

Subject: FW: HPK_2022_0456 - Land At Adderley Place, Dinting Vale, Glossop

From: James D. Dacre <james.dacre@fpcr.co.uk>
Sent: Tuesday, July 11, 2023 6:29 PM
To: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Cc: Elizabeth Fry <elizabeth.fry@fpcr.co.uk>
Subject: RE: HPK_2022_0456 - Land At Adderley Place, Dinting Vale, Glossop

Hi Steven

I've now had chance to review the house types and street scenes. See comments below.

House types/ street scenes/ site sections

- Generally the proportion and scale of house types is acceptable.
- The use of stone walling and slate roofs is welcome.
- Most windows are of an acceptable proportion. A few Hall windows are a bit tall and could be shortened or widened. Also, the Chinley front elevation windows should be improved - as shown they are a bit thin: consider combining windows of all Bed 1's to make these more appropriately proportioned e.g. one three bay window. The first floor window above stairwell seems wider in plan than in elevation, and so may be OK if that is the case.
- The DAS states that architectural detailing e.g. rainwater goods is to be in black colour. **Black and white detailing is discouraged** in the Residential Design SPD, and a gunmetal grey or similar is preferred. Regardless, only white detailing is shown on the house type drawings and street scenes. This should be updated and/or a condition added regarding the materiality of architectural detailing. **Boxed eaves are also not welcome** according to the Residential Design SPD, and alternatives should be provided or this detail conditioned. Refer previous FPCR comments. **Wet mortar verges should be provided** to side gables. Barge boards could work quite well on front gables.
- The gable decoration with finials is a welcome detail so long as the materials suit the comment above i.e. not white or black.
- **Garage doors should be grey** to match architectural detailing, not white or black.
- The previously submitted house types showed **stone surrounds to the front doors** (jambs included) which have been removed in the new house type pack – **consider restoring these**.
- The Chinley apartments should have additional (or relocated) fenestration to the east-facing side elevation to **overlook the adjacent area of POS/ dwelling access**. Also, **no site plans show how the Chinley side elevation front entrances will be accessed**. The western elevation would likely feel particularly unsafe. It would be much better to use the 'mid-terrace' Chinley on the western end such that the front door faces the parking courtyard instead. All of these dwellings **should also have a small balcony to provide some private amenity space**.
- **Garage doors should be subservient to the front elevation and hipped roofs are generally not acceptable, to accord with the Residential Design SPD**. As such, consider replacing the Peppercorn house type.
- It is good to see that house types are listed as M4(2) compliant. However, some areas appear to fall short of this standard e.g. front entrance canopies, size of hallways, parking bay widths.
- Good to see the Willow house type with more fenestration to the side, although this change does not appear on the **landscape plans**.
- **Details of retaining walls / terracing** to rear gardens should be clarified or conditioned.

Also, some observations on the landscape masterplan.

- A lot of **frontal parking seems to be blocking access to front doors**. **Access paths may conflict with front door canopy clear head heights** if approaching from the side.
- Seems to be some **inconsistency between landscape masterplan, drainage plans** (e.g. cellular storage shown in areas of planting) and coloured site layout (e.g. street trees)
- If street trees are in private front gardens without appropriate planning conditions there is a risk that these will be removed by owners in the future.
- The landscape masterplan shows some shared surfaces which is encouraging. If details are not submitted now, then these materials should be conditioned. It would be **much better to have higher quality materials on the road and path surfaces** rather than underneath parked cars which will seldom be seen.

Hopefully you find these comments helpful. A number of points could quite easily be picked up using conditions.

Kind regards

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