

# Derbyshire Landscape and Placemaking

Independent Landscape and Urban Design Advisors

PUBLIC ENQUIRY REFERENCE: Appeal A, Enforcement Notice Appeal: APP/H1033/C/22/3297854 & Appeal B, s78 Appeal relating to 184 Taxal Edge APP/H1033/W/21/3272745

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

Date 14/11/2022

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## URBAN DESIGN STATEMENT

### EXECUTIVE SUMMARY

- The development does not relate well to the site context, the intrinsic character and setting of Taxal Edge within the wider landscape, and the setting within this part of Whaley Bridge.
- The appeal schemes A and B are not well related with the existing pattern of development and surrounding land uses or be of an appropriate scale for the settlement of Whaley Bridge.
- The cumulative development of the former classroom building, layout and form of the proposed housing development represent an overdevelopment of the site. The layout of driveways and garages provide a poor relationship to the site context.
- The development design response is not an appropriate design response and leads to a poor architectural response to the site failing to recognise the intrinsic qualities of the landscape, and special qualities of the site and existing buildings. It is overbearing and adds a degree of formality which has an urbanising effect.
- The design response fails to interpret the guidance given in the High Peak Design Guide and the Residential Design Guide in a meaningful way that relates to this site and its context.
- It would also lead to prominent intrusion into the countryside and have a significant adverse impact on the character of the countryside. It would impact on the perception of the countryside experienced by users of the public right of way.
- The development results in poorly laid out gardens with inadequate private amenity space overshadowed by woodland and proposed high stone retaining walls, which would not be acceptable to the amenity standards of future residents

**The main conclusion being that the design response is wrong. The distinctive character has been eroded by the unsympathetic development of the former classroom building (Appeal A, and will be further eroded by the proposed development (Appeal B).**