, a short terrace or an apartment block are the only appropriate form.

b) Houses should form a clear building line but there are likely to be gaps in overall frontage. The unity of the building line will come from the scale, height and power of the architecture. Buildings alone cannot handle the effect of the picturesque landscaping will be essential too.

c)

Principle considerations when designing building forms for Axial and Picturesque settlement patterns:

i. Grand scale.
ii. Clear building line.
iii. There can be gaps in the frontage.
iv. Scale, height and the power of the architecture will create a strong building line.
v. The effect will be enhanced by landscaping as much as building form.

5.9 Views

New buildings should protect and enhance views, it is however to be expected that building on presently vacant sites will mean the loss of some views. Whilst open views

may be desirable, the framing of views by buildings can create a more dramatic effect. A balance needs to be stuck between the retention of views and the desire to build. Looking at the surrounding context and the relationship between solids and voids will give clues to a suitable building form.

5.9.1 Where a row of houses could potentially block views, gaps in the building frontage allow views out. In such situations terraced forms would be unsuitable and designers should consider detached and semi-detached forms.

5.9.2 Vistas can be formed by creating a strong building line to help direct the eye to a landmark or desire point. Rows of terraces are most suited for this but any form, which follows an ordered layout, can suffice.

5.9.3 When creating vistas there must be an appropriate termination point, consider a landmark building at the head of a junction; a house in the form of a grand villa may be such an appropriate form or a distinctive terrace for example.

5.9.4

Principle considerations for creating and maintaining views:

i. Building forms can frame views.
ii. Allow gaps in frontages to allow views between buildings (detached as opposed to terraced dwellings).
iii. Shape vistas with forms that establish a strong building line (principally terraces).
iv. Terminate vistas with a landmark form.
v. Distinctive buildings should be positioned at junction heads.

5.10 Corners

A common failing of many modern housing developments is their disregard to the importance of corner sites. In some cases houses only face one side, whilst others turn their back to the corner, the rear boundary of the property presenting a dead frontage to the street.

5.10.1 In the interests of maintaining the continuity of frontages around corners and promoting levels of natural surveillance it is important for designers to understand how corners were previously addressed in the Borough.

5.10.2 Mill worker's terraces successfully turn corners and address both streets. A feature of Glossop is for end houses to have rounded facades.

5.10.3 In other parts of the Borough end houses may have chamfered corners instead, with a corresponding hip roof above in contrast to the simple pitched roof of the main terrace.

5.10.4 The chamfer of this corner house continues into the roofline, helping to articulate the corner in this part of Old Glossop.

5.10.5 Where dwellings have a greater set back from the footway, this should continue on the other facing elevation. Many openings to both elevations improve natural surveillance whilst a low wall prevents blocking of these windows.

5.10.6 In cases where roads follow less formal layouts, a bespoke detached villa responds well.

5.10.7 To achieve greater levels of privacy to garden areas whilst retaining natural surveillance, houses may be positioned set back from the street on higher ground.

5.10.8

Principle considerations when designing corner dwellings:

i. Houses should not turn their back to a corner since rear boundaries present blank frontages.
ii. Look at how local buildings turn corners.
iii. Terraces can have chamfered corners.
iv. Terraces in Glossop can have rounded facades.
v. Elevations should have windows to both sides.
vi. A low wall increases natural surveillance.
vii. Natural surveillance and privacy can be achieved by raising the house on higher ground.

5.11 Prominent locations within the site

Factors, which can make a location prominent, will either be established by the context such as the local townscape, topography and views or by the site designer like street layout and corners. In many ways advice for prominent locations enriches many of the points previously mentioned in this section.

5.11.1 Principally the aim of designers should be to create a series of landmarks in prominent locations in order to add interest to the character of streets and aid legibility. Landmarks help to establish a sense of place; without a clear structure places feel monotonous and it is easy to get lost. Designers should identify high profile sites where new landmarks could be created which will provide greater opportunities for creative and innovative forms.

5.11.2

Principle considerations when designing in prominent locations:

i. High profile sites are established by the site's context or can be created by the site's layout.
ii. Landmark forms add interest and aid legibility.
iii. Designers should identify high profile sites where landmarks can be created.
iv. Landmark sites will have greater opportunities for creative and innovative forms.

5.12 Car parking

Traditional dwellings were not designed with cars in mind but established building forms with some modification can sufficiently accommodate cars. Since car parking can have a significant effect on the quality of environment, options need to be explored to best mitigate the dominance of parked cars in line with Local Plan TR5 (Access, Parking and Design) which requires a high standard of car park design and layout for development proposals.

5.12.1 On street parking

a) In many established areas on street parking, where vehicles are parked up against or alongside the vehicular highway is the only form of car parking. Allowing for sufficient car parking spaces there is no reason why new developments cannot continue this practice in certain situations. This arrangement can also benefit pedestrian safety since it can be used as a mechanism for slowing vehicle speeds.

b)

Principle considerations when designing for on street car parking:

i. Use on streetcar parking as a traffic calming measure, rather than other 'add on' treatments.
ii. Define and break up parking areas with street trees.
iii. Consider the use of alternative surfacing materials to tarmac.
iv. Provide formal bays with regular pinch points to provide pedestrian crossing opportunities.
v. Lateral, echelon or 'end-on' parking may all be options, depending upon the width of the street in question.

5.12.2 Parking within the plot

a) Parking within the plot can include garages, driveways and hard standing curtilage parking. Garages are most successful in reducing the impact of parked vehicles but their scale and location needs to be treated with care. House types where the garage dominates the building's frontage are to be avoided and as matter of principle double length garages as preferable to double width garages to minimize visual intrusion within the plot.

b) A source for inspiration in garage design may be to make reference to the Borough's traditional outbuildings and lean to extensions built for the storage of horses. These buildings are often designed as subservient by stepping back from the façade of the main house.

c) Some traditional terraced dwellings demonstrate forms, which could be reinterpreted as integral garages today but this not common. Integral garages, if suitable, should be balanced with a higher ratio of entrances and windows since a proliferation of garage doors at street level can create blank and lifeless edges to developments. In cases where a high degree of enclosure is not desirable, to allow views out for example, internal garages should also be avoided.

d) Driveways and curtilage parking (where vehicles are parked in front or to the side of the dwelling) must be treated with care to reduce the visual impact of vehicles. Parking to the front of dwellings can create unsympathetic building set backs which undermine the enclosure of the street, as well as reducing the quality of front garden space and gaps in the property boundary, whilst parking to the side of dwellings can create gaps in the building line.

e) The negative effects of driveways and curtilage parking can be limited by the use of high quality materials and landscaping. Consider block paving of a suitable texture and colour to buildings as opposed to tarmac and soften edges with shrubs and planting. The visual impact of parking to the side of dwellings can also be reduced by bringing houses closer to the street and building across part of the parking to form a car port.

f)

Principle considerations when designing for parking within the plot:

i. Garages should not dominate the façade of a house.
ii. Favour double length to double width garages.
iii. Design garages to look subservient to the main house by stepping back.
iv. Look at the local context for inspiration such as lean to, out buildings or coach house designs.
v. Soften driveways and curtilage car parking with sympathetic materials and landscaping.

5.12.3 *Courtyard car parking*

a) Locating car parking within the interior of development blocks is particularly suitable in areas where streets are too narrow to accommodate vehicles and setting houses back to allow for car parking would upset the established building line.

b) Access to the car park should be distinguishable without harming the continuity of the frontage. Building across the access point with an arch would be a suitable approach.

c) Courtyards should be defined by the arrangement of buildings rather than cars. Landscape should be incorporated to soften parking courts and break up extensive areas of car parking.

d)

Principle considerations when designing for courtyard car parking:

i. Position car-parking courtyards in areas where set back and wider streets would disrupt the character of the area.
ii. Make entrances noticeable but maintain a strong frontage.
iii. Define courtyards by buildings rather than car parking spaces.
iv. Soften courts with landscaping.
v. Break up large car parking areas into a series of smaller car parks.

5.13 Summary of Design Advice

The main messages from this Chapter:

- Four general traditional building forms are identifiable within High Peak that provide opportunities for contemporary interpretation.

    - Mill Workers Cottages
    - Mill workers Terraces
    - Mall Villas
    - Larger Villas
- The aim is not to copy building ‘style’ but provide a useful starting point in which contemporary housing needs can respond to the townscape of the Borough.
- Topography should be addressed positively through built form.
- The type of layout selected will have implications for the kind of built fabric associated with that layout.
- Views should be developed and framed by buildings.
- Corners present specific opportunities and challenges for residential properties and there are a number of locally distinct ways in which corners are turned by buildings.
- Prominent locations demand landmark built fabric and a ‘step up’ in scale.
- Car parking needs to be accommodated in a sensitive manner.

Chapter 6
Building Details

This chapter provides guidance on the following traditional design features.

- **Doorways**
- **Windows**
- **Roofs**
- **Eaves/Verges**
- **Gutters, rainwater and soil pipes**
- **Chimneys**
- **Boundary Treatments**

6.0 Traditional Details and Design

The aim of this chapter is to describe the characteristics of detailing in High Peak, so that designers can make informed design decisions and respond positively to the character of the Borough. The detailing traditions by their very nature are concerned with past architectural styles and building methods. Contemporary design and interpretation is welcomed in the context of this historical perspective and designers are encouraged to read this information, take a look at their design context and offer something new. A mixture of tradition and innovation will allow our generation to leave a positive mark on the landscape of High Peak.

6.1 The Borough exhibits great variation in detailing across its settlements. Buxton is most distinctive for its exuberant architectural style, which has its origins in the 18th century when the town grew as a fashionable spa. Glossop on the other hand is characteristically simple and plain, the stocky unadorned mill worker's terrace being so abundant in the town. There are though, anomalies. Parts of Fairfield look like they could be in Glossop, whilst North Road and Talbot Road in Glossop could be in Buxton. The message to designers is to properly understand the character of High Peak and their site.

6.2 Doorways

The main door of a dwelling was traditionally the most prominent feature. Across the Borough there is much variety in the range of doorway treatments and even the most basic mill workers' house is likely to have some form of adornment to the doorway. In its simplest form this could be a plain stone surround, whilst more exuberant designs include triangulated and rounded arches, stone voisseurs and keystones or Tuscan pilasters. The task for designers should be to interpret the traditional stone doorway in a more contemporary way.




6.2.1 Mill workers' terraces with chamfered corners will have entrances directly on the corner. Above these entrances a scalloped corner corbel in stone will act as a lintel. Contemporary corner dwellings could echo this practice.


6.2.2 Modern developments have tended to add distinction to doorways by the means of a timber porch, however these are not characteristic of the Borough's settlements. 'Storm porches' are only found in some exposed locations and are designed as simple outshoot extensions with a mono pitched roof. An insert porch or recessed doorway is an alternative form of weather protection to the doorway and accounts for the flat fronted nature of dwellings, particularly in the Mill Towns. New dwellings are likely to look more fitting without porches; such protrusions disturb the simple and flat fronted image of the High Peak dwelling.


6.2.3 Doors of the most traditional dwellings in the Borough are vertically boarded and planked. The Georgian period introduced the six-panelled door, which towards the end of the eighteenth century was sometimes glazed to the top two panels. Victorian doors have four panels with larger areas of glass, which may be stained glass or sandblasted to form a frosted design. They will probably have a fanlight above. All doors are timber and painted.




6.2.4 Reproduction copies of traditional timber doors are widely available and may be suitable in more sensitive settings. Plastic or metal variations, however, are not advised since they serve as an unconvincing pastiche.

6.2.5 The choice of door will depend entirely on matching it with the façade's composition. Good design should rely on the proportions of elements than any fussy detailing; a door's beauty will lie in its simplicity. Designers should seek to do more than mirror the past and think about a door, which perhaps draws from the proportions or materials of traditional doors but is contemporary in its appearance.

6.2.6

General principles for designing doorways:
i. Interpret traditional stone doorways in a contemporary manner.
ii. Avoid porches and unnecessary protrusions.
iii. Avoid plastic or metal reproduction door designs.
iv. Choose a door, which reflects the proportions of the dwelling.
v. Avoid unnecessary detailing and favour simplicity.
vi. Embrace contemporary designs.

6.3 Windows

Windows and how they are proportioned is probably the most important consideration of the façade because they are a building's 'eyes.' The oldest houses in the Borough have small openings subdivided by stone mullions. Sash windows were introduced in the seventeenth century and remained the most popular form of opening for two centuries. Windows were traditionally given a vertical emphasis by being taller than they are wide or through the subdivision of panes to such a proportion.

6.3.1 Modern windows often do not look appropriate when the subdivision of panes is handled badly. Without vertical emphasis the horizontality of the façade will overwhelm the elevation. Top hung casement windows are particularly unsatisfying.






6.3.2 Selecting the right type of window will also depend on the local context. Infill developments should reflect the proportions of adjacent buildings but will not necessarily need to copy the style of window. Sash windows, for example, may only be appropriate in the most delicate areas. A contemporary interpretation of similar proportions will suit most situations. Designers should be careful of introducing elements, which are not characteristic of a particular area such as stone mullions.

6.3.3 Painted timber frames are preferred to stained, plastic or metal ones. These materials are generally considered inappropriate due to their colour and finish. Stained frames appear dark and foreboding whilst the shine of plastic and metal windows can look unconvincing.

6.3.4 Window frames have tended to be painted white but designers should consider a range of other natural off white colours. Consider also the use of two complimentary colours. Areas of Buxton for example are distinctive for the use of black and white for window frames.

6.3.5 Stone lintels and sills of a sturdy appearance often spanned window surrounds. Lintels were either rectangular or wedge shaped and were not patterned due to the difficulty in carving gritstone. Contemporary houses should attempt to reinterpret these details noting that they should be plain in design.

6.3.6 Windows should look like they have been 'punched out' as opposed to hung on the façade. Insetting the window frame as much as 150mm adds texture to the facade.

6.3.7 Bay windows are not common across the Borough and are generally confined to small scale and grand villas in Buxton and a limited number of other locations. Bay windows are therefore likely to look out of place when used for terraces outside of Buxton. Where Bays are found, they are usually bow fronted and of stone construction, although many in Buxton are timber framed. The grandest villas will have double height bays.

6.3.8 Except for parts of Buxton, dormer windows are generally rare in High Peak. In such areas dormers should be positioned to the rear of dwellings where they cannot be seen as clearly or consider the use of Velux roof windows.

6.3.9

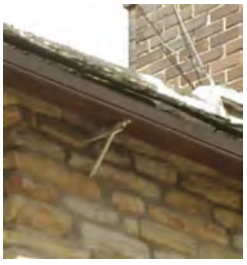
General principles for designing windows:

i. The proportions of windows will guide the image of the façade.
ii. Windows should be given emphasis by being proportionally taller than they are wide.
iii. Avoid top hung casement windows.
iv. Take inspiration from surrounding buildings.
v. Reflect the proportions of windows in adjacent buildings.
vi. Avoid stained, plastic and metal frames.
vii. Consider other colours than white for frames.
viii. Exposed lintels and sills are welcomed but should be simple.
ix. Windows should be recessed slightly.
x. Bay windows should be used sparingly in tune with the local context.
xi. Timber framed bays are suitable in parts of Buxton.
xii. Only the grandest dwellings should have double height bays.
xiii. Dormers are not found outside of Buxton.
xiv. Position dormers to the rear or use Velux windows in areas where dormers are uncommon.

6.4 Eaves/verges

The standard practice of attaching gutters to a fascia board with a boxed in soffit is not part of the overall character of High Peak. When painted white such arrangements look particularly out of place. Later Victorian dwellings do have timber fascias but these are usually painted a dark colour and do not have a soffit.

6.4.1 The established method for many centuries in High Peak has been the use of metal brackets or stone corbelling as a means of attaching gutters flush to a wall. Metal brackets were traditionally cast iron and can take a range of forms either plain or more elaborate in design. There is much potential to evolve this tradition in more modern materials or in a contemporary style. Stone corbelling continues to be used in many new developments and presents a simple and understated method of attaching gutters. Gutters can also be attached to exposed rafter feet.



6.4.2 Verge details in all but the most elaborate villas are simple. It is customary for verges to be pointed in cement, rather than faced in timber. Victorian villas introduced exposed eaves and timber verges, which are largely plain but may have decorative finials at the top of the gable. The use of decorative timberwork for verges should depend on the local setting and the type of dwelling. In the northern parts of High Peak such as Glossop, Chapel-en-le-Frith and Whaley Bridge, the use of such details for terraced dwellings is unsuitable.

6.4.3 Gables of the oldest properties are coped in stone. Designers may wish to do this, although suitability will depend entirely on the local context.

6.4.4

General principles for designing eaves/verges:

i. Boxed in eaves details are not characteristic of High Peak.
ii. Fascia boards should be painted a dark colour, with no soffit when used.
iii. Gutters can also be supported by metal brackets, stone corbels or exposed rafter feet.
iv. Verge detailing is commonly simple.
v. Decorative barge boards and finials are only appropriate for larger houses.
vi. Coped gables may be suitable in the right setting.

6.5 Gutters, rainwater and soil pipes

Simple roof shapes avoid the need for complicated guttering. Gables for example can harm the composition of the façade by generating the need for more down pipes. A resolved plan will remove the need for excessive guttering and down pipes in the first place, any remaining guttering should be hidden. Placing downwater pipes to the side will make pipes less exposed and consider a colour other than white or black, which blends in with walling materials.

6.5.1 Derbyshire is particularly distinctive for its use of timber troughs for gutters rather than cast iron or plastic. In Glossop and New Mills gutters are called trows. This practice remains today and should be supported by new development.

6.5.2 The larger sectional diameter of soil pipes is particularly conspicuous when run externally to a facing elevation. Locating soil pipes internally looks much better. If this is not possible soil pipes should always be positioned to the rear of properties.

6.5.3

General principles for designing gutters, rainwater and soil pipes:

i. Simple roof shapes avoid the need for excessive guttering.
ii. Downwater pipes should be positioned to the side.
iii. Colours which blend with walling materials are preferred to white or black.
iv. Gutters can be made of timber.

v. Soil pipes should be located internally or to the rear.

6.6. Chimneys

Chimneys are characteristic of all dwellings until modern times. Chimneys form an important contrast to the horizontal shape of roofs and add interest to the roofscape of the Borough.

6.6.1 Whilst there is little justification for chimneys in terms of heating contemporary dwellings, an open fire can be an asset to any home. If open fires are not appropriate, designers should consider other design treatments, which can add a vertical dimension to the roof. Consider routing flues from central heating through a chimney rather than a wall-mounted vent.

6.6.2 The form of most chimneystacks is that they are deeper than wide, the major dimension at right angles to the ridge. The stack is normally positioned off the ridge and integral to the building's construction.

6.6.3 Even in the most affluent of dwellings the chimneystack itself is quite plain. They are built of coursed stone of a larger block size to walls with a protective band to direct rainwater from the base of the stack. The distinction of dwellings lies within the chimney pots themselves. Each stack will have at least two chimney pots; large dwellings will have chimney pots of three feet or more.

6.6.4

General principles for designing chimneys:

i. Chimneys add vertical emphasis to the roofscape and should be contemplated in new homes.
ii. If chimneys are not suitable the roof design should have some other vertical treatment.
iii. Gas flues could be routed through a chimney.
iv. Stacks are deeper than they are wide.
v. Stacks are positioned off the ridge and integral to the building's construction.
vi. Stacks should be plain with at least two pots.

6.7 Boundary treatments

A front boundary provides clear separation of public and private space, helping to frame the street. The move towards open plan layouts in the twentieth century is not favoured today. The traditional gritstone wall is universal in the Borough and can take two forms. Dry stonewalls are made of rubble construction with no vertical joints lining though. A coursed stonewall is more formal in character and will have a round or triangular copingstone. Boundary walls can be softened by planted hedgerows of indigenous species or entirely planted.

6.7.1 The choice of boundary treatments will depend on the local context; new boundaries in infill situations should match adjacent properties. Whatever the style or type of boundary it should be consistent with other properties to unite the street edge. Lateral boundaries between properties within front gardens are not always necessary and can harm the rhythm of the building line.

6.7.2 Front boundaries should be no higher than one metre to enhance the potential for natural surveillance. Avoid positioning private back gardens where they abut the footway since this undermines this potential also. In circumstances where this is unavoidable stonewalls as opposed to timber fencing should be used but large expanses of walling will be unacceptable.

6.7.3 Gateposts add interest and relief to boundaries. Villas have more elaborate designs, whilst workmen's cottages and mill worker's terraces are simpler. Designers should consider how they could create a contemporary interpretation.

6.7.4

General principles for designing boundary treatments:

i. All new properties should have a front boundary.
ii. The choice of boundary will depend on the local context.
iii. Boundaries should be consistent within a development.
iv. Lateral boundaries should be avoided.
v. Front boundaries should be no higher than one metre.
vi. Avoid positioning private gardens on to the footway.
vii. Consider the design of gateposts.

Chapter 7
Public Realm

This chapter provides guidance on the following issues.

- **Open Spaces**
- **Design of the Public Realm / Streetscape**

7.0 Open Space Provision

The design of the spaces between buildings is as important in creating safe and welcoming places as buildings themselves. The streets and open spaces of the Borough are known collectively as the public realm and it relates to all places in which people have physical and visual access. It is the backdrop to everyday life and if well designed and laid out can provide the basis for social interaction.

7.1 The public face of development can often be neglected when new development focuses on the private realm of buildings and their grounds. New residential development should contribute to the provision, conditional and quality of the public realm to assist in the achievement of pleasant, sociable and safe communities. This section establishes important design considerations towards achieving those aims.

7.2 Network of Open Spaces

7.2.1 Local Development Plan Policy H12 (Public Local Open Space) sets the general policy context for open space for residential development, which is supplemented by the open space standards set out in Appendix 3 of the local plan. Integrating open spaces from the outset is an important organising feature of a layout. Open space should be viewed with equal measure so that it is not merely landscaped leftover space but a fully incorporated feature of the scheme.

7.2.2 Developing a public realm network will help people to find their way around a site and to enjoy and understand a place much more. The design of open spaces should encourage people to linger, sit and enjoy external spaces rather than hurry on to the next destination.

7.2.3 The provision of public open spaces should create usable external areas; location and design are significant factors to whether open space is well used and successful in contributing to the amenity value of a scheme.

7.2.4

General principles for a high quality open space network within residential development:

i. Tie the movement structure of a development together with open space to create a network of hard and soft open spaces.
ii. Open space and buildings should be viewed in equal measure; it is not simply the space left after houses have been laid out.
iii. Create focal points for social activity by locating amenity space in highly visible locations and at the centre of a network of routes.
iv. Use existing landscape features to contribute to the amenity and ecology of a scheme.

7.3 Community Safety

Badly designed and managed open spaces generate nuisance and can be a drain on maintenance budgets. These places consequently feel unsafe and are not used. Measures to 'design in' safety and security need to be based on the principles of activity generation and natural surveillance rather than a series of 'add on' measures such as CCTV and security fencing. Further guidance on community safety is provided in chapter 8.

7.3.1

General principles for safe open spaces:

i. Create a strong visual relationship between building frontages and public spaces to promote overlooking and informal surveillance.
ii. Minimise the potential for hiding spaces.
iii. Define a clear function for the space through design, for example informal green areas or formalised children's play space (young and old have different requirements).
iv. Design routes through open spaces which follow pedestrian desire lines and are attractive to increase the amount of people passing through.
v. Clearly delineate the public or private function of open space through location and design.
vi. Create a sense of ownership over the public realm so that the space is relevant to residents.
vii. Design to a high specification in terms of the durability and robustness to minimise the need for continual maintenance.
viii. Provide good levels of illumination.

7.4 Communal areas

Private and semi private external spaces are important to the enjoyment of residents but this is particularly challenging for higher density developments. Cramming a site with development and car parking, with no thought given to amenity space in the name of higher density development is not acceptable. Providing for the needs of green

spaces and landscape for residents will be important in all residential developments, even higher density schemes.

7.4.1

General principles for well-designed communal areas:

i. Higher density schemes will require a more innovative approach to external space provision – such as communal gardens above car parking areas (or other uses).
ii. Communal space should relate well to and be accessible from properties.
iii. Locate open spaces to the rear of properties, preferable within the interior of perimeter blocks or to the rear (or the side) of Villa style developments to ensure enclosure of the street is not lost and that spaces provide a degree of retreat and privacy from the street.
iv. Communal outdoor space should be designed to accommodate a range of activities, which could include sitting areas, areas to dry clothes, barbecue and entertaining areas and play areas.
v. Balconies should be large enough to use and located to take maximum advantage of the sun's path. Balconets should be avoided since they provide insufficient private external space.

7.4.2 In terms of open spaces and amenity for individual dwellings, guidance is provided in Chapter 8.

7.5 Design of Public Realm / Streetscape

The structure of streets as part of a site is discussed in chapter 2 of this document. This section is concerned with more detailed guidance on the design of streets and spaces themselves.

7.5.1 Public realm design should uplift the quality of external public space within the Borough. Designs should complement and not compete with the existing character of established settings and help to reinforce the quality of new places. Individual developments should demonstrate an appreciation of how they fit within and contribute to the wider public realm.

7.5.2

General principles for high quality street design:

i. Provide continuity between streets and spaces in terms of materials and details.
ii. Coordinate streetscape elements such as street furniture and signage to avoid clutter.
iii. Design streets simply and emphasise their linear qualities.
iv. Avoid creating a variety of unrelated themes within the public realm of the Borough.
v. Provide clarity between public areas and private spaces.

7.6 Surfaces

Surfaces such as pavements, kerbs and roads should be of a good quality and of a robust design and construction. Natural stone represents a good investment over the long term, due to its superior performance and visual quality, particularly for intensive areas such as kerbs. Man made materials can give good performance within

residential areas. The selection of materials, which are fit for purpose and able to carry the loads required of them, is a vital performance indicator.

7.6.1

General principles for high quality surfaces:

i. Choose materials of a colour and texture, which is in harmony with the construction materials of buildings.
ii. Create a seamless floor from building edge/boundary to building edge by avoiding excessive changes in materials and patterns.
iii. Use reclaimed materials where these provide a good match to existing surfaces or where they complement historic settings.
iv. Design and specify surfaces which assist traffic calming and pedestrian priority; changes in level and relief within panels of paving materials can help to achieve this.
v. Include tactile paving as an integral part of street design which is sympathetic to the aesthetic of the street.
vi. Where double yellow lines are required within residential areas; these should be painted in narrow primrose yellow strips.

7.6.2 Street furniture helps to make a place more user-friendly and responsive to peoples needs but if tackled in an uncoordinated way it can confuse and clutter the street. The provision of furnishings needs to be related to how people use an area and of a consistent high quality.

7.6.3

General principles for high quality street furniture:

i. Choose street furniture which is fit for its purpose and robust, to ensure minimal maintenance.
ii. Position properly to avoid creating barriers to desire lines and blockages to views.
iii. Coordinate furniture based upon one theme.
iv. Visually contrast with flooring materials and comply with DDA requirements.
v. Located improve ease of movement and safety. Safety barriers, which undermine pedestrian movements, should be used sparingly where a real threat from traffic exists.

7.6.4 **Signs** and other mandatory markings/infrastructure should be sensitively incorporated within the street scene, to minimise clutter and visual intrusion within residential streets. Consider mounting signs on lighting columns.

7.6.5 Street **lighting** should ensure that levels of illumination of streets and spaces are sufficient to create a safe environment. Care needs to be taken when locating and focusing lights to minimise light pollution into the sky and glare into homes. This is particularly important where street lighting is affixed to dwellings in more intimate

streets and terraces. The infrastructure to carry lighting should minimise clutter within the street.

7.6.6 Investment in **public art** will be encouraged in new residential development. This will be particularly important in large-scale developments, in town centres and at prominent locations.

7.6.7

General principles for public art:

i. Artworks should be relevant to their location and community.
ii. Artworks can include formal or applied design on a grand or modest scale including opportunities for art works in footway design, street furnishings and lighting.
iii. Larger scale artworks may be more striking and controversial; consultation will be important but inevitably art is a challenging and subjective issue.
iv. Local craftspeople and artists should contribute to public art within the Borough wherever possible.
v. Artworks within the public realm must not create barriers to movement and conflict with accessibility objectives for people with impaired mobility.

7.7 Summary of Design Advice

The main messages from this Chapter:

- Create a network of hard and soft open spaces which are overlooked from adjacent properties, are linked to pedestrian desire lines, create focal points for social activity and use existing landscape elements.
- Define a clear function for open space
- Delineate public and private spaces and create a sense of ownership.
- Co-ordinate streetscape elements to minimise clutter and create a seamless floor that is in harmony with fitting with construction materials.
- Design to a high specification in terms of durability and robustness of materials.
- Provide good levels of illumination.

Chapter 8
Living Places

This chapter provides guidance on the following issues.

- **Safe Places to Live**
- **Accessible Places to Live**
- **Mixed Communities**
- **Amenity & Privacy**
- **Sustainable Residential Design**

8.0 The promotion of safe and accessible living environments, which include a mix of housing types and sizes is a requirement for all residential proposals and is stated in Borough Local Plan policy H11 Layout and Design of Residential Development. This chapter advises Developers on issues of security, accessibility and housing mix as well as amenity and privacy and sustainable design.

8.1 Safe Places to Live

Crime and the fear of crime can greatly affect quality of life. The Council is committed to Local Plan policy GD7 (Crime Prevention) and planning permission will not be permitted if the design, layout and landscaping of a proposal does not contribute to a safe and secure environment. In addition supplementary planning guidance ('Designing out Crime') has been produced to advise on creating physical environments that are conducive to the overall security of the community and should be read in conjunction with this document.

8.1.1

General principles from 'Designing Out Crime' SPG:

i. Dwellings should face onto the most public side of the road with rear gardens backing onto secure areas.
ii. Housing should be situated to maximise views and increase opportunities for natural and passive surveillance.
iii. Parking areas should be well viewed from dwellings.
iv. Footpaths and open spaces should be open to natural and passive surveillance.

8.1.2 The notion of natural surveillance is based on the informal security afforded by places, which are well overlooked from surrounding properties, and is concerned with exploiting the chance for orientating entrances and windows on to public areas. The Peak District Biodiversity Plan has information on the local diversity objectives and how native species can benefit wildlife.

8.1.3 Places, which are busy intrinsically, feel safer. The self-assurance of being amongst other people puts people at ease. In residential developments levels of activity will be based upon the mix and density of residential uses. Higher density and mixed communities are promoted based upon appropriate plan policy. The physical design of new residential development should reflect the desire for busy residential streets and higher density mixed developments, where applicable.

8.2 Site layout

The 'development blocks' concept highlighted in chapter 2 is accepted as the most appropriate method for creating a secure living environment with frontages addressing streets private (garden) areas well enclosed. The layout of these blocks and in particular their relationship to the street and the definition of public and private areas is particularly important.

8.2.1 Rear garden walls/fences should not directly address public spaces since these reduce natural surveillance and offer unobserved access to vulnerable rear areas. These also undermine the quality of the public realm.

8.2.2 A consistent problem in many new residential developments is the positioning of rear gardens facing onto public streets or spaces, which are edged by tall walls or fences. Through careful design, these back gardens should be located away from the street to avoid creating these unattractive and inward looking boundaries.

8.2.3 The boundaries between the street and front / side gardens which edge the public realm should be designed to allow views over the street whilst also providing physical and perceived separation in the form of small boundary walls. These should not obscure views over the street from the property. These small walls are particularly characteristic in High Peak and should be constructed in robust and good quality materials to reflect the property and create a harmonious front elevation.

8.2.4 Blank house walls - such as end-gables – where windows are absent should be avoided since these undermine the sense of quality within the development and limit views over the property and/or the street. Blank walls to buildings have a deadening effect on street life. The preference is for windows to habitable rooms facing onto the public side/s of the development.

8.2.5 Inward looking and disconnected layouts such as cul-de-sac, which produce indirect and disorientating walking routes, should also be avoided in the interests of promoting activity, street life and natural surveillance. The aim should be to create clear, direct, busy and well-used and safe streets.

8.2.6 The separation of vehicular and pedestrian traffic within the public realm should be avoided in favour of safe residential streets. Pedestrian Lanes will be required to serve the rear of terraces and in some cases may be acceptable on constrained sites where there is proven to be no other workable solution. In such cases, these pedestrian only spaces should be well lit at night and provide clear lines of sight and avoid potential hiding places.

8.2.7 Parking areas must be safe and secure. These should be located within sight lines of the property that they serve. Large clusters of garages should be avoided and where communal parking is provided this should be well-lit and segmented into groups of about 10 spaces to avoid creating a sea of cars.

8.2.8 Chapter 7 of this document establishes the principles for creating high quality and well used open spaces, which are also safe. The main security issues when locating and designing open spaces will be clearly defining ownership and maintenance responsibilities, ensuring good views over the spaces from nearby properties and ensuring good levels of illumination at night. Communal open space must have a connection with properties and a defined function to promote usage and a sense of ownership.

8.2.9 Recessed areas and protrusions which create potential hiding places should be avoided and care should particularly be taken with the design of entrance areas and bin storage, which require simple designs which minimise shady and unobserved spaces on the approach to the property.

8.2.10

General principles for creating safe places:

i. Street life makes residential places feel busy and thus safer.
ii. Density and diversity contribute towards street life.
iii. The development block should form the basic structure where possible.
iv. Public frontages to dwellings should address and overlook streets and open spaces.
v. Avoid creating blank building elevations or boundary walls onto the public side of a development.
vi. Front and side gardens should delineate the property and the street whilst providing views in and out.
vii. Avoid culs-de-sac and disconnected layouts.
viii. Avoid separation of pedestrian and vehicular traffic.
ix. Create spaces, which are well overlooked from nearby properties and are safe at night.
x. Define maintenance responsibilities.
xi. Avoid creating potential hiding spaces.

8.3 Accessible Places to Live

The Council recognises the need to ensure that new developments are accessible to everyone including disable people as stated in Local Plan policy GD8 (Access Needs). Addressing the needs of people with impaired mobility is important to create places,

which are welcoming and inclusive, and to meet the accessibility needs of all people in High Peak.

8.3.1 A range of design information should be referred to in the detailed design of buildings and public realm, including:

- *The Disability Discrimination Act (1995) identifies statutory requirements for all new development and public realm schemes.*
- *Section 6 & 8-10 of Approved Document M (Access and Use) of the Building Regulations 2000- basic requirements.*
- *Code of practice BS 8300:2001- provides advice when designing for buildings and their approaches beyond the basic building regulation criteria.*

8.3.2 In terms of the external environment, the public realm needs to create an uncluttered and accessible environment for people with impaired mobility.

8.3.3 In terms of the internal environment all housing should be designed as suitable for individuals with restricted mobility to visit. Ensuring such a measure will greatly improve the chances for later adaptation to homes should it be necessary. All dwellings will thus be required to have:

i. Level and unrestricted entrances, avoiding the use of deep steps and lips at doorways
ii. Adequate ground floor circulation space for wheelchairs
iii. Space at the foot of staircases to allow for installing a stair lift
iv. Ground floor toilets
v. Lifts to apartment developments
vi. Accessible land areas to upper floors where stair lifts are provided

8.3.4 In larger residential schemes the Council may expect a proportion of dwellings to be specifically designed for disabled people where there is such a demand. Such units may be bungalows or specially adapted apartments with appropriate kitchen and bathroom facilities. Further advice specific to accessibility can be gained from High Peak Access Group.

8.3.5

General principles for creating accessible places:

i. New development must meet statutory / regulatory accessibility standards.
ii. Rather than simply meet these minimum standards designers should work creatively in the spirit of accessibility guidance to 'design in' accessibility.
iii. External environments should be barrier free and promote ease of movement.
iv. Residential properties should offer good levels of accessibility to people with impaired mobility.
v. Consultation with High Peak Access Group is encouraged.

8.4 Mixed Communities

The Local Plan reflects housing requirements identified through the planning process and sites through the Borough will need to be developed to respond to this context. Providing a range of housing in terms of size and format is important towards creating

diverse communities and offering a choice of places to live and is a requirement of Local Plan policy H11 (Layout and Design of Residential Development).

8.4.1 Residential 'estates' made up of large numbers of similar types of housing are unsustainable and prevent the opportunity for creating 'lifetime communities' since people may have to move as their circumstances change. Neighbourhoods today need to cater for a whole range of lifestyles; students, single professionals, key workers, families, the retired and infirm. A mixed neighbourhood in terms of age, economic status, lifestyles and mobility can improve viability of local services, enable community self-help and assist in community surveillance.

8.4.2 Developers are encouraged to consider the benefits of providing homes for different housing markets to create a robust and balanced investment not narrowly drawn on one specific sector. This is particularly important in smaller towns and rural areas.

8.4.3 Different dwellings types and sizes will be encouraged based on a combination of response to townscape context, response to site and in particular its size and ability to provide a variety of forms and opportunities, the developers interpretation of the local property market demand and the planning and housing strategy view of housing needs. This combination need not be in conflict.

8.4.4 With thoughtful and creative design a variety of new residential opportunities can be accommodated within a consistent and contextually relevant manner. For example apartments can be provided in a format that relates closely in terms of scale and massing to traditional High Peak Villas and town houses and is thus a reinterpretation of traditional forms to meet contemporary needs.

8.4.5 The Council's housing needs assessment in 2001 identified that all three Local Plan sub areas within the Borough experience housing need and accordingly Local Plan policy H9 (Affordable Housing for Local Needs) has set thresholds for the inclusion of affordable housing. The Council has produced further Supplementary Planning Guidance on 'Housing Need in High Peak' that is available separately.

8.4.6 In terms of design it will be important for social, affordable or shared ownership dwellings be well integrated within a housing development and thus appear 'no different' from surrounding private properties. This relates to the layout, the specification of materials, detailing, and finishes, parking and access arrangements and open space provision. There is a preference for these dwellings to be spread within a site to avoid clusters. Maintenance of external areas is one area, which commonly distinguishes social, affordable or shared accommodation, and therefore measures to mitigate this potential problem should be identified.

8.4.7 Designers of affordable housing, which receive Social Housing Grant will need to respond specifically to the detailed guidance provided within the Housing Corporation's

Scheme Development Standards which address a full range of design issues (see www.housingcorp.gov.uk).

8.4.8 Pre-application discussions with the Borough Council and relevant registered social landlords and where relevant the Housing Corporation, will be encouraged where relevant towards improving the design and quality of shared, affordable and shared ownership housing.

8.4.9

General principles for creating mixed communities:

i. Provide a mix of types, sizes and tenures of properties, designed in a coordinated and integrated manner.
ii. There should be consistency between affordable and private dwellings in terms of their layout, scale and massing and the use and quality of materials, detailing, parking and access.
iii. Affordable housing will need to be designed in accordance with the Housing Corporation's 'Scheme.

8.5 Mixed Use

Local Plan policy EMP3 (Change of Use from Industry or Business) provides the opportunity for mixed use on existing employment sites. Housing can complement other uses by adding interest and vitality. In larger schemes, uses ancillary to the home, such as local shops and services can help reduce the need to travel for daily needs.

8.5.1 The Borough's town centres already have established residential communities. Opportunities for mixed-use developments are most likely occur here and are promoted by Local Plan policy TC8 (Residential Development in Town Centres). The most common type of mixed-use scheme will be active ground floor commercial uses with apartments to upper floors. Prospects for mixed use may also be apparent in district centres, prominent nodal points or where there is good access to public transport and will be determined on a case by case basis

8.5.2.

General principles for designing mixed use schemes:

i. Uses compatible with residential development are predominately A1 (retail), A2 (financial /professional services), A3 (food and drink) or B1 (business).
ii. Noise, hours of operation, traffic, security and privacy will be the main concerns in terms of compatibility.
iii. Zone nuisance uses, including noisy, polluting and traffic generating uses away from living accommodation.
iv. Include appropriate acoustic insulation to further reduce nuisance.
v. Service commercial uses from the front in drop of bays and provide space for properties to the rear.
vi. Physically separate parking and servicing between uses.

vii. Screen service areas from residential views and take care when locating trade waste to minimise impact on dwellings.
viii. Provide access to dwellings and other uses directly from the street to assist monitoring of entry and exit and increase street movements.
ix. Include frequent doors and windows to boost activity and natural surveillance.
x. Create narrow plots to further increase the uses and activities of the street.
xi. Mix uses within the street vertically as well as laterally to intensify the operation of buildings.
xii. Include animated uses such as shops or cafes to ground floors to add interest to the street scene.

8.6 Amenity & Privacy

It is important that the design of new residential development provides adequate privacy, security, sunlight and daylight to occupiers of both new and existing dwellings. As applications for high-density development become more common the issue of amenity can become ever more demanding. Issues of amenity will be a determining factor in the permission of housing development as stated in Local Plan policy H11 (Layout and Design of Housing Development).

8.6.1 As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity. Where changes in levels on site are evident or where taller buildings are present, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building. Strict application of these standards can however restrict a creative response to site layout and frustrate designers; the Council is therefore open to applicants with a more flexible approach based upon design principles rather than standards.

8.6.2 Good quality high-density residential developments will only be possible where the skill of the designer strikes a balance between the public realm and the private realm. In taking a more flexible standpoint towards privacy and amenity, the Council sets the challenge for better and more careful layouts and designs.

8.6.3 In determining planning applications the Council will have regard to issues of privacy and amenity based on the guidance within this section. The main issues present a more sophisticated case for designing for privacy, in the context of higher density developments compliant with PPG 3 standards.

8.7 Layout

The layout of schemes and the arrangement of dwellings and windows should ensure that where levels are an issue the design is such that view of this nature, are avoided. Where this cannot be demonstrated, privacy by virtue of distance may be the only cause available.

8.7.1 Corner sites and plots provide a design challenge, particularly where perimeter blocks and long terraces meet at an angle. Here the intersection of properties needs careful consideration to avoid problems of overlooking.

8.7.2 Levels of privacy from amenity space associated with properties should be based upon the function of that space. Communal areas will by their nature prove amenity space that is shared in terms of use and views across. Where back gardens are proposed, then it may not always be possible to avoid overlooking from adjacent properties, but measures to provide good levels of privacy within the scheme will be encouraged where these do not conflict with stated design guidance elsewhere in this document. Since front gardens are required to establish a visual relationship with the street they are not the best place to locate the largest amount of private amenity space. The rear of properties is a more appropriate location for garden areas.

8.8 Windows

The layout and format of windows will be important in establishing views, overlooking and privacy. Where buildings are located closer than 21 metres, the layout of windows and doors should avoid creating direct views from properties.

8.8.1 Bedrooms and bathrooms are most sensitive to overlooking and should therefore be located towards the rear of properties where they are sheltered from the public realm. Bedrooms may however be located to the front of properties above ground floor level; fronts of properties can therefore be positioned closer together than backs of development to recreate the enclosure of traditional High Peak townscape.

8.8.2 Window size should reflect the level of privacy required within the room. Bathroom and bedroom windows will therefore be in proportion to but smaller than other windows. The functional rationale for smaller windows on northerly aspects may therefore help to identify the private aspect of a development block in terms of bathrooms and bedrooms.

8.8.3 Obscure glazing is encouraged in bathrooms and toilets, more reason why bathrooms should be located to the side or rear of the property, avoiding an unsightly collection of glazing finishes (not to mention ventilation kit and soil vent pipes).

8.8.4 **Sound**

Sound as well as vision is an issue for privacy. High quality materials, design and construction should provide a basis for good levels of insulation and noise attenuation, particularly in high-density schemes.

8.8.5 **Overshadowing**

Over shadowing can be particularly important in tall developments and in laying out external amenity spaces, which should avoid shady (and north facing) locations.
Where new development is located close to existing homes, specific attention should focus on minimising issues of overshadowing as far as is practical.

8.8.6

General principles for amenity and good design:

i. Standards for separation distances are only a starting point for housing layout.
ii. The Council adopts a more flexible approach where high quality design can be demonstrated and where adequate amenity and privacy are evident.

iii. Fronts are the public face and backs more private areas. Fronts addressing fronts may therefore be positioned closer together than backs.
iv. Corners and topography need particular attention and careful design.
v. Private and semi-private amenity space associated to properties should be located to the back of building frontages.
vi. The layout, size and finish of windows can help to preserve privacy in intimate scaled schemes.
vii. Measures to minimise noise between properties, particularly through party walls will be required.
viii. New designs should minimise overshadowing of existing and proposed properties and open spaces.

8.9 Sustainable Design

New development should be more environmentally sustainable in its design, construction and the lifestyles that such development supports. This is a general aspiration of the Council and starting point for all planning applications in Local Plan policy GD1 (Sustainability and Development Control).

8.9.1 The guidance in this section identifies how the design of new development can help to achieve these ambitions. This reaches from whole scheme design to detailed design. At every level designers are encouraged to provide environmentally conscious solutions.

8.9.2 Developers and their designers should demonstrate a commitment to sustainable development through planning applications. This is important for all development, not just large sites, given the cumulative impact that a high number of smaller scale developments.

8.10 Energy Efficiency

'Energy Efficiency Standards' for new (and existing) housing are provided by the Government in their General Information Leaflet 72, which establishes a three tier standard for new development. This starts with Good practice (which ensures the statutory / regulatory (building Regulations) minimum standard is attained. Best practice is a more sustainable standard, which draws upon existing products and techniques, which are now widely used and cost effective.
The highest 'Advanced' Standard can create homes that are capable of achieving a minimum impact on the environment. The Borough Council will encourage new development, which meets (or exceeds) the 'Best Practice' Standard. Development, which meets the 'Advanced' standard, will be welcomed as a case study of sustainable design within the Borough. More information on these standards is available from www.housingenergy.org.uk.

8.10.1 The Governments 'Standard Assessment Procedure' (SAP) and the 'Carbon Index' CI are important home energy rating systems. The SAP energy cost rating is based on energy costs for space and water heating. The CI is based on emissions associated

with space and water heating. Whilst these measures focus on the operation of the property, they are fundamentally based on detailed design and appointment. The SAP rating ranges from 1 to 120 and the CI from 0.0 to 10.0. The higher the number the better the standard and the Borough Council welcome schemes, which score highly. For more information see www.bre.co.uk/sap2001.

8.10.2 The National Energy Foundation scheme known as National Home Energy Rating (NHER) provides another approach to measuring the environmental performance of residential properties. This varies from the SAP / CI in that it takes into account the physical setting of the property, such as its orientation – which can have a profound effect on energy consumption. The Borough Council will encourage a NHER rating of 8.0 (or better) in new development. For more information on NHER see www.natenergy.org.uk.

8.10.3 Developers are encouraged to use the Building Research Establishment Environmental Assessment Method (BREEAM). The BREEAM scheme for residential developments is 'EcoHomes'. New development which scores a 'Good' rating (or better) through the BREEAM rating system will be encouraged as validation of good quality sustainable design. All schemes should pass this standard. (Refer to www.bre.co.uk for more information)

8.10.4 The design implications of more sustainable design will need to be balanced with other design issues established in the guide. These issues are not normally mutually exclusive, but greater flexibility in terms of creative and innovative design and layout will be afforded to schemes, which score highly on one or more of the ratings systems. The Borough Council does not require all of these assessments to be made, but does encourage the adoption of the most suitable system as a validation of the scheme sustainability credentials.

8.10.5 The Borough Council welcomes the submission of a sustainability statement with planning applications, which may include reference to one or more of the following; BREEAM (Eco Homes), Energy Efficiency Design Standards and Standard Assessment Procedure.

8.10.6 Opportunities for renewable energy sources to meet development requirements will be encouraged, balanced against other planning policies and design guidance. These may be aimed at communal facilities or at individual properties and might include harnessing the power of the wind, the sun, water and geology.

8.10.7 Given the upland and exposed nature of the district the layout and orientation of buildings should provide shelter within the landscape, minimising energy consumption.

8.10.8

General design principles to promote energy efficiency:

i. Building frontages/backs should be aligned within 30 degrees of due south where this is practical within the overall layout.
ii. Larger windows will be encouraged on south facing aspects. This is a traditional format for houses in High Peak where north-facing windows are often smaller and their aspects given greater shelter.
iii. Terraced building formats are encouraged to minimise heat loss.
iv. Work with natural slopes and consider the use of earth bunds to give shelter to northerly aspects where this will not undermine the quality of the development or work.
v. Communal heating systems are an alternative to cellular systems in higher density schemes.
vi. The layout of residential developments should ensure effective natural ventilation and insulation to ensure properties are cool in summer and retain heat effectively in colder climates.

8.11 Water

The High Peak is an upland area experiencing higher than average rainfall throughout the year. The area provides the upper catchments for both the Mersey and Derwent (Trent) river systems. Increased surface water run off prompted by development will need to be minimised as this can contribute to localised flooding and exacerbate difficulties down stream. Local Plan policy GD10 (Flood Prevention) states how the Council will seek to limit the possibility of flooding as a consequence of new development. Sustainable Drainage Systems (SuDS) are also encouraged to reduce the impact of surface water and are explained below.

8.11.1

General design principles to minimise surface run off:

i. Measures to hold water on site and facilitate natural recharge of local water tables will be encouraged in the form of balancing / attenuation ponds, swales, filter strips and filter drains.
ii. The design and location of balancing ponds should be safe and attractive as an integral part of the schemes landscape.
iii. Ponds should have shallow sides and include planting such as reed beds. There will be a preference for some level of water in these ponds throughout the year.
iv. Cordoning off these features with unsightly fencing is not acceptable.
v. Means of directing run off to these holding areas will need to be sensitively incorporated into the scheme and safe.
vi. Permeable paving surfaces for footway, carriageways and parking areas will be encouraged.
vii. Water draining from buildings may be stored for irrigation of gardens through the use of water butts.

8.12 Ecology

New development should support the local natural environment through the conservation and improvement of existing habitats as well as the creation of new possibilities for species growth. The integration of existing features and the use of native species will contribute this and is explicit in Local Plan policy GD6 (Landscaping).

8.12.1

General design principles to promoting natural ecology in developments:

i. Conserve any existing landscape features or habitats such as hedgerows and trees and support their continued existence and relevance by including them in areas of open space.
ii. Plant indigenous plants to support local habitats.
iii. Position gardens where they can support 'green corridors' of vegetation linked to surrounding gardens, parks and woodlands.
iv. In higher density schemes, where gardens might not be possible, allotment spaces, or shared gardening plots could be designed on site and made available to residents. Window boxes and roof gardens are another opportunity for introducing greener into higher density schemes.

8.13 Other Environmental Considerations

Other ways in which new housing developments can limit their impact on the environment include:

- Treatment of waste grey water on site through the use of natural filtration methods.
- The use of facilities such as dual flush toilets, low flow taps to make more economical use of water.
- Adequate room for bins and recycling boxes.
- On site recycling facilities in large schemes.
- Cycle storage (Appendix 1 of the High Peak Local Plan requires the provision of 3 secure bicycle parking spaces in all developments over 100m².

8.13.1

General principles for the sustainable design:

i. Developers and their designers should demonstrate a commitment to environmentally sustainable design.
ii. Validation of more sustainable design will be welcomed, through rating systems such as BREEAM Eco Homes, SAP / CI and/or NHER.
iii. Opportunities for renewable energy sources should be considered.
iv. Measures to minimise energy consumption should be identified at a scheme and detailed level.
v. The impact of development on local water systems should be minimal.
vi. Measures for the responsible use of water will be welcomed.
vi. Development should not compromise the local environment and should actively improve the range and quality of natural habitat.

8.14 Summary of Design Guidance

The main messages from this Chapter:

- Create safer living environments by promoting street life and maximising opportunities for natural surveillance.
- Design for barrier free internal and external living environments, which meet and improve upon minimum accessibility standards.
- Provide a mix of types, sizes and tenures of properties, designed in a coordinated and integrated manner.
- Combine housing with other compatible uses in suitable locations, designing appropriately to limit conflict and nuisance.
- Provide for appropriate privacy and amenity through sensitive design rather than blanket separation distances.
- Maximise opportunities to improve the energy efficiency of houses.
- Where appropriate, consider methods of limiting surface run off.
- Conserve any existing landscape features or habitats by including them in areas of open space to support a network of ‘green corridors.’

Chapter 9
Domestic Extensions

This chapter provides guidance on the following issues.

- Additions to existing building forms
- Overshadowing
- The roof plain
- Porches
- Conservatories
- Garages

9.0 Additions to existing building forms

Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.

9.1 Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

9.2 Domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.

9.3 **Overshadowing**

If the centre of a main habitable room window is affected by the heavily shaded area, i.e. overshadowed on both a vertical and horizontal plane, then the extension may well cause a significant reduction in the skylight received by the window.

9.3.1 Similarly an extension should not unduly reduce outlook from a main habitable room window or produce a tunnelling affect. To prevent this, extensions affecting neighbouring property should not normally extend more than 2.5 m from the rear of the affected home. All planning applications for domestic development should be careful to include scaled plans indicating the position of neighbouring property.

9.4 The roof plane

Extensions and other works should seek to match the prevailing angle of the original roof, to maintain the proportion of the house.

9.4.1 Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.

9.4.2 Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties.

9.4.3 Roof lights may be acceptable provided that there is vertical emphasis; they are kept to a minimum and hidden from sight or located on reverse slopes. They should not project beyond the roofline and should be kept clear of verges and eaves.

9.5 Porches

Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

9.6 Conservatories

Conservatories may require planning permission just as any other domestic extension; they should be sited and designed so as to be subordinate to the main dwelling. Conservatories are best sited on the side or rear of a house or to infill a corner. Simple and well-proportioned conservatories are best, with detailing to match the age and style of the main house. Structural elements should usually be coloured to match the window frames. The Council encourages householders to use timber from renewable sources and to consider avoiding non-renewable hardwoods.

9.6.1 Conservatories can cause amenity problems to adjacent property and should be sited so as to avoid undue overlooking and loss of privacy. Particular care is required where the proposed site is higher than adjacent housing. Obscure glazing may assist in resolving some amenity issues.

9.7 Garages

Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.

9.8 The main messages from this chapter include:

- Buildings should comprise several elements to build up the whole.
- Roofs should follow the long axis of the building.
- Extensions and all openings should maintain proportion and symmetry
- Extensions should complement the existing house – not overpower it.

Existing Good Design Guidance

- By Design: Better Places to Live (companion guide to PPG3)
- By Design: Urban Design in the planning system: towards better practice
- Urban Design Compendium
- Places, Streets and Movements
- Paving the Way
- Streets Ahead – Delivering Sustainable Residential Environments
- Design Bulletin 32 – Residential Roads and Footpaths
- Lighting in the Countryside: Towards Good Practice

Glossary of Terms

Ashlar
Smooth square or rectangular stones laid with mortar in horizontal courses

Building Line
The line made by a series of building frontages

Casement Window
A window frame hinged on one side so that it swings out or in to open

Chamfer
To cut off the edge or corner

Corbel
A projecting bracket of stone used as a support

Coursed masonry
Masonry construction in which the stones are laid in regular courses (A continuous row or layer of stones)

Cul-de-sac
A dead end street

Development block
The development area created by an alignment of streets

Dormer
A window in a sloping roof

Eaves
The part of a sloping roof that overhangs a wall

Finial
An ornament on top of a spire

Gable
The triangular portion of the wall, between the enclosing lines of a sloping roof

Hipped roof
A roof with four sloped sides

Keystone
The central stone of an arch

Jamb

One of a pair of vertical posts or pieces forming the sides of a door or window frame

Lintel
A supporting beam across the top of an opening, such as that of a window or door

Masonry
Includes all stone products, all brick products and all concrete block units, including decorative and customized blocks

Mullion
A vertical member, as of stone or wood, dividing a window or other opening

Pilaster
A shallow rectangular column projecting only slightly from a wall

Pinch point
Narrowing of the road carriageway

Pointing
To fill and finish the joints of (masonry) with cement or mortar

Quoins
The dressed stones at the corners of buildings

Random masonry
Masonry construction in which roughly dressed stones of random size are used, as they occur, to build up courses; the interstices between them are filled with smaller pieces, or with mortar

Renewable Energy
Any natural resource that can replenish itself naturally over time

Set back
The distance between the front of a building and the edge of the footway

Sill
The horizontal member that forms the base of a window

Soffit
The underside of a structural component

Swale
A shallow troughlike depression that carries water mainly during rainstorms

Terracing
To form (a hillside or sloped area, for example) into raised banks

Tiering
To arrange in a series of rows

Verge
The edge of the tiling that projects over a roof gable

Voussoir
One of the wedge-shaped blocks forming the curved parts of an arch

Appendix 5

High Peak Borough Council’s Design Guide SPD - March 2018

High Peak
design guide

High Peak Borough Council
working for our community

High Peak Borough Council Design Guide

Adopted as Supplementary Planning Document
20 February 2018

Contents

1. Introduction

The status of the design guide

1.1 The importance of good design is recognised by the Government in its National Planning Policy Framework (NPPF, 2012):

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (NPPF, paragraph 56)

The need for high quality development is also emphasised in the High Peak Local Plan (Policy EQ6 – Design and Place Making) and other relevant supplementary planning documents. These set out what the Council would expect to see in terms of securing good design within High Peak.

1.2 The High Peak Design Guide has been adopted as a Supplementary Planning Document and identifies the overarching principles in securing good design. Because of High Peak's high quality natural environment, historic towns and villages, there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context. The Council has, and will continue to, produce more detailed technical guidance that supplements this document. Details of these are set out in the following chapters.

1.3 The Design Guide will be a material consideration in all relevant planning decisions.

Norfolk Square, Glossop

The Challenge of Good Design

1.4 High Peak is a special place of exceptional beauty. Buildings, either singly within the landscape or collectively in towns and villages, contribute greatly to that beauty. The way they can appear to grow naturally out of the landscape or relate to public space such as a street or square in a town or village, contributes to the sense of delight. In adding new buildings, we have the power to enhance or harm the special characteristics of the area.

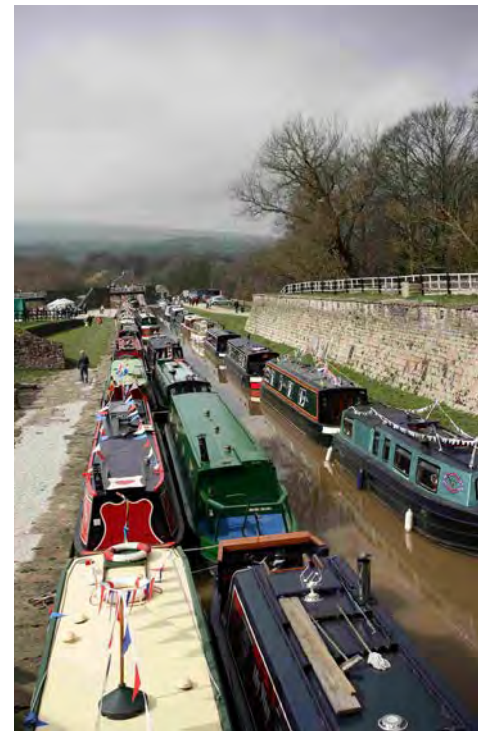
1.5 The design quality of new development is perhaps the most obvious measure by which people judge the planning system. The public's expectations in this respect have been rising. Planning decisions taken now result in development that will last well into the future.

1.6 This Design Guide has been produced to help applicants, agents and others to inspire and to raise standards. It sets out to define the characteristics of buildings in the High Peak, how these characteristics were a response to people's needs and aspirations of the time and how they made use of the available resources and technology.

1.7 Good design is derived from a combination of a building's fitness for purpose and the context of its site. Fitness for purpose is concerned with creating environments in which different activities can take place and accommodating these in a way that responds to today's lifestyles and improves the quality of people's lives. It follows, therefore, that the good design of buildings should maximise accessibility, should ensure sustainability in terms of fuel efficiency and sensitivity to climate change and should be robust in terms of allowing future adaptation to other uses.

1.8 Principles of sustainable development should guide all stages of the design process, from the orientation of the building, its use of energy and water, to the selection of materials for construction.

1.9 Listed buildings are not covered by this guide. Specialist advice is available from the Council.



Bugsworth Basin reopening

Terrace road Buxton

2. The High Peak Tradition

Landscape and Settlements

2.1 Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to making places better for people. Towns and villages in the High Peak have a locally distinctive character which has been defined by their high density form and their architectural and historic development, as well as by the use of natural and traditional materials such as stone and slate. It is these characteristics which lend a sense of place to the settlement within the surrounding landscape.

2.2 It is important therefore that any new development is capable of achieving a high standard of design that meets the demands of today's lifestyles. The rich variety of architectural styles and historic features in the High Peak area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the area.

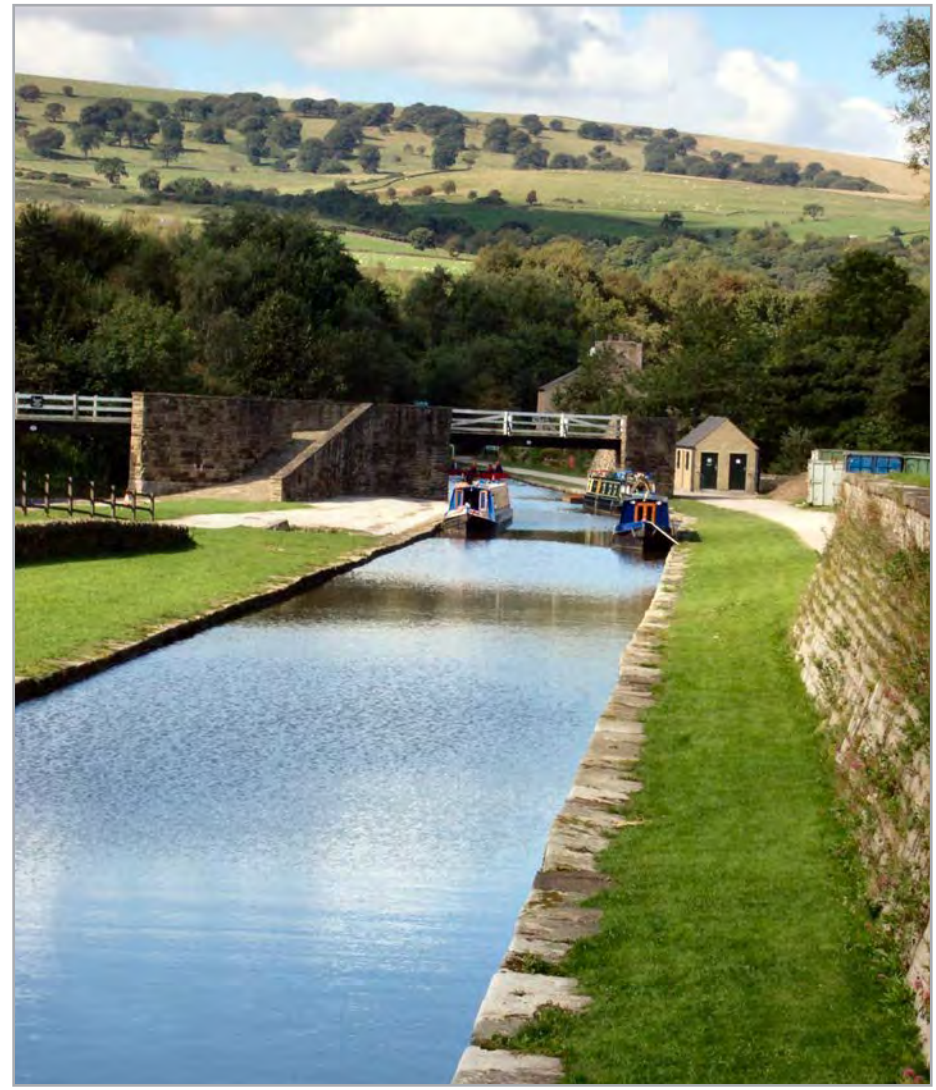
2.3 The Council supports the use of sustainable design and construction methods and is committed to delivering new homes with environmentally sustainable design. New development must be durable and flexible enough to accommodate adaptations over time. It should also take account of the challenges of climate change and natural hazards such as flood risk.

Panoramic view of Buxton

Top chapel, Charlesworth

2.4 The High Peak landscapes provide some of the defining characteristics of the area and have been instrumental in shaping local settlement patterns. In order to protect, and where possible enhance, the landscape character, development should assimilate itself into the landscape and avoid adverse impact on landscape quality.

2.5 Landscape character varies dramatically across the area. The most obvious variation is the split between the gritstone Dark Peak and the limestone White Peak. The clear differences between the two areas are valued and need to be maintained. It is also important to maintain the distinctions between the types of landscapes character that exist within these two main areas. It is the diversity between different landscapes that makes them distinctive and valued. These differences are described, and the distinct landscape character types identified, in 'The Landscape Character SPD adopted March 2006.



Bugsworth Basin

'The Park under the Town' - The Torrs, New Mills

Building Style and Form

2.7 High Peak towns and villages have evolved over many years. As a result they produce a pleasing array of architectural styles. This creates visual interest to an area but maintains a strong coherent appearance through the use of local building materials. Traditional buildings within the High Peak area have their own distinct character and style which largely reflects the needs, resources and technology of the time in which they were built. In so far as residential buildings are concerned, the Council's Residential Design Guide SPD (adopted December 2005) sets out a detailed typology of the various house-types found throughout High Peak.

Style and the role of modern architecture

2.8 The design of new development into an area of traditional buildings requires considerable skill. Whilst there may be a desire to replicate traditional styles, if executed badly, the result can be a bland version that devalues the original.

2.9 Previous generations of designers and builders were able to produce buildings that related well to the past without relying on imitation. This was achieved through the use of common materials, care in ensuring that the form and detailing were in harmony with older buildings and a high standard of workmanship. The new development was complementary, rather than identical to, surrounding buildings.

2.10 Polite architecture (which, particularly in the 19th century, produced one-off buildings such as churches or town halls) is based on academic tradition rather than the vernacular, and on national rather than regional styles. It is only by the use of local materials that links such buildings to the area.

2.11 It may be preferable to find a design solution which responds to the traditional context but is also a work of architecture in its own right and a product of our time. This is not an easy option. As well as requiring good design skills, it needs an in-depth knowledge of what defines the character of the development site before going on to reshape it to meet today's needs and those of future generations.

Developed in the 1990s, Bute Street, Old Glossop is a very traditional approach to new development

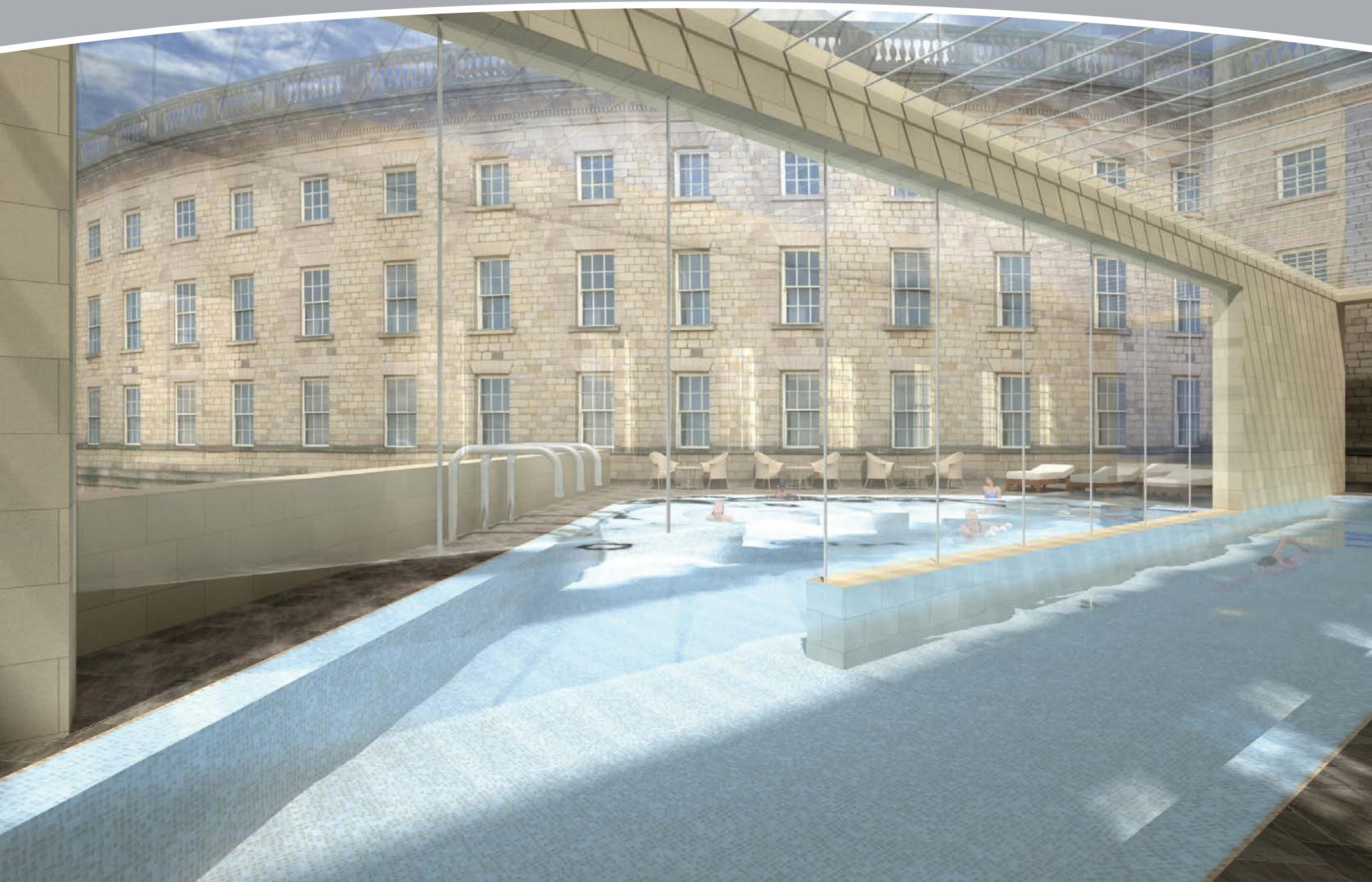
New Primary Care Trust building, Glossop offers a more contemporary approach

Further information:

Landscape Character SPD

Residential Design Guide SPD

3. New Development - Designing in Context



Setting

3.1 The setting of any building should be carefully considered. Attention should be paid to its impact on views into, over and out of the site.

3.2 In the countryside or on the edge of settlements, buildings should sit comfortably in the landscape. This is best achieved by emulating the horizontal, ground-hugging form of traditional buildings with their strong eaves and ridge lines and simple, low silhouettes parallel with the contours.

3.3 When sites are in villages or towns, the pattern for new development will depend on the nature of that settlement. It is often the case that village and town centres will have been designated conservation areas with character appraisals that set out detailed descriptions of the nature of a settlement. Glossop and Buxton also have Design and Place Making Strategies that analyse the distinctive character of the town centre as a whole.

3.4 Settlements contain a variety of building forms ranging in scale from two to four storeys. The relationship of one to the other creates a sense of rhythm, balance and good neighbourliness that should be maintained. There is usually an intricate pattern of roofs at different heights but with a common roof pitch and similar length of ridge. The palette of roof materials is often limited. New roofs should normally fit in with the existing roofscape of an area by respecting these traditional characteristics. The rhythm established by chimneys and coped gables present a similar opportunity.

3.5 New development, be it a single building or a group, must respect the 'grain' of the settlement. By this is meant the relationship buildings have to the street and to each other. A new house adjacent to the footpath in a high density, close-knit village is likely to be designed very differently from one in a more open village where properties are spaced apart and set back from the road.

Large Buildings

3.6 Accommodating large buildings within the area needs to be handled carefully. Their appearance is usually driven by their use and may not sit comfortably within a more traditional context. However, they are often essential to the local economy and should be designed to be as inconspicuous as possible. This can be achieved by giving them a low profile, a shallow pitched roof to reduce the ridge height, and ensuring they are in dark or recessive colours. For very wide buildings, creating a series of parallel roofs rather than one enormous roof will help to break down the apparent bulk of the building. Sites on the skyline should be avoided. Instead, wherever possible, such buildings should be sited in shallow depressions or otherwise positioned to fit into the landform. Extensive landscaping, in the form of a wide shelterbelt will normally be required to reduce their impact further.

Buxton water bottling plant, Waterswallows, Buxton. A large building, well designed, using local natural materials to assimilate into the landscape.

Large contemporary new mill type development offering over 55 accommodation in Glossop's town centre.

New Development

3.7 The architectural style of new development should be guided through an assessment and understanding of the character and context of the area. Sites may be capable of accomodating both contemporary and traditional forms of development that are high quality and functional. Design solutions should respond to the local tradition but without slavishly copying it.

Scale

3.8 A new building should respect the scale of those surrounding it. Jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas.

Materials

3.9 New buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities. The use of materials is covered in more detail in Section 7.

Proportion

3.10 Where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings, but could be a more subtle interpretation.

3.11 There are some basic principles that need to be respected if the new is to harmonise successfully with the old. These relate to the three main characteristics of traditional elevations:

- A balance of proportions between the overall shape of the walls and the openings they contain.
- A high solid to void ratio in which the wall dominates.
- A simple arrangement of openings, usually formal (often symmetrical) in the case of houses, and informal in the case of outbuildings.

3.12 New buildings should be well proportioned and relate to the human scale.

3.13 The use of one design theory - the Golden Section – has left its mark on buildings from the mid 18th century onwards. This is a harmonious relationship of dimensions which was known to the Greeks and expressed as the ratio 5:8. Applying the ratio to one dimension generates a second dimension that will relate harmoniously with the first.

Fire station, Buxton

Primary Care Trust building, Glossop

12 pane sash windows: each pane has the same vertical proportions as the window opening itself

Form

3.14 The form of a new building can often be a specific response to the brief or the particular setting. This may result in a form that is similar to those of the surrounding buildings but equally could also be different to meet the scheme's specific requirements. The merits of a building's form would have to be judged on its individual qualities in terms of its suitability in the site's context.

Details

3.15 Details are often the identifying factor for the age of the building and often result from a particular method of construction or skill. Depending on the sensitivity of the site, designers may choose to reinterpret the detailing of surrounding buildings in new ways or, they may choose to adopt modern construction details to help meet today's high standards for the performance of the building envelope.

3.16 Critical factors that need to be taken into account in approaching the detailed treatment of elevations include the solid to void ratio, that is how blank or windowed a building looks, and the disposition of openings. In terms of the solid to void ratio, traditional construction techniques effectively limited the width of openings, making them vertical in proportion and relatively small. For structural reasons, openings were kept well clear of corners or verges. As a result, doors and windows were surrounded by large areas of masonry making the wall the dominant element. This gave the building a high solid to void ratio. With disposition of openings, traditional buildings tend to have a simple, restful appearance as a result of:

- Using a similar size and proportion of opening throughout.
- Limiting the number of openings.
- Arranging the openings harmoniously, often in a formal, symmetrical manner.
- Keeping them away from corners.

Sustainable development of new homes and buildings

3.17 We should be planning for new development to aim for zero carbon emissions. A goal that is eminently achievable through a combination of sustainable design principles including the following:

- Siting ideally within a settlement with good access to public transport.
- Maximising solar gain and increasing the proportion of glazing on south facing elevations.
- Minimising heat loss by limiting openings to the north.
- Avoiding exposed sites, frost hollows and flood risk areas.
- Maximising the use of trees for shelter, privacy and air cleaning, but avoiding over-shading the south elevation.
- Aligning the building with the contours to avoid artificial mounding or wasteful under-building.

Church Street, Old Glossop

Early 17th Century cottages, Old Glossop

Points to remember:

- **Consider views into and out of the site.**
- **In rural areas use ground hugging forms of development .**
- **In towns and villages be guided by the existing context, pattern and grain of development and building heights.**
- **Respect the existing roofscape in term of pitch, materials and details.**
- **Large buildings are often difficult to accommodate so consider a low profile, shallow roof and the use of recessive colours.**
- **Site large buildings in shallow depressions and use extensive landscaping to reduce their impact.**
- **New development should be guided by the existing character and context. Consider both contemporary and traditional forms that are high quality and functional**
- **Respect surrounding scale but jumps in scale may be acceptable at key locations.**
- **Reflect the proportions of neighbouring buildings. Respect the solid to wall ratio and arrangement of windows.**
- **Modern materials allow for larger glazed openings. This is a desirable feature but care needs to be taken over their insertion in traditional forms of development.**
- **Aim for zero carbon emissions on new development.**

Further Information:

Residential Design Guide SPD

Conservation Area Character Appraisals

Buxton Design and Place Making Strategy

Glossop Design and Place Making Strategy

Guidance Note 3 New Buildings

Former farm buildings in Whitfield village, Glossop

4. Access Space and External Works

4.1 Well-designed places are successful and valued. They exhibit qualities that benefit users and the wider area and should:

- be functional;
- support mixed uses and tenures;
- include successful inclusive public spaces;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and encourage ease of movement.

4.2 Urban design is the art of making attractive, lively and, above all, distinctive places for people to use and identify with. Responding to, and reinforcing locally distinctive patterns of development and density in a town or village is the obvious starting point. Some places have a very enclosed, urban feel; others are more open in character with the surrounding landscape flowing in between the buildings. In both places, the continuity of street frontage, or lack of it, needs to be maintained.

4.3 Typically, a High Peak village has a complex arrangement of streets and enclosed spaces that create a sense of place and individuality. New development needs to be integrated with the old if the character of our towns and villages is to be maintained and strengthened.

4.4 Some of our greatest challenges come from public infrastructure such as highway improvements and the accumulation of clutter in the public domain. With care, however, these can be integrated satisfactorily into the rural and urban scene.

4.5 Developments, which have high amenity value, are pleasant and agreeable. A well planned scheme works well and adds to the economic attractiveness of an area. The challenge is to retain high amenity without sacrificing density. This is what often occurred traditionally in towns and villages through good urban design and is characterised by:

- Strong local identity which is publicly celebrated.
- Valued public buildings.
- A mix of compatible land uses such as shops, residential and businesses.
- Well positioned trees and landscape features with associated high levels of biodiversity.
- High levels of personal privacy within houses and an element of private outdoor space.
- Pleasant views, especially from domestic buildings.
- Appropriate lighting.
- Safe and accessible environments.

Steeple End Fold, Hayfield

Forecourt to Buxton Opera House

Market Place, Chapel-en-le-Frith

Henry Street, Glossop

Crescent arcade Buxton

4.6 In the High Peak, most settlements have a high amenity value and meet the above criteria. Many traditional houses are situated close to a road or footpath but small or vertically proportioned windows afford privacy, as do walled rear gardens and yards.

4.7 Crime and fear of crime can greatly affect quality of life. The Council is committed to crime prevention and has adopted supplementary planning guidance – Designing out Crime (June 2005) to advise on creating physical environments that minimise opportunities for anti- social and criminal behaviour and promote safe living environments.

4.8 Streets should be designed to ensure that everyone can use them safely. Public areas and especially places where people gather need to be designed to be overlooked without undue loss of privacy to the buildings involved.

4.9 It will be expected that, where appropriate, pedestrians and cyclists will be given precedence over vehicles. Careful landscaping can help to achieve these objectives. For example, the use of stone setts at junctions can slow vehicles and define pedestrian routes.

4.10 Buildings, streets and public spaces should be designed to allow equal, independent and dignified access for all. Everyone should be able to use the same entrances, corridors and rooms irrespective of their mobility.

4.11 In a move to improve the quality of our built environment, all major planning applications require a Design and Access Statement to be submitted as an accompanying document.

4.12 Statements should show how proposals relate to and help conserve and enhance their immediate setting and the wider area. In doing so, they should refer to the use of relevant evidence such as landscape and conservation area appraisals. They should set out how fully accessibility has been achieved.

Broadwalk, Buxton

Integration with the Landscape

4.14 Good landscaping greatly enhances the setting and appearance of buildings and should not be regarded as an afterthought.

4.15 A careful analysis of the site and its context, including its wider landscape setting, is essential. Further guidance on the character areas of High Peak is contained in the The Landscape Character Supplementary Planning Document (SPD). This identifies key landscape characteristics and their implications for the siting, design and appearance of new development.

Hard Landscaping

4.16 Pedestrian paving traditionally uses Yorkstone slabs, or gritstone or limestone setts.

4.17 In terms of new materials, concrete block paving should be used with care. It is often better to choose natural stone for edgings and to infill with tarmac with a top dressing.

4.18 Boundaries were nearly always formed by stone walls of either gritstone or limestone depending on location. The detail and finish (particularly of the copings) varied according to the character and status of the property.

4.19 The omission of boundary walls from a development results in an environment that looks alien to the area. Similarly, insensitive alterations to the character of a street or public domain such as road improvements, signage, lighting and clutter can be very harmful.

Soft Landscaping and Wildlife

4.20 This covers all 'growing' landscape features including earth modelling, soil and grass as well as trees and shrubs.

4.21 Trees and hedges are slow growing in High Peak, so their retention where they exist helps to assimilate a new building into its setting.

4.22 New tree and shrub planting can provide screening for privacy, enclosure or shelter or just to 'fix' the buildings into the landscape in a traditional way. Wherever possible, preference should be given to using locally indigenous species and varieties of plants.

4.23 The countryside surrounding the towns and villages comprise a patchwork of internationally, nationally and locally designated sites for their nature conservation value. Wildlife conservation is important to us in providing life support services (clean air, water and soil formation), providing pleasure, contributing to economic prosperity, affording scientific understanding of our environment, controlling pest species and reducing climate change.

4.24 All development proposals are therefore expected to conserve existing wildlife interest as far as possible and to show that consideration has been given to enhancing/creating new opportunities for wildlife.

4.25 Wherever possible, opportunities for enhancement must be considered, for example the provision of roosting/nesting spaces for bats/birds, use of sustainable drainage systems or landscaping to create new habitat or managing an area for wildlife purposes.

4.26 As a minimum, the legal safeguards which give statutory protection to habitats and species will need to be observed.

4.27 Further contacts and links for wildlife and habitats can be found in Appendix 1.

Wesley Street, Old Glossop

Points to remember:

- **Respecting distinctive patterns of development and density create attractive and lively places.**
- **Limit and integrate highway improvements, signs and street clutter.**
- **Areas of high amenity are attractive and must not be sacrificed for density.**
- **Create physical environments that promote safe living and minimise anti-social behaviour.**
- **Public spaces should be well overlooked without loss of privacy.**
- **The right landscaping can promote pedestrian and cyclist priority over vehicles.**
- **Design public spaces to allow dignified access for all.**
- **Plan for good landscaping at the outset.**
- **Incorporate boundary and paving features that are locally distinctive.**
- **The retention of existing landscaping can help assimilate a building into its setting.**
- **Local species of planting can engage the building into the landscape.**
- **New development should conserve or create new opportunities for wildlife.**

Further Information:

Residential Design Guide SPD

Landscape Character SPD

Designing out Crime SPD

Tree Strategy

5. Alterations, Extensions and Conversions

Alterations

5.1 The improvement or renovation of an existing property is generally preferable, both on cost and visual grounds, to redeveloping the site afresh. It is often also the more sustainable option. An old building will have features and detailing that cannot easily be rebuilt today.

5.2 Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with, and not against, the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character.

5.3 Certain alterations may require planning permission depending on the extent and nature of the works.

5.4 It is best to use existing openings to the full, if necessary rearranging the functions of the rooms to suit, before considering their alteration.

Extensions

5.5 All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

5.6 In some circumstances it may be acceptable to consider extensions which do not emulate the style of the original building. A more contemporary approach to an extension in terms of style and materials, will provide a more honest recognition of the building's evolution and retain its historic integrity. These need to be handled carefully and must respond to the scale and character of the host building.

5.7 The smaller the parent building, the fewer the options for extension. A two storey rear extension to a small cottage is unlikely to be acceptable, even on the rear.

5.8 Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character. A large house can all too easily begin to look like a terrace of houses if it is extended too far from either gable.

Porches

5.9 Porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

Garages

5.10 These need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed.

Conservatories

5.11 Historically, these only occurred on larger houses from later architectural periods. Like porches, they can be out of keeping on small cottages or houses where simplicity of form is an important existing characteristic. In sensitive historical locations, upvc is unlikely to be a suitable material for conservatories that are located in a prominent position.

Former textile mill - Howard Town Mill now converted to a mixed use scheme offering retail, housing and hotel uses

Conversions

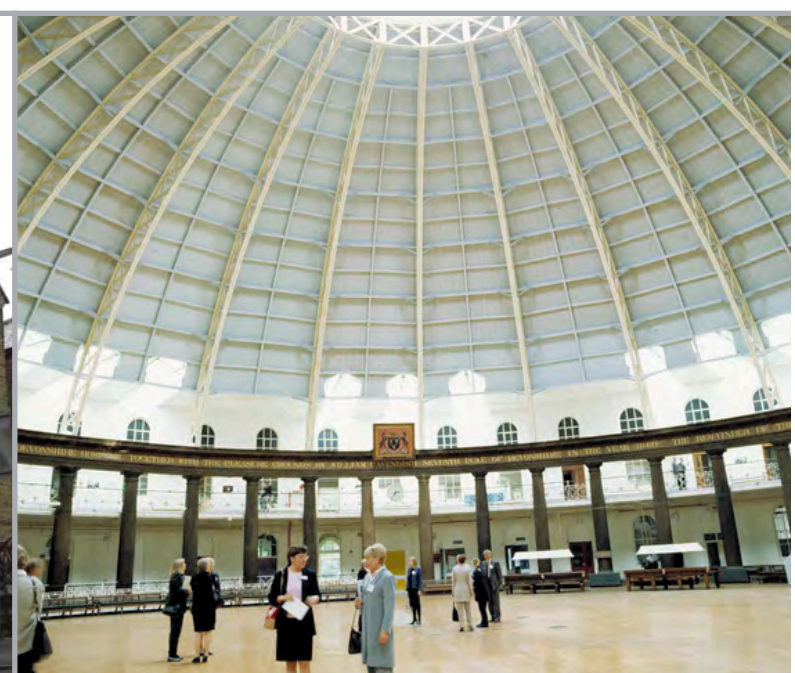
5.12 Historically, buildings have always been converted to new uses when circumstances dictated. It may have been an old farmhouse becoming a cow-house or shippon when a replacement farmhouse was built, or the ground floor of a town house becoming a shop. Today the demand is flowing the other way – for conversion to residential use.

5.13 Mills, chapels, churches, shippons, hay barns and shops often become redundant. Without maintenance such buildings quickly fall into disrepair. Conversion is often the only feasible way of securing a viable future for the buildings. Although the main demand is for residential use, this is not always suitable or desirable, or indeed permitted in policy terms – particularly if the building is in the open countryside, or is a listed building.

5.14 Planning permission is normally needed for a change of use. Factors such as location, size and character of the building and its means of access will all be assessed. The opportunity should be taken to improve full access into and within the building where feasible.

5.15 The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new.

Former Chapel converted to flats, St Mary's Road, Glossop



Former Great Stables for the 5th Duke of Devonshire was converted into a hospital and is now the home of the University of Derby

Sustainability and existing buildings

5.16 Improving the energy efficiency of existing or converted buildings need to be considered at the design stage. Draught-stripping, loft and cavity insulation and more efficient boilers are the obvious first measures. Loft insulation in particular should be increased in thickness.

5.17 The double-glazing of windows, may be required. This can be at odds with historic buildings or within conservation areas, and is certainly the case in terms of listed buildings. Here, one solution is to retain traditional single glazed windows as the outer barrier but to add a double glazed inner window internally, where the inner window opens inwards.

Points to remember:

- **Always consider the renovation of an existing building rather than build new.**
- **Make sure alterations work with the building's character.**
- **Arrange rooms to suit existing openings to avoid creating new.**
- **Extensions should be subordinate - set back building line and keep ridge and eaves height lower.**
- **Contemporary extensions need to be handled carefully, responding to scale and character of the host building.**
- **Unless part of the character, avoid porches on terraced properties.**
- **Garages must be subordinate with material and roof pitch that match the dwelling.**
- **Avoid upvc conservatories in prominent positions.**
- **Conversions to residential use should respect the original character of the building. When extending, make a clear distinction between the old and new.**
- **Include energy efficiency measures at the design stage.**
- **Be careful including double glazed units on historic properties. On listed buildings this is likely to be an unacceptable alteration.**

Further Information:

Residential Design Guide SPD

Design Guidance Note 5 – Extensions

Design Guidance Note 9 – Conversions

6. Shop fronts

6.1 The design of shop fronts and their signage has a major impact on the appearance of town and village centres. Good shop front design and sympathetic signage proposals can greatly enhance the shopping experience and strengthen the area's appeal. Corporate design and signage may need to be adapted to avoid harm to local identity.

6.2 Both traditional or modern shop fronts can be appropriate. However, they should:

- reflect the character and architectural style of the upper floors and the area generally;
- maintain the rhythm of the individual buildings in the street;
- be constructed in appropriate materials and have appropriate finishes; and
- be well proportioned and well detailed.
- In designing or adapting shop fronts the opportunity should be taken to improve full access wherever possible.

6.3 Advertisements and signs should always be designed to complement the appearance of the shop front, building and character of the area. Fascia signs should be slim and not be a dominant feature of the frontage. Hanging signs offer a more traditional approach and add interest and individuality to the street scene.

6.4 The security needs of shopkeepers must be balanced against the detrimental visual effect caused by certain types of shutters. More appropriate ways of securing contents are the use of laminated glass or internal lattice grilles.

High Street, Buxton

Points to remember:

- **Adapt corporate signs and colour schemes to suit the local area.**
- **Shopfronts should respect the host building and street scene.**
- **Use traditional materials and finishes – timber with a painted finish.**
- **Improve access wherever possible.**
- **Signage should complement the frontage and be well proportioned.**
- **Illumination of signs should be discreet.**
- **Consider security measures at the design stage.**

Further Information:

Design Guidance Note 2 – Shopfront and Signs

Design Guide for Shopfronts

Design Guide for Signs

Designing out Crime SPD

7. Details and Materials

7.1 The details of a building – its windows, doors, chimneys etc – add interest to the building and the eye is instinctively drawn towards them. Details also give the best clues to a property's date and history.

7.2 Details have evolved in response to climate, function and the building materials available locally.

7.3 As a consequence, door and window frames are well recessed to improve weather protection. Coped gables are there to protect the edge of the roof that would otherwise be exposed to high winds. The design guide is not prescribing a slavish copying of all traditional details. However, particularly in historically sensitive areas, if a new building is to blend successfully, designers should be aware of why and how such traditional detailing has evolved and whether it is appropriate today.

Windows

7.4 Windows are among the most important features of an elevation. They are the building's eyes, and as such deserve special care and attention.

7.5 There are many traditional window patterns found locally. Nearly all however have a vertical emphasis to their overall shape as well as some degree of subdivision to the frame.

7.6 The traditional materials used in window construction are timber, cast metal or lead. In sustainability terms, timber is today by far the best material to use. Upvc by contrast, is often inappropriate as an alternative to more traditional materials – particularly in historically sensitive areas such as in conservation areas or on listed buildings. They often have very heavy sections and profiles and lack the detail and finesse of their timber equivalents.

7.7 The design of replacement or new windows needs to relate to the age and style of the property in question as well as to the local context. Modern windows often do not look appropriate when the subdivision of panes is handled badly and lacking a vertical emphasis.

Doors

7.8 Doors are an important feature, particularly to a front elevation. They relate the building to both the human scale and to ground level outside. Main elevations without doors look very unsatisfactory. The choice of door will depend on the facade's composition and should rely on the proportions and materials and avoid fussy detailing

Charlesworth village

Sliding sash windows, Whaley Bridge.

Early door opening (17th Century) Mallet Place, Chapel-en-le-Frith

Colour

7.9 Historically, external joinery was either painted or, if it was oak, it was left to weather to a natural silver grey. Although white is a relatively recent addition to the colour palette, it is now the predominant finish for windows to houses. It has the obvious advantage of reflecting light into rooms but can sometimes look too stark and harsh.

7.10 The doors and windows of traditional farm outbuildings are best finished in either a traditional farm colour (which may be a dark red or green) or a suitably recessive, neutral tone which picks up the colour warmth of the stone. Taking a paint scrape from an existing door or window will often reveal the original colour scheme.

7.11 For new farm buildings or industrial units, the recommendation would be to use dark recessive colours or a neutral tone.

7.12 While gloss paint is obviously an option, microporous coating systems which are in effect opaque stains have a great many maintenance advantages. They look like a satin paint and come in a range of colours. Their opacity helps to protect the timber to a greater extent than do transparent stains.

Ornamentation

7.13 As a general principle, the design of new buildings should avoid ornamentation or over-fussy detailing. There is however still scope for variety. There are rarely two identical cottages or houses alongside each other. It is the details of stonework, the style of windows, or the nature of the door surrounds, not to mention the variation in eaves heights and roofs that create this interest. More information on detail design elements such as windows, doors, roofs, rainwater goods and boundary treatments can be found in the Residential Design Guide SPD December 2005.

Materials

7.14 One of the most distinctive qualities of traditional buildings in High Peak is the use of locally sourced natural stone for walling and stone or slate for roofs. It follows therefore that, wherever possible, and particularly in sensitive locations, new buildings should be constructed from the same palette of materials.

7.15 Traditionally, materials have been selected and used in a way that promotes their durability in a harsh climate and ensures that buildings meet the purpose for which they were intended in the most economical way possible. Consequently, walling stone is laid horizontally, retaining the orientation it had in the quarry, with through-stones bonding the inner and outer skins of the wall. Corners are strengthened by the use of large quoin stones. Roofs are laid at pitches sufficient to shed the rain using the size of slate available.

Stone

7.16 The predominant building stone in High Peak is gritstone (a buff or pink, large-grained sandstone) although there is some use of carboniferous limestone (a grey, hard, fossil rich stone) in the Buxton and Chapel areas. A glance at the field walls locally will tell you which of these two stones forms the underlying geology of the area you are in.

7.17 Gritstone is more easily worked but is less durable. Limestone is harder to dress and is usually found in walls as rubble stone. It is generally not used for quoins or dressings. It is important that the correct type, colour and finish of stone is chosen for each locality, especially when adding to, or altering, an existing building.

7.18 Finely-tooled, gritstone ashlar work is a feature of many of the more formal or grander buildings. Most traditional buildings however tend to use coursed rubble stonework with gritstone quoins and dressings to openings. The humblest outbuildings are often built entirely of rubble and are without quoins.

7.19 Pointing to stonework should be similar in colour to the stone and be an appropriate lime mortar mix. The wider the joint, the coarser the aggregate should be to give the mortar a rougher texture.

Render

7.20 Lime render was used over porous or inferior rubble stonework to give added protection to the wall. From the 18th century onwards, however, it was sometimes used for aesthetic reasons – to give a building more presence and a smarter appearance closer to the fashionable look of stucco. The use of traditional renders has a role in sensitive locations such as in conservation areas and on listed buildings although they have maintenance implications. Elsewhere, modern through-coloured acrylic render systems may be acceptable in certain circumstances.

Brick

7.21 Brick is not a common walling material in High Peak. However it is sometimes used in replacement chimney stacks or outbuildings and usually dating from the 19th century. Where earlier brick buildings do occur they are the exception rather than the rule.

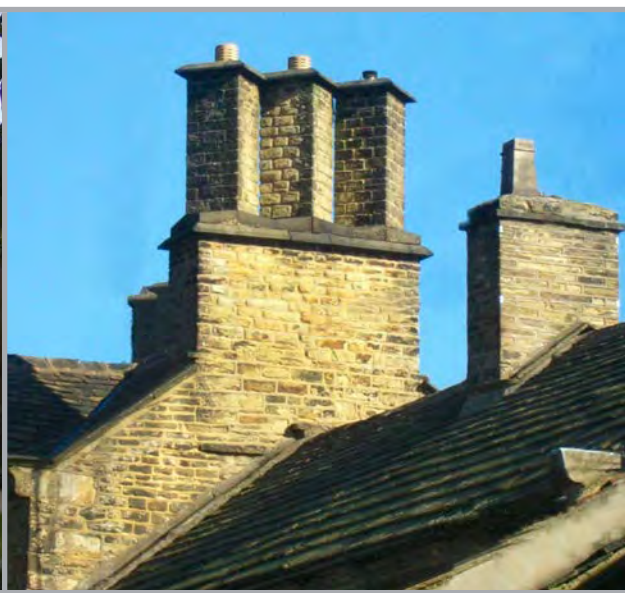
Roofing Materials

7.22 The predominant traditional roof material for the central and northern parts of the area is stone slates produced when thin beds of gritstone are split apart. They are laid in diminishing courses with large slates near the eaves rising to small slates near the ridge to make best use of the material available. The usual pitch is a relatively low 30 degrees.

7.23 The advent of efficient transport systems in the late 18th century allowed the importation of blue slate from North Wales. In Buxton there is a wider use of roofing materials extending to Staffordshire blue clay tiles, red clay tiles and Westmorland slate. Blue slates and tiles are laid at a steeper pitch of 35 and 40 degrees respectively.

Crescent, Buxton, illustrating the use of ashlar gritstone in a variety of ways

Former Bulls Head, Market Place, Chapel-en-le-Frith.
The render has been incised so that it gives the appearance of ashlar stonework.



Stone roofs in Old Glossop.

New Materials

7.24 New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where appropriate to the design or setting, provided they harmonise well. An example would be terne-coated steel instead of lead for flat roofs. More commonly, modern substitute materials are less appropriate and often less durable. Reconstituted stone weathers poorly and is not recommended in the open countryside or in protected areas such as conservation areas. In similar locations, upvc should not be used on environmental and aesthetic grounds whether in the form of windows, doors, barge boards or conservatories.

7.25 There is no tradition of external timber boarding in High Peak.

Craftsmanship

7.26 High Peak has a long tradition of craftsmanship in building. The skills and knowledge of generations of local builders are evident throughout the area. Such skills need to be nurtured and passed on at the local level. Without them, our architectural heritage will suffer.

7.27 These skills are needed not just for the repair and alteration of historic buildings but also for new buildings. Otherwise, new development will not take the local tradition into the future as seamlessly as it should.

7.28 Building materials, particularly stone, should be used in the traditional manner. With stonework, the bedding, width and height of courses, colour and finish all need the mason's careful attention. Other specialist skills include stone slate roofing, the use of lime mortars and plasters, the repair and renewal of traditional sash windows and the construction of dry-stone walls.

Sustainable Use of Materials

7.29 It is possible to source materials and products from all over the world. The extent to which this is damaging to the environment is becoming increasingly apparent. By exercising choice we can have a direct influence on the situation.

7.30 Some general principles to bear in mind:

- Design first to reduce demand for energy and to improve energy efficiency.
- Repair rather than renew.
- Use salvaged or recycled products/materials, including aggregates.
- Buy locally.
- Minimise the use of non-renewable resources.
- Avoid products whose manufacture, use or disposal causes harmful by-products.
- Choose materials with low embodied energy (the energy needed for extraction, processing, manufacture and transportation).

Former Manchester and County Bank entrance way, High Street, New Mills

Points to Remember:

- **New windows and doors need to relate to the age and style of the property.**
- **Avoid the use of upvc for windows and doors**
- **Proportion and subdivision of windows should have a vertical emphasis.**
- **Consider the use of colour for window frames and doors in relation to its use.**
- **Ornamentation and subtle variations can be applied to window and door surrounds**
- **Stone and slate are the predominant materials for roofs and walls in High Peak.**
- **Be aware of the geographical differences of the use of gritstone (Dark Peak) or limestone (White Peak) and use appropriately.**
- **Read the Council's pointing leaflet for appropriate finishes and mortar mixes.**
- **In certain circumstances limited use of render is acceptable.**
- **Welsh blue slate is the predominate roofing material but stone still exists on older buildings.**
- **High quality modern materials may be acceptable in certain circumstances**
- **Use or specify sustainable materials.**

Further Information:

Residential Design Guide SPD

Landscape Character SPD

Design Guidance Note 1 – Windows and Doors

Design Guidance Note 6 – Materials, finishes and colour

Repointing leaflet

Appendix 1 – Related Topics and Further Advice

The following topics are not covered in detail by the guide but advice on them is available from High Peak Borough Council or other agencies

Archaeology

If a proposed development is likely to affect a site of archaeological interest, the Council can require measures to be taken to protect or record the site. In some cases this may involve conservation of the remains in situ; in others, professional archaeologists may need to record what is found on site before it is lost. If appropriate, the Council can require developers to undertake an archaeological evaluation of their site before the application is determined. The results of this will inform how the remains are dealt with at later stages in the development.

Further information can be obtained from Derbyshire County Council - Archaeology

Planning

Guidance on planning permission and pre-application advice is available from the Council's Planning Department

Design and Access Statement

Further information on Design and Access Statements, what the should include and when they are required, can be found on the gov.uk web site.

Conservation Area Appraisals

High Peak has a large number of conservation areas. As each designation is reviewed, Conservation Area Appraisals are being published. They cover the history and development of the settlement, local architectural character, prevalent building materials, important trees, landscape features and open spaces. The appraisals aim to promote a better understanding of the special character of a settlement and to inform decision-making when new development is proposed. Adopted character appraisals are available to view on the Council's web site.

Landscape Character Appraisal

The Landscape Character Supplementary Planning Document (SPD) identifies key landscape characteristics and their implications for the siting, design and appearance of new development.

Building Regulations

Designers and applicants should ensure that Building Regulations requirements have been fully complied with and all necessary consents obtained. Approval under Building Regulations does not constitute planning permission, and vice versa.

Highways

Designers are advised to take into account the requirements of the Highway Authority (Derbyshire County Council) in a manner that is compatible with the principles set out in this document.

Pollution

In situations where development proposals could generate noise or other forms of disturbance or involves building on contaminated land, designers or applicants should contact the Council's Environmental Health Service In some instances a contamination report will be expected as part of a planning application.

Flood Risk

Some parts of High Peak lie within flood risk areas. You can view the areas on the Council's interactive planning map.

Tree Strategy

The Council's Tree Strategy sets out the issues, general principles and best practice for managing both protected and Council trees. The documents that make up the strategy specifically include a Good Practice Guide on trees on Development sites. Further Good Practice guides are planned that will deal with trees planting and species selection for sustainable landscapes

Derbyshire Wildlife Trust

The trust are a registered charity that work to promote and care for the natural environment and raise awareness of wildlife issues across Derbyshire. They can also offer a range of advice on wildlife issues. There may be some circumstances where the sensitivity of the site may require consultation with Natural England.

Historic England

There are a significant number of Heritage Assets within High Peak (conservation areas and listed building). If development proposals affect these or their setting further information and advice can be obtained from Historic England.

High Peak Borough Council

working for our community

Appendix 6

Revised Landscape Layout - drawing M3414-PA-01-V2

Planting Schedules

Native Species Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre - Ac	12-14cm Heavy Standard	6
Betula pendula - Bp	12-14cm Heavy Standard	2
Fagus sylvatica - Fs	12-14cm Heavy Standard	2
Quercus robur - Qr	12-14cm Heavy Standard	1
Quercus robur - Qr*	20-25cm Semi-Mature	3
Sorbus aria - Sar	12-14cm Heavy Standard	5
Sorbus aucuparia - Sa	12-14cm Heavy Standard	3

Ornamental Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre 'Streetwise' - AcS	12-14cm Heavy Standard	3
Amelanchier lamarkii - Al	12-14cm Heavy Standard	2
Crataegus laevigata 'Crimson Cloud' - Cl	12-14cm Heavy Standard	4
Liriodendron tulipifera - Lt	12-14cm Heavy Standard	1
Prunus avium 'Plena' - Pa	12-14cm Heavy Standard	1
Sorbus aucuparia 'Sheerwater Shearling' - SaS	12-14cm Heavy Standard	2

Native Species Shrub Planting

SPECIES		MIX	NM1 Area 266 m² 1no plants/sq m
Acer campestre	60 - 90cm br transp	30%	80
Crataegus monogyna	60 - 90cm br transp	40%	106
Corylus avellana	60 - 90cm br transp	10%	27
Ilex aquifolium	3 litre container	10%	27
Prunus spinosa	60 - 90cm br transp	5%	13
Viburnum opulus	60 - 90cm br transp	5%	13

Beech Hedgerow H1 - 142m

SPECIES	QUANTITY
Fagus sylvatica 90-120cm, BR	710

*Hedges to be planted 5 plants per lin m in a double staggered row

Native Species Hedgerow H2 - 102m

SPECIES	MIX	QUANTITY
Acer campestre 90-120cm, BR	10%	51
Crataegus monogyna 90-120cm, BR	50%	255
Corylus avellana 90-120cm, BR	15%	76
Prunus spinosa 90-120cm, BR	15%	76
Ilex aquifolium 90-120cm, BR	5%	26
Viburnum opulus 90-120cm, BR	5%	26

*Hedges to be planted 5 plants per lin m in a double staggered row

Woodland Transplant Tree Planting

SPECIES	SIZE	QUANTITY
Acer campestre	45-60cm BR	16
Crataegus monogyna	45-60cm BR	16
Corylus avellana	45-60cm BR	16
Ilex aquifolium	45-60cm 2L	10
Prunus spinosa	45-60cm BR	16
Quercus robur	45-60cm BR	16

Planting Notes

Semi-mature Trees
Trees to be supported using aa proprietary underground guying system.

Tree Stakes for Heavy Standard Trees
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie and spacer. Stake to be firm in ground, position stake at time of planting.

Native Shrub Planting
Native shrub whip plants to be protected from rabbits using appropriate proprietory flexible rabbit guards. Areas of new planting to be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428. Container grown plants to be planted to depth of original root collar in accordance with BS4428. All plants to be planted with appropriate long release fertiliser pellets (e.g. Osmocote Tel: 01282 873333), applied in accordance with the manufacturer's recommendations and directions.

Tree Stakes for Selected Standard Trees
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie and spacer. Stake to be firm in ground, position stake at time of planting.

Beech Hedging
Plants for hedgerow should be consistent in species, cultivar and clone to ensure a uniform hedge. Hedgerow to be planted in a double staggered row with trenches wide enough to accommodate the full spread of the roots. Trench should be backfilled with as dug topsoil to BS.3882.15. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

Native Hedging
Native hedging plants to be protected from rabbits using rabbit guards. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

Plants/Trees General
To be materially undamaged, sturdy, healthy and vigorous in condition.
To be of good shape without elongated shoots and characteristic of the species.
To be grown in a suitable environment in order to be fully hardy.
To be free from pests, discolouration, weeds and physiological disorders.
Budded or grafted plants to be bottom worked.
All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.
Species will be true to name and of British origin/provenance where appropriate.
Note: sizes shown are minimum.
All planting to be watered as required immediately after planting
All new trees to be positioned in accordance with the requirements of Table A.1, BS5837:2012.
Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:2010.

Ornamental Shrub Planting
Proposals to remain as described by submitted General Arrangement Plan PR/20/GC04/GA/01 REV A.

Existing Access Road to be resurfaced to junction with Macclesfield Road
Bin Collection Point
Existing access track to be surfaced as shared access route to proposed dwellings
Passing Point
Plot 1 235.55
Plot 2 237.05
Plot 3 238.15
Plot 4 239.55
Plot 5 241.50
Plot 6 243.00
Plot 7 245.50
Dbl Garage 242.45
Study
Existing House 248.00
Dbl Garage 244.95
Study
Single Storey Garage / Study buildings in front of existing house and Plot 7 to incorporate terrace area with glass balustrades over
H1
H2
Cl
Ac
Bp
AcS
Qr*
Sa
Sar
Fs
SaS
Al
Lt
NM1
Qr
Pa

KEY & NOTES

- Existing Trees to be Retained — Refer to drawings and report by Thompson Tree Services for further information.
- Tree to be Removed — Refer to drawings and report by Thompson Tree Services for further information.
- Proposed Ornamental Trees — See schedule.
- Proposed Native Species Trees — See schedule.
- Proposed Native Shrub Planting NM1 — See schedule.
- Proposed Ornamental Shrub Planting — See schedule.
- Proposed Beech Hedge H1 — See schedule.
- Proposed Native Species Hedge H2 — See schedule.
- Proposed transplants in tree shelters within existing wooded area offsite - total 100 plants — See schedule.
- Proposed Lawn
- Proposed Retaining Wall
- Proposed 1.8m Close Boarded Fence
- Proposed Driveway with Sett Threshold and Conservation Kerbs
- Proposed Buildings

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W: www.barneswalker.co.uk

DWG NO. M3414-PA-01-V2
DWG TITLE. LANDSCAPE LAYOUT
CLIENT. Treville Properties Ltd
PROJECT TITLE. Taxal Edge, Whaley Bridge
WORK STAGE. PLANNING
SCALE. 1:250@A1
DATE. 07.2021
DRAWN BY. HB/NF
CHECKED BY. NF

north

Appendix 7

Areas of Multiple Environmental Sensitivity (AMES)

A Methodology to Identify 'Areas of Multiple Environmental Sensitivity' (AMES); (Historic environment, ecology and landscape)

1.0 Background and Introduction

In order to respond to a range of requests from various bodies and organisations Derbyshire County Council's Conservation and Design Section has developed a methodology for reviewing known environmental data within a landscape spatial framework. This approach has helped to inform the targeting of Environmental Stewardship Higher Level Scheme (HLS) funding, the identification of key strategic Green Infrastructure assets and the potential for housing growth within the Derby and Nottingham Housing Market Areas (HMA).

This approach was developed because of a need to improve the ability to manage and deliver the most appropriate environmental objectives in those geographic areas where environmental outcomes across all disciplines (landscape, ecology and the historic environment) are likely to be greatest as part of a sustainable approach.

The overall aims of this approach were;

- To adopt an holistic approach to identify those areas of landscape of 'multiple environmental sensitivity' relating to ecology, the historic landscape environment, and visual unity
- To develop a methodology that uses landscape characterisation as a spatial framework for the analysis of other environmental data allowing the outputs to nest within National and Regional Landscape Character initiatives[1]
- To establish an assessment framework that allows for the assessment of data across the whole of Derbyshire excluding the Peak District National Park in accordance with the principles of the European Landscape Convention
- To utilise a Geographic Information System (GIS) as a tool for analysing and collating known environmental datasets and spatially presenting the outputs

The assessment undertaken by the Conservation and Design Section as a response to these requests included:

- Utilising data collected as part of the Derbyshire Landscape Character Assessment
- The analysis of data produced as part of the Derbyshire Historic Landscape Character Assessment and held in the Historic Environment Record (HER), and

[1] National Landscape Character Areas as defined by Natural England (formerly Countryside Commission/Countryside Agency) and the East Midlands Regional Landscape Framework (2010), Natural England (East Midlands Region)

- The analysis and collation of various data sets relating to known habitat and species information

Note: The assessment relates to all known relevant data held by the Conservation and Design Section as of August 2010.

2.0 Methodology

In order to define sensitive areas of landscape it was necessary to identify a spatial framework within which to assess and analyse the environmental data held and managed by the C&D section. It was also important that the spatial unit was robust, meaningful and operated at an appropriate scale to deliver strategic guidance and yet respond to the underlying character of each Landscape Character Type and National Character Area (NCA).

It was decided that the most appropriate spatial unit for undertaking this exercise was the Land Description Unit (LDU); the fundamental building block of the Derbyshire Landscape Character Assessment. A detailed methodology for the definition of a LDU can be obtained from "*The Living Landscapes Project Landscape Characterisation Handbook: Level 2 (Version 4.1)"*, Warnock S, 2002.

However in general terms LDUs are distinct and relatively homogenous units of land defined by a number of attributes relating to:

- Physiography – the relationship between geology and landform
- Ground Type – the relationship between geology and soils
- Landcover – a reflection of surface vegetation; both land use and tree cover
- Cultural pattern – an assessment of settlement pattern and farm type

Not only do LDUs provide a meaningful and structured spatial framework for the analysis of other environmental data, they also allow for full county coverage outside of the Peak District National Park. Furthermore all LDUs are digitally mapped and form part of a Geographic Information System (GIS) allowing for various datasets to be compared through a process of overlay and query mapping.

In general terms those landscapes of highest sensitivity to change will be areas where the landscape remains intact both visually and structurally, have strong historic and cultural identity, and contain many widespread semi-natural habitats with associated linkages appropriate to the character of the area.

Sections 2.1, 2.2 and 2.3 that follow, describe how each of these indicators was assessed. Sections 2.4 and 2.5 conclude the methodology, describing how the historic, ecological and visual indicators were brought together to produce a map of areas of multiple environmental sensitivity.

2.1 Ecological data

The County Ecologist is in receipt of various datasets relating to the biodiversity of the county many of which are now held electronically in a GIS. The main objective of this work was to identify those areas of greatest ecological sensitivity, by identifying and taking account of a range of habitats that contribute to biodiversity.

As a result, for Derbyshire the following spatial datasets were amalgamated to create one overlay of ecological data. This involved bringing together data relating to:

- Ancient woodlands (including woods under 2ha) and wet woodlands
- Historic wood pasture and parkland
- Standing open water
- Upland and lowland heath
- Swamp, Fen, Mire and Reedbed (some point data excluded)
- Blanket bog
- Semi-natural grassland (including calcareous and dry acid grassland)
- Traditional orchards
- Designated sites eg. SSSIs
- Locally designated wildlife sites

The amalgamation of the above datasets created a single 'ecological resource' layer, identifying all areas which had been identified as supporting habitats of notable ecological value, whether formally designated or not.

NB. Where datasets, such as ponds and reedbeds, overlapped with each other, or where habitat types were identified within designated sites then the combined dataset was designed so that the same area was only counted once.

This combined data was then analysed within the spatial framework of the LDU. This was achieved by calculating the total area coverage of ecological interest within each LDU and expressing this as a percentage.

Note: 5.72% was the median 'average' for the dataset – see below

2.2 Historic Environment data

The primary source of historic data used in this work is the Historic Landscape Character Assessment (HLCA) managed by the County Archaeologist. HLCA basically divides the landscape into a series of pre-defined categories based on historic map evidence. For the purpose of this exercise it was decided that those landscapes associated with ancient enclosure characterised by fossilised strip fields or irregular field patterns were the most important with respect to the historic landscape and the most sensitive to change. These landscapes have longer time depths, are often irreplaceable and present many features associated with ancient enclosure such as ancient woodlands, mixed species hedgerows and ridge and furrow.

In addition to areas of ancient landscape the view was taken that historic parkland is another heritage asset worthy of inclusion in this assessment. Parkland is particularly valued by people and again presents many features of the historic environment such as ancient trees and boundary features, which again are difficult to replace and need to be considered in strategic planning matters.

Finally data relating to Scheduled Monuments was extracted from the Historic Environment Record (HER) to take account of specific designated heritage assets; important features in the landscape and appropriate for protection.

As with the ecological data this information was combined to create a single overlay of historic environment data, again ensuring that duplicate areas were counted only once. This information was analysed within the spatial framework of the LDUs with total coverage expressed as a percentage.

Note: 34.73% was the median 'average' for the dataset – see below

2.3 Landscape Character data

Data relating to the current character of the landscape has the advantage of having been captured by LDU as part of a full and comprehensive field survey. Although this produced many datasets relating to the condition of the current landscape, it was decided that visual unity was most appropriate for measuring the overall visual 'intactness' of the landscape, particularly allied to the ecological and cultural datasets.

Using GIS the visual unity data was thematically mapped by the following categories:

- Unified
- Coherent
- Interrupted
- Incoherent

NB. LDUs classified as 'urban' have no data relating to visual unity.

2.4 Derivation of Areas of Multiple Environmental Sensitivity

Areas of Multiple Environmental Sensitivity were selected as the areas where two or more of the input indicators (historic, ecological or visual importance) were determined as significant. The indicator was classed as significant in the following ways:

Ecological and Historic Environment
It was decided that for each dataset, significant % coverage is that which is above the 'average' % coverage, i.e. areas which were above 'average' were considered to hold significant ecological interest. It was noted that the ecological data was particularly 'skewed' with a significant number of LDUs

being found to hold no, or very little identified ecological interest, with a smaller number of LDUs having a high percentage cover. Consequently, the 'mean' average was found to be particularly low, and it was therefore considered inappropriate to use the mean average in this assessment, as a large number of LDUs with a small percentage of coverage of ecological interest would have been identified as being significant. The median average was therefore used in the consideration of ecological data, such that the LDUs which were identified as significant were those which were in the top half of the ranked LDUs. The median was applied to the historic indicator for consistency, though the spread of percentages was more evenly distributed across its range, so the mean and median produced a similar result.

The cut-off points were therefore:

- Ecological % coverage >= 5.72%
- Historic Environment % coverage >= 34.73%

Visual Unity
Of the four Visual Unity categories, the two most important categories (again, the top half) were taken as significant. These are those LDUs classified as "Unified" or "Coherent".

2.5 Defining Areas of Multiple Environmental Sensitivity

Having selected the individual sensitivities, as outlined above, these were then brought together into 'Areas of Multiple Environmental Sensitivity', further subdivided into 'primary' and 'secondary' significance based on the following criteria:

- **Primary Significance** – where an LDU was recorded as significant for all three of the individual datasets
- **Secondary Significance** – where an LDU was recorded as significant in two of the individual datasets

Both of these scenarios are considered to be important with respect to their relative sensitivities and their consideration in strategic planning, and in upholding the principles of the European Landscape Convention. Those areas of 'Primary Significance' are considered to be the most sensitive areas of landscape, which are most likely to be negatively affected by change or development and will attract a strong focus on the **Protection** (Conservation) of their environmental assets. Those areas of 'Secondary Significance' are still considered to have environmental sensitivities but are potentially weaker in one area. These areas will attract a strong focus on the **Management** (Conservation and Enhancement) of these areas; that is maintaining those features of existing value but also addressing those in decline e.g. landscape restoration, habitat creation, etc. Areas of landscape that are not identified as being strategically sensitive through this assessment process will be the areas that might be less sensitive to change, or conversely those which would benefit from a strong forward looking **Planning** (Restoration/creation) strategy.

3.0 Findings

The resultant areas identified by the methodology concur with the professional opinion of the various specialists in the C&D Section. Excluding the Peak District National Park, 47% of the county was classified as being of 'Primary' or 'Secondary' significance with respect to the environmental data analysed in the assessment. Areas of 'Primary' significance alone constitute 16% of the same area.

The most sensitive areas, those classified as primary significance, are mainly associated with the Peak Fringe and Lower Derwent NCA. These occur as an almost continuous band from the Moss Valley in the north, through the Ashover Valley to Crich and Alderwasley in the south. There are additional areas within this NCA immediately east of Carsington Water around Kirk Ireton.

Other areas of environmental sensitivity also occur within the Needwood & South Derbyshire Claylands NCA. These areas are associated with the parklands of Kedleston Hall, Meynell Langley, Ednaston and Osmaston. Further areas of interest in this NCA are located on rising ground to the east of the Dove valley around Marston Montgomery.

Although the remainder of the county has few areas of primary significance, there is a small area around Repton and Bretby Park in the Melbourne Parklands NCA and around Calke Abbey and Ticknall. Other sensitive areas can be seen in the South West Peak/Dark Peak NCAs to the south and west of Chapel-en-le-Frith around the minor settlement of Tunstead Milton, and to the east and west of Whaley Bridge.

4.0 Summary and Conclusions

Overall, the methodology outlined above has allowed for different datasets to be analysed within a spatial framework to identify those areas of landscape that are considered to be most sensitive with respect to landscape character, biodiversity and the historic environment. At the same time this spatial framework nests within the Landscape Character Types identified in the Derbyshire Landscape Character Assessment and in turn these sit within the Regional Landscape Character Types and the National Character Areas.

Those areas of multiple environmental sensitivity, expressed as primary and secondary significance in the report, can then be used for a number of strategic purposes including the targeting of environmental grants and the allocation of large scale development. The strength of this approach is that the NCA can remain as the overarching delivery unit but there are clear links to the more detailed Derbyshire Landscape Character Assessment.

Furthermore the findings seem to support the aims of the Biodiversity Strategy for the East Midlands, which identifies Regional Spatial Priorities for Conserving and Enhancing the Region's biodiversity. Excluding the Peak

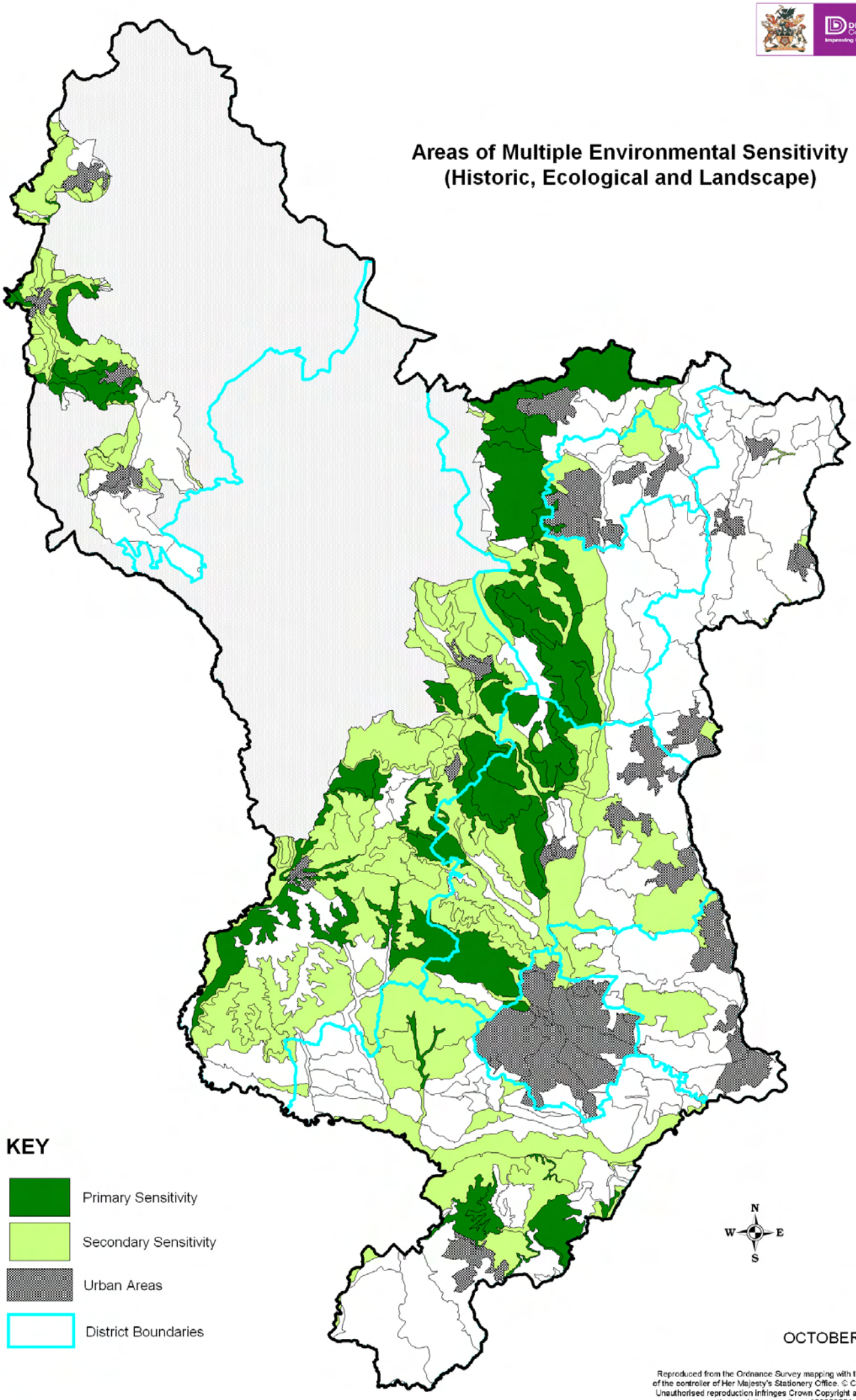
District National Park there is one Biodiversity Conservation Area within the county; the Derbyshire Peak Fringe and Lower Derwent and one Biodiversity Enhancement Area; the Coalfields. The findings clearly demonstrate that the Derbyshire Coalfield has very limited areas of environmental sensitivity, supporting an enhancement strategy and the Peak Fringe and Lower Derwent has extensive areas of sensitive landscape consequently supporting a conservation strategy.

It is also important to acknowledge that the methodology has some limitations;

a) the outputs may be slightly skewed by a lack of data; this is particularly true of the Needwood and South Derbyshire Claylands. Although this JCA has been identified as having some areas of multiple environmental sensitivities, the true value of this NCA may be underestimated as a consequence of there being limited ecological data for this area. This is primarily due to the general lack of development pressures in this landscape, leading to site assessments, and the more limited public access.

b) the outputs may be slightly skewed by the size of some LDUs, particularly true of the Southern Magnesian Limestone JCA where LDUs can be very large. In this situation the LDUs are too large to pick up the remaining very small areas of significant environmental value, where the conservation of these areas continues to be a key objective.

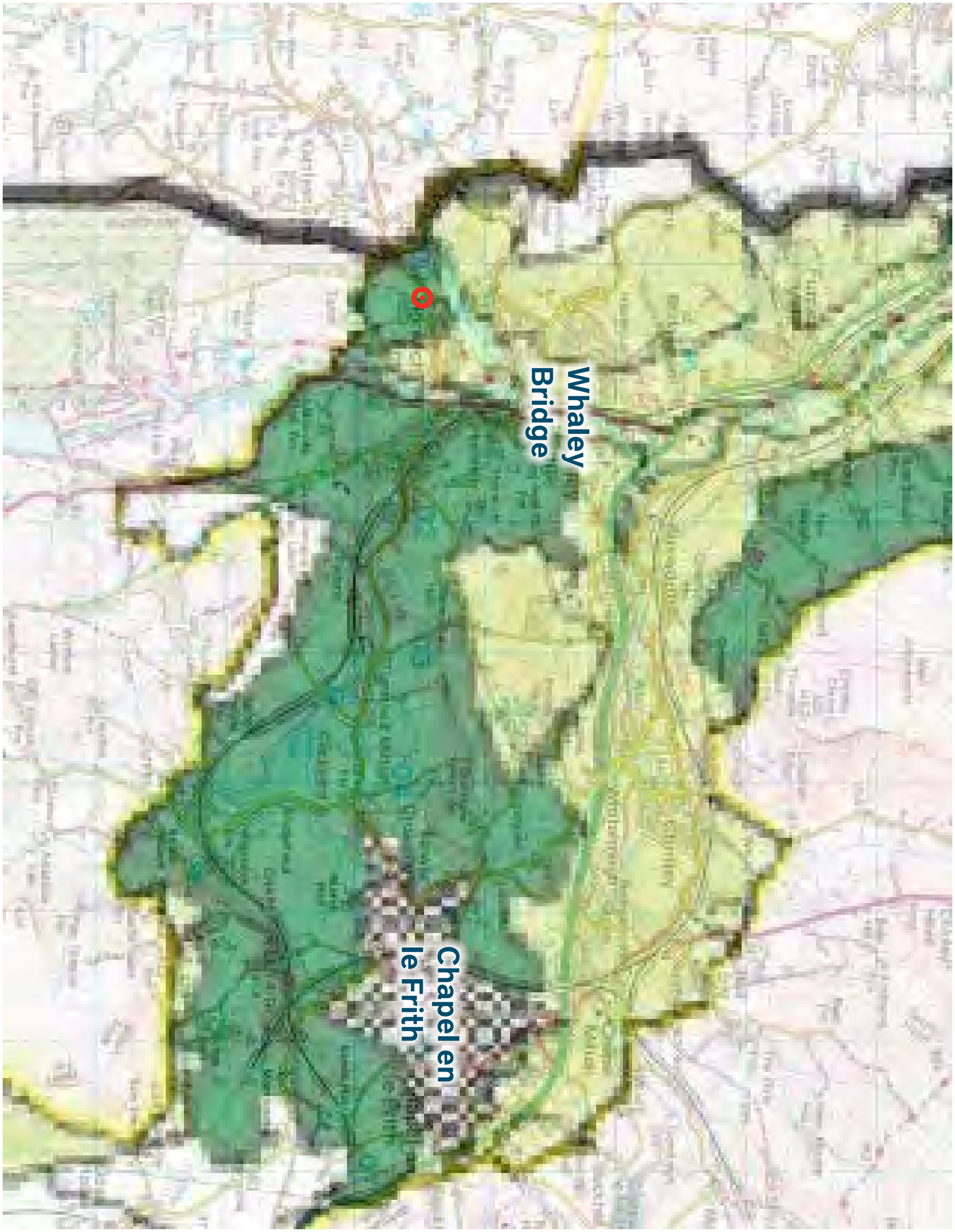
Areas of Multiple Environmental Sensitivity (Historic, Ecological and Landscape)



OCTOBER 2010

Appendix 8

AMES overlay drawing M3414-PA-02-V1



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DWG NO.
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DWG TITLE.
AMES Overlay

CLIENT.
Treville Properties Ltd

PROJECT TITLE.
Taxal Edge, Whaley Bridge

WORK STAGE.	SCALE.	DATE.	DRAWN BY.	CHECKED BY.
Planning	NTS@A3	03.2022	HB	NF