

# Design Concept

## Brown Edge Road residential site





## Planning Policy Context

The Development Plan for the locality comprises of the Derbyshire Structure Plan and the High Peak Local Plan, which in turn is supported by Supplementary Planning Guidance. This Design Concept will supplement the above and is proposed to be adopted as Supplementary Planning Guidance.

Policy H4 (Housing in Buxton) of the High Peak Borough Local Development Plan identifies this Brown Edge Road site as suitable for housing development, the requirements of this policy state:

- The design and landscaping of the development shall have regard to the existing streetscene and adjacent countryside
- An element of affordable housing will be negotiated
- Development of the site will not be permitted until after 1 April 2006

Negotiations for affordable housing will be undertaken on the basis of criteria set in policy H9 (Affordable Housing for Local Needs).

## Analysis of Place

### *Location and Setting*

The site is a 'greenfield' site of approximately 1 hectare (2.47 Acres) formerly used as playing fields but which is now vacant. The south-eastern boundary of the site addresses Brown Edge Road, a residential street composed of Edwardian and Interwar dwellings. To the north-west, the site backs on to attractive open countryside. Playing fields lie to the north eastern boundary and residential properties to the south west. The topography of the site is largely flat, gently sloping towards the west. There is a notable drop of approximately one metre from the Brown Edge Road boundary.



### *Colours and Materials*

Edwardian frontages to the east side of Brown Edge Road are constructed of regular rusticated coursed gritstone. Rear and side courses are of irregular sized blocks. The stone is green-beige in colour. Interwar houses to the west are part faced in grey render with coursed stone from the ground to ground floor bay window sill. Slate roofs provide darker blue-grey tones complemented by terracotta ridge detail. Gutters and rainwater fittings are for the most part finished in black, whilst soffits to Interwar dwellings are white. This black and white finish is characteristic to the Borough and this area. The wider landscape complements the colours of construction materials providing a changing backcloth of green tones.



### **Settlement Pattern**

The character of Brown Edge Road is most akin to the Axial and Picturesque settlement pattern as set out in the residential design SPG. The straight lines of the road and street trees create a formal 'Avenue' and a sense of order. Surrounding streets such as Lightwood Road also exhibit regular and formal characteristics. The site blends into the surrounding countryside and there are fine views across fields to the north-west.

### **Building Form**

The dominant housing type of Brown Edge Road is the Small Scale Villa typology, made up of semi-detached Edwardian and Interwar homes. Houses are generally rectangular in plan creating a strong building line which emphasizes the regular nature of the street. Protrusions to building facades are limited to double-fronted ground floor bay windows forming small simply designed porches in places. Nearby Edwardian properties to the south demonstrate a notable uplift in scale based on taller eaves heights and the topography of the road. Roof pitches are tall containing a third storey with dormer windows. To the north, properties are lower in height with medium pitch and are hipped. Houses here are two storeys with half basements facilitated by the drop in level. Gaps in the building frontage allow views through to the open landscape beyond. Car parking is mostly via single storey garages to the side of dwellings, supplemented by driveways and occasional on street car parking.



### **Building Details**

Doorways to both building styles are flush to the building façade with a shallow porch. Porches have pitched roofs finished in slate tiles in Edwardian properties, whilst porches to interwar properties have flat roofs and are not in keeping with the character of High Peak. Windows generally have a strong vertical emphasis, with some tall casement evident. Edwardian dwellings have simple sash windows with plain gritstone mullions, lintels and sills. Dormer windows to Edwardian dwellings have simple gable end roofs. Eaves to Edwardian dwellings are exposed, whilst verges are clad in timber. Interwar houses have wide soffits clad in timber panelling supported by decorative timber joists at each end. Gritstone chimney stacks with terracotta pots are evident and help to unify the street by adding a sense of verticality to the horizontal roofscapes.

### **Landscape / Public Realm**

The dominant land cover is grassland, with tree groupings to the north eastern and west boundary. The adjacent countryside and playing fields provide amenity value to the site. The low stone coursed gritstone wall which runs the length of the Brown Edge Road street frontage is also an important landscape feature. Boundary walls are made of gritstone; the taller walls of the Edwardian side fitting in with the overall sense of scale to this side of the road. There are no trees on the interior of the site at present.



## Design Expectations

New development will be encouraged to respond to the character of the site by responding to the following guidance. This is based upon analysis of the setting and principles of urban design established in the Residential Design SPG, which this guidance complements whilst adding a further layer of detail.

### **Colours and Materials**

Materials on this site should reflect closely the original properties within the street. The preference is for materials of a quality reflecting the older original stone built properties. Therefore the following guidance is provided:

- Gritstone in a rusticated coursed style of a similar colour to existing traditional properties in Brown Edge Road will be the most appropriate construction materials for walls.
- Reconstituted stone may be acceptable if of high quality in a colour and style similar to existing traditional properties. Where a good match is not possible in terms of colour, finish or unit size and coursing, then other materials may be preferable.
- Render may be used where the colour and finish is a good match (grey tone) to existing properties. The use of grit stone for details associated with render will be encouraged.
- Brick will not be acceptable on this site.
- Slate roofs of a local colour are most appropriate with/without terracotta ridge detailing.
- Gutters/fascias should be black within Brown Edge Road, but may vary within the interior of the site.
- Other materials will be considered on their merits.



**Rusticated gritstone**



**Slate**

### **Settlement Pattern**

A number of fundamental points are important to consider under this issue.

- The site is of a size which makes one point of access sensible. This will be located on Brown Edge Road and should be framed by new development at either side.
- A strong building line along Brown Edge Road is required which reflects the existing building line set back of properties.
- A main spine route will be required which provides access into the site to connect to properties and streets within the development. Locating this spine road 'off centre' on plan will create the opportunity for more intensive use of the site and an asymmetrical and more organic layout.
- Views into and of the site from this main access route will be encouraged to retain a connection with the landscape along Brown Edge Road.
- Whilst in general, new developments should avoid culs-de-sac forms, in this instance the single access point and closed street network will provide the most efficient format. These should be designed as mews and create pedestrian friendly spaces rather than bland turning heads.

- A strong building frontage is required to overlook the countryside to the west of the site, creating an attractive aspect from the landscape and adding value to the scheme as a whole through views which can be enjoyed by all.
- A density of between 30-40 dwellings per hectare will be anticipated on this site. Since the site is approximately 1 hectare in size then the scope of new homes on this site becomes apparent.

### **Building Form**

The infill and back-land nature of this site should lead the scale and nature of development here, particularly in Brown Edge Road. The size of the site means that there should be scope to accommodate a reasonable variety of property types. The following guidance is provided.

- Dwellings of a Small Scale Villa (3-4 bed semi-detached) form which respect the shape, form and massing of existing buildings on Brown Edge Road.
- Properties fronting Brown Edge Road should address the change in level from the street to the site in a creative manner. This may include a sub basement level with the ground floor to Brown Edge Road at first floor level to the back of the property. This may require a slight increase in the height of the ground floor access to properties along Brown Edge Road.
- Within the heart of the scheme a greater variety of forms will be possible, including short run terraces and detached and semi-detached properties. Collective value and a unifying character should bind these different properties.
- Flat facades with protrusions limited to shallow bay windows and modest dormer windows as evidenced within Brown Edge Road will be acceptable.
- New properties on Brown Edge Road, should be three storeys in height to reflect the stature of existing older properties which are 2 ½ storeys and of stout traditional design. Three storey buildings here will take account of the change in level down from Brown Edge Road to the site and therefore reduce the perceived height of the development.



**New dwellings should emphasize the proportions of Brown Edge Road**



**Gaps in the street frontage will allow views into the open countryside beyond**

### **Car Parking**

Planning policy will dictate the numbers of parking spaces per dwelling. The main design implication is that car parking does not dominate the scheme and undermine the distinctiveness. It is not possible to provide detailed guidance here prior to the developments form and layout being determined, but the following should be considered.

- Garages or other forms of covered car parking may be appropriate for larger properties. Smaller properties may provide car parking within interior parking courts or to the front of properties.
- Designers should avoid creating streets where the dominant feature will be parked cars to the detriment of the character and quality of the built development and public realm.
- Developers should refer to the Residential Design SPG for more general design advice.

### **Building Details**

Two aspects of this site should inform the design and style.

- Firstly, the development will need to contribute to and reflect existing properties within Brown Edge Road. This does not mean copying the style of properties, but does mean that development

here should contribute to the wider streetscape and not jar with the existing.

- Secondly, the interior of the site – the back-land, offers greater scope for a more individual design response, less constrained by the setting of Brown Edge Road. This relates to the scale, massing and proportions of properties as well as their detailed design.
- Quality is the main aim in terms of the architecture and design of any scheme.
- New development need not look old. Contemporary design will be acceptable, where the design reflects and reinterprets the local High Peak Buxton vernacular style.
- Similarly, traditional schemes will be acceptable, where the integrity of the design is evident and the attention to detail on reproduction traditional features is faithful.
- Chimney stacks will be encouraged to add vertical emphasis to the design and also provide a good functional heart for the home in this exposed area.
- Rainwater fittings and painted external joinery should reflect existing Edwardian properties in characteristic black and white finish.
- None of this should create a cluttered or confused design.

### **Public Realm**

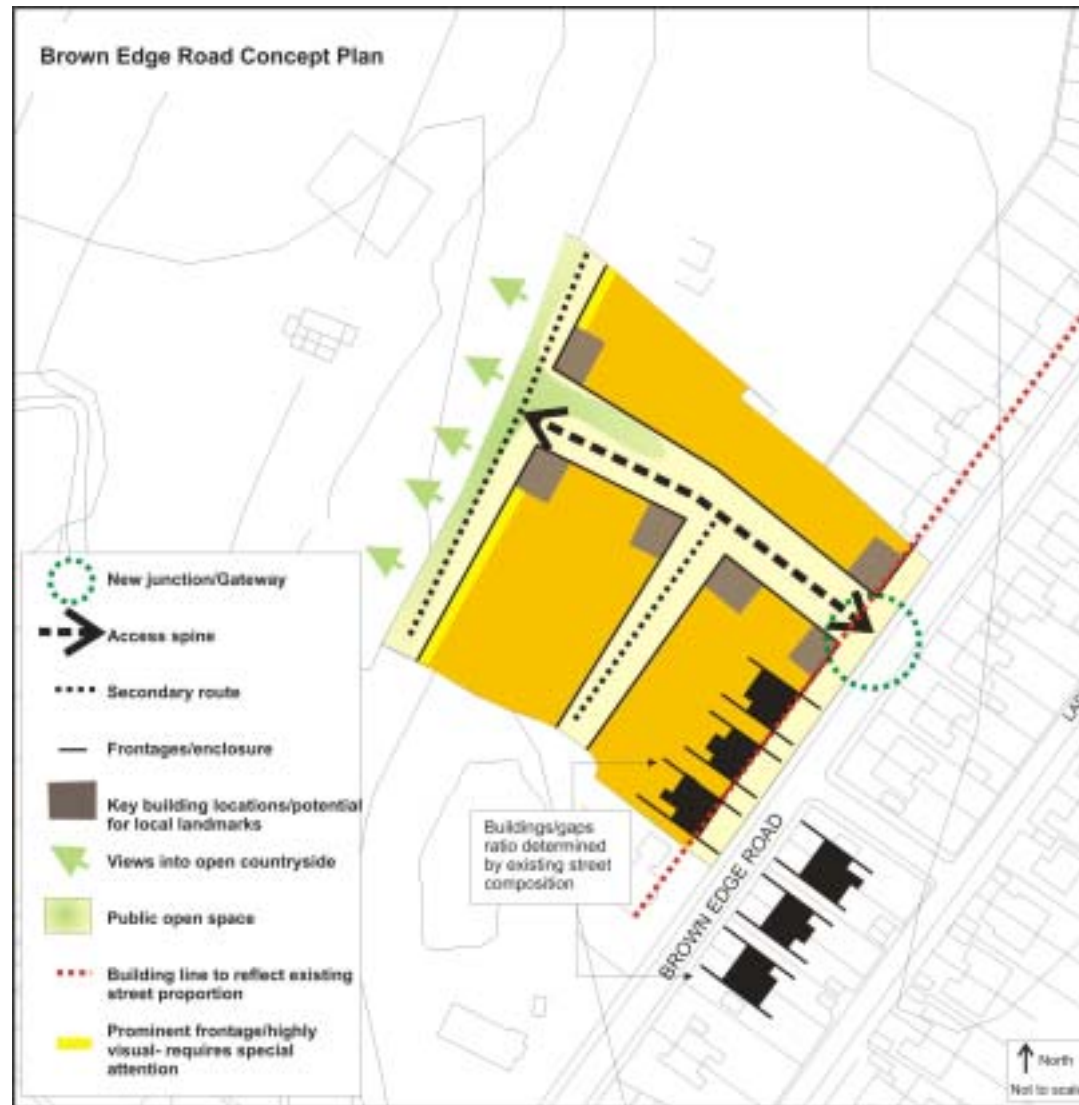
The design and quality of the public realm will be an important consideration on this site. The following can start to inform the design of the public realm.

- The establishment of a landscape theme running through the site including trees, of which the site is presently devoid, but which are apparent in Brown Edge Road.
- The retention of the stone wall along Brown Edge Road, with new access points created as required.
- A good quality landscape edge to open countryside to the east, which reaches through the heart of the site along the principle access road, through the design of the streetscape.

- The creation of high quality residential spaces and shared surfaces within mews style court developments. The quality of materials and surfaces in the streetscape should be high.
- The opportunity for new planting to provide shelter for the site, its buildings and open spaces. This will need to be balanced against the ambition for views through the centre of the site and streets and open spaces which are well overlooked.



New development should 'draw in' the surrounding countryside



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