

Design Access Statement for Woodcock View, Charlesworth

Householder Planning application

To:

HIGH PEAK BOROUGH COUNCIL



Subject: Request for a Householder planning consent Regarding the Extension and Remodel at Woodcock View

Address: Woodcock View, Chapel Brow, Charlesworth, Derbyshire, SK13 5HH

Date: 19/03/2025

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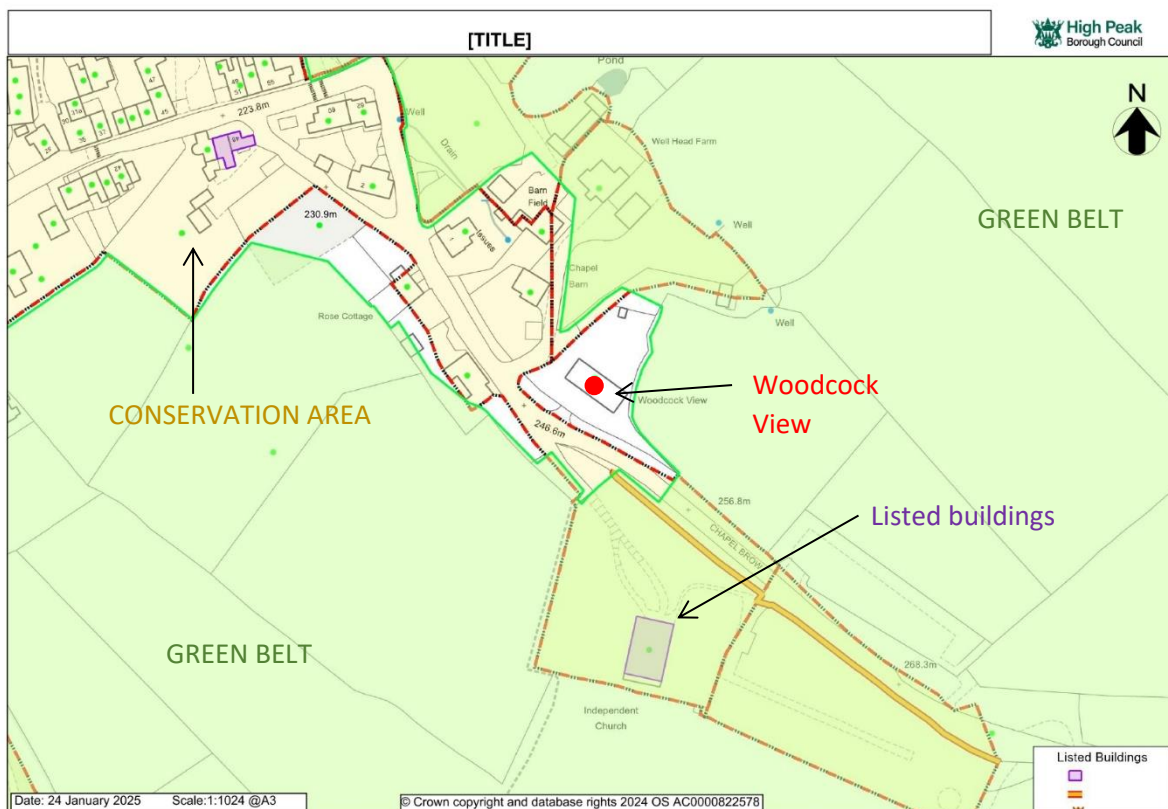
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1. Introduction:

The purpose of this Design Access Statement is to accompany a Householder planning application enquiry made to High Peak Borough Council for the proposed extension and remodelling of the as existing Woodcock View, ensuring it aligns with local planning policies and respects the historical and architectural context of the area.

2. Site Context:

Woodcock View is a 2-storey detached house located on Chapel Brow in Charlesworth, Derbyshire, with the postcode SK13 5HH. The site is within the Charlesworth settlement boundary surrounded by green belt and adjacent to the Charlesworth conservation Area Boundary, as can be seen on the local plan map attached below:



Extracted from the interactive planning map

The property is situated in a charming residential area within the High Peak district, characterised by its scenic surroundings.

3. Historical Context:

A Heritage Assessment prepared by Jenny Wetton (Heritage Consultant) accompanies this application enquiry and addresses the relevant heritage matters.

4. Vernacular Design:

The vernacular architecture in the area is characterized by the use of local materials, particularly sandstone, which gives the buildings a distinctive appearance. Traditional design elements include stone construction, slate roofs, and mullioned windows.

5. Planning Policies:

SPD

- High Peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

High Peak Local Plan (2016):

- Policy S1: Sustainable Development Principles
- Policy EQ3: Rural Development
- Policy EQ6: Design and Place Making
- Policy EQ7: Built and Historic Environment
- Policy S5: Sub-area Strategy
- Policy S2: Settlement Hierarchy
- Policy H3: New Housing Development
- National Planning Policy Framework (NPPF):
- Section 12: Achieving Well-Designed Places
- Section 16: Conserving and Enhancing the Historic Environment

6. Design and Layout

Contextual Relevance:

Existing:

- **Topography:** The upper part of the area is rural and open, with steep slopes.
- **Heritage Assets:** Includes listed buildings with significant architectural features.
- **Streetscape and Spaces:** The lower part is enclosed, while Chapel Brow is more open.
- **Design and Layout:** Informal and evolved over time.
- **Orientation:** The Grade II Independent Chapel is oriented north-east to south-west, set back from the road.
- **Materials and Surfaces:** Stone and cream render.

From the Heritage Statement:

The statement indicating that the existing building is not constructed with traditional materials can be found in Section 4.2, under "Significance of Site." It states:

"The present building dates from the 1960s, is constructed in materials reflected elsewhere within the Conservation Area and has been designed in a contemporary style. However, the lower two-storey portion is very prominent in views up the hill, both along the road and from Well Head Farm."

This implies that while the materials may be reflected elsewhere within the Conservation Area, the design and construction style are contemporary and not traditional.

- **Green Space, Trees, and Vegetation:** Surrounded by open fields and private gardens.
- **Functional Relationships and Communications:** Historical relationship between the Independent Chapel and the village, including an underground passage and historical uses of the land.
- **History and Degree of Change Over Time:** The Independent Chapel has remained largely unchanged since 1798, with some modern additions and limited infill in the village.
- **Site significance** Please ref to Jenny's Heritage Statement

Proposed:

The setting of the designated assets, including the Independent Chapel and its listed graveyard wall, is considered to make an overall positive contribution to their significance. The site forms an important part of the Chapel's setting and influences views into and out of the Conservation Area, enhancing the historical and visual context of the chapel and its surroundings. However, the lower two-storey portion of Woodcock View is very prominent

in views up the hill, both along the road and from Well Head Farm. This prominence distracts from the listed chapel and its wall, making a negative contribution to their setting. The north front of the chapel is considered the most important elevation, highlighting its architectural and historical significance.

The proposed extensions and remodelling thoughtfully consider the property's location and its relationship to the surrounding properties. The design respects the character of Woodcock View and Charlesworth vernacular whilst incorporating contemporary features to meet modern living requirements and client aspirations. By balancing tradition and innovation, the proposal enhances the functionality and aesthetic appeal of the property. The relationship with the environment and the historical context of the listed building, with various elements considered integral parts of the area's character and cultural preservation, is identified not only through design and materials but also through the relationship in terms of:

Scale, Proportion, Form and Massing

- The remodelled structure adopts a multi-gabled roof configuration, characteristic of rural vernacular architecture in Charlesworth, while incorporating modern, clean-lined extensions. The pitched roofs will be finished in slate (as per design guide suggestion), maintaining a traditional appearance and ensuring harmony with the existing building and its surroundings.
- The lower ridge of the existing roof has been extended, creating a single continuous roof that blends with the surrounding area's forms. The existing building presents a conceptual deformation for the traditional rural environment. Typically, buildings follow the terrain's contours, descending towards the valley, but in this case, it is the opposite, creating a sort of conceptual discrepancy identified in the contrasting disharmony. Aligning everything to create a single roof allows for the elimination of conceptual discrepancies and contrast. In our opinion, the proposals do not have a high visual impact within the overall setting of the Chapel in relation to the various important views from the main roads considering the photomontages. This could add value by eliminating an out-of-context element that seems somewhat alien when you see the property in person.
- In terms of scale, proportion, and massing, the extension on the west has been carefully designed to ensure that it remains in harmony with the existing structure and the surrounding environment breaking the massing in a smaller fraction. The increased mass from the raised roof is balanced by the proportional alignment of the new roof with the existing wings and gables. This thoughtful approach to massing ensures that the building does not overpower its setting but rather integrates seamlessly with the landscape. The scale of the extension is modest, with the minimal height increase and designed to enhance the overall aesthetic without dominating the existing structure. The proportions of the new elements are in keeping with the traditional architectural forms of the area, ensuring a cohesive and visually pleasing result.

- The kitchen extension on the intermediate floor, coinciding with the main road level, provides dynamism and fluidity that connects the internal parts of daily living with the garden and the external parts, which are accessible and connected with the interior through terraces that blend with the terrain, creating a free, functional, and aesthetic continuity.

7. General Appearance Design:

High Peak's SPD references:

- High peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

KEY FACTORS for the extensions. Summary from the High Peak Borough Council's Residential Design Guide Document:

- Always consider the renovation of an existing building rather than build new.
- Make sure alterations work with the building's character.
- 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.
- Avoid upvc conservatories in prominent positions.
- Design and position to avoid overshadowing, tunneling effects, and loss of privacy for neighboring properties.
- Keep dormers minimal and avoid them on front elevations.
- Porches should be simple and avoid disrupting the façade. Conservatories must be subordinate and respect privacy.

Existing (see Photos):

- A rural house with 1 yellow-painted render wall and the rest in stone.
- Small, standard windows with a simple grid layout, offering limited natural light.
- A simple pitched roof with slate tiles.
- The overall facade appears plain, with minimal architectural detailing.

Proposed (see CGI's):

- A remodelled, reimagined home with a blend of natural stone and new framed metal glazing.
- Dark metal frame windows influence the design, maximizing natural light and views.
- The pitched roof is retained but enhanced with modern gables and integrated balconies, adding depth and character to the design.
- The overall facade appears revamped, with an uplift appearance keeping a simple traditional architectural style

8. Roof Design

From the SPD'S documents

- High Peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

Summary of the design guidance regarding roof design from the High Peak Borough Council's Residential Design Supplementary Planning Document:

- **Roof Shape:** Prefer simple pitched roofs that follow the long axis of the building. Avoid flat roofs due to their maintenance issues and unsuitability to the local climate.
- **Roof Pitch:** Match the prevailing angle of the original roof to maintain the proportion of the house.
- **Dormers:** Keep dormers small and simple. They are often unacceptable on the front elevation of houses, especially terraced properties. Position dormers to the rear or use Velux roof windows where dormers are uncommon.
- **Roof Lights:** Acceptable if they have a vertical emphasis, are kept to a minimum, and are hidden from sight or located on reverse slopes. They should not project beyond the roofline and should be clear of verges and eaves.
- **Eaves and Verges:** Avoid boxed-in eaves details. Use metal brackets, stone corbels, or exposed rafter feet for gutter support. Verge detailing should be simple, and decorative barge boards and finials are only appropriate for larger houses.
- **Chimneys:** Consider including chimneys to add vertical emphasis to the roofscape. If not suitable, ensure the roof design has some other vertical treatment. Chimneys should be plain with at least two pots.

Existing (see Photos):

- A basic, functional pitched roof with limited detailing.
- No architectural features like dormers, chimneys, or exposed structure.

Proposed (see CGI's):

- The roofline is retained, and the wing extension has been kept simple but enhanced with a dark metal framed window looking into the courtyard to enhance the dining area.
- Modern additions like roof lights and chimneys, improve functionality and aesthetics in terms of roofscapes.

9. Landscaping and Context

From the SPD'S documents

- High peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

Summary of the design guidance regarding the landscaping from the High Peak Borough Council's Residential Design Supplementary Planning Document:

- **Context:** Preserve natural features and reflect local character.
- **Sustainability:** Use native plants and sustainable drainage.
- **Boundaries:** Favour dry stone walls or hedgerows over modern fencing.
- **Public/Private Spaces:** Clearly define areas with soft landscaping or low walls.
- **Materials:** Use local stone for paths and paving.
- **Views:** Preserve key vistas and avoid disruptions.
- **Maintenance:** Ensure durable, manageable designs.

Existing (see Photos):

- A charming but untamed garden, with overgrown greenery and old dry-stone walls.
- The landscaping feels disconnected from the home itself, with little integration into the architectural design.

Proposed (see CGI's):

- The garden is fully reimagined with structured planting, terraces, paved pathways, and retained stone walls.
- Retains the traditional dry-stone wall while incorporating modern soft scaping to create a cohesive outdoor space that complements the home's aesthetic.

10. Landscape Integration:

- The extension and remodel are designed to sit harmoniously within the existing landscape and continue to follow the natural change of levels of the hill, trying to tie the contours of the terrain with the slab levels. Climbing plants and soft landscaping provides scope to improve landscaping on site and integrate the built form into its semi-rural setting, while the gravel driveway reinforces the natural character of the site.

11. Functional Enhancements layout

Existing (see Photos):

- The layout and design appear utilitarian, lacking open-plan spaces or modern conveniences.
- Limited engagement with the surrounding landscape or views.

Proposed (see CGI's):

- Significant functional upgrades, including large balconies, outdoor living areas, and open-plan interiors (implied by glazing and spatial layout).
- The design prioritises the connection to nature and the flow between internal ambient and the external environment, with carefully placed windows and outdoor spaces that maximise the scenic potential.

12. Material Palette:

From the SPD'S documents

- High Peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

Summary of the design guidance regarding the material palettes from the High Peak Borough Council's Residential Design Supplementary Planning Document

- **Walling Materials:**
 1. **Natural Stone:** Preferred for its colour and texture appropriate to the area. Encouraged for use in all settings.
 2. **Reconstructed Stone:** Acceptable outside sensitive areas like the Peak District National Park, Conservation Areas, and settings of Listed Buildings.
 3. **Brick:** Acceptable in areas where surrounding development is brick-built or where there is no predominant material.
- **Roofing Materials:**
 1. **Natural Stone Flags:** Preferred and often required in sensitive areas such as Conservation Areas and on Listed Buildings.
 2. **Natural Slate:** Acceptable where natural stone flags are not warranted, especially in areas visible from the Peak District National Park.
 3. **Artificial Slate:** Occasionally acceptable as a substitute for natural slate in less prominent locations.
 4. **Concrete Tiles:** Flat, dark-colored concrete tiles are acceptable in other areas, while interlocking concrete tiles are only acceptable in non-sensitive locations.
- **Gritstone:**

1. Varies in color from dark pink to grey or brown. Used for coursed or rubble construction, complemented by large solid stone lintels and sills.
- **Limestone:**
 1. Fossil-rich carboniferous limestone, durable and non-porous. Often used with gritstone sills, lintels, jambs, and quoins.
 - **Artificial Stone:**
 1. Made from concrete blocks with crushed stone and pigments. Performance over time is generally poor compared to traditional materials.
 - **Brick:**
 1. Historically uncommon but used in some early 20th-century buildings. Modern brick colors are confined to large housing estates.
 - **Pointing:**
 1. Lime mortar is preferred over Portland cement. Mortar should match the color of the stone and be pointed flush or slightly recessed.
 - **Render:**
 1. Limited use is acceptable on end gables. Should be finished in naturalistic tones reflecting local stone colors.
 - **Derbyshire Lead:**
 1. Historically used for roofing in churches and grand houses.
 - **Watershot Walling:**
 1. Decorative technique where the face of each stone inclines outwards from the top.
 - **Use of Color:**
 1. External decoration should use colors that relate well to the building and create a harmonious effect. Bright primary colors should be avoided in favor of more naturalistic tones.

These guidelines ensure that materials used in new developments are in harmony with the traditional character and local distinctiveness of the High Peak area.

Existing (see Photos):

- Cream render and stone wall are the primary external finishes.
- The yellow rendered elevation feels out of context with a lack of character in relation to the other houses.

Proposed (see CGI's):

- **Stonework:** The natural stone wall for the extension are designed to match the existing stonework of the original building, ensuring visual continuity and respect for the local building traditions of Charlesworth.
- **Slate tiles roofing:** The slate tiles are consistent with the context and design of the original house. They will seamlessly match the existing structure, ensuring a cohesive and harmonious appearance.

13.Fenestration (Windows and doors):

From the SPD'S documents

- High peak Borough Council Design Guide Adopted as supplementary planning document 20 February 2018
- Residential design supplementary planning document SPD2 adopted December 2005

Summary of the design guidance regarding the fenestration and windows from the High Peak Borough Council's Residential Design Supplementary Planning Document

- **Proportions:** Vertically aligned windows with harmonious, symmetrical placement.
- **Materials:** Timber is traditional; modern materials allowed if they match proportions and finishes.
- **Styles:** Traditional sash and casement windows dominate, with modern designs acceptable if contextually sensitive.
- **Details:** Thin glazing bars, recessed openings, and stone lintels/sills add character.
- **Consistency:** Maintain alignment and uniformity across façades.
- **Innovation:** Contemporary designs encouraged but must respect local traditions.

Existing (see Photos):

- Small, basic upvc windows are evenly spaced but do not emphasise the landscape or invite natural light into the home.
- A simple wooden front door with no architectural emphasis.
- Double Garage doors out of context with the building

Proposed (see CGI's):

- The window openings have been designed and engineered to allow greater natural light to enter the areas where the layout seamlessly connects with the exterior parts of the building. This integration with the terrain gives the design a stronger connection to the natural landscape, which becomes part of the interior life, creating a natural symbiosis with the context. On the roadside, the garage doors have been reduced and transformed into windows. The same type of opening has been done in the extension wing into the terrace, covered by a wooden glass conservatory volume. Roof lights have been placed into the rooms for natural light and ventilation including an automatic blind system.
- The entrance of the porch from the courtyard, provides the opportunity to view the main building and at the same time gives a sense of a main entrance which connects the first floor with the ground floor, appearing as a traditional element of a traditional house with the roof slope continuing the main slope and reducing its massing.

14. Architectural Features

- Balconies and terraces offer elevated outdoor spaces, maximizing the potential for enjoying the surrounding views.
- The proposed garage extension and outbuilding maintain continuity through material choices and restrained, minimalist detailing, adding a green bee's roof to set a more sustainable relationship with the green landscape surrounding the property.

15. Sustainability

- From a sustainability perspective, the design incorporates several eco-friendly features. The use of locally sourced materials reduces the carbon footprint associated with transportation. The raised roof allows for better natural ventilation, reducing the need for artificial cooling. Additionally, the integration of green roofs and terraces helps in managing rainwater runoff and provides insulation, further enhancing the building's energy efficiency. The design also maximizes natural light, reducing the reliance on artificial lighting during the day. These sustainable practices not only contribute to the environmental well-being but also ensure that the building remains in harmony with its natural surroundings.

16. Accessibility:

- Regarding accessibility, given the multi-level configuration of the house, we have ensured that the intermediate floor is fluid and fully connected. This allows individuals with disabilities or mobility issues to access the main necessities of a home, such as the kitchen, bathroom, living room, garden, terrace, and bedrooms. Additionally, vertical connectivity has been considered, with the potential inclusion of support mechanisms like an elevator to integrate other parts of the house, making additional rooms accessible via mechanical means.

17. Environmental Protection

- In addition to the thoughtful architectural design, we will prioritise environmental protection throughout the project. Sustainable materials will be selected to minimise the ecological footprint, and energy-efficient systems will be integrated to reduce energy consumption. The landscaping will be designed to support local biodiversity, incorporating native plants that require minimal water and maintenance. Rainwater harvesting systems and solar panels will be installed to further enhance the building's sustainability. These measures will ensure that the project not only harmonizes with its surroundings but also contributes positively to the environment.
- Furthermore, we will respect the setting of nearby heritage assets, including the Independent Chapel and Graveyard. Sustainable drainage systems (SuDS) will be

incorporated to manage stormwater runoff in an environmentally friendly manner. These systems will help to mitigate the impact of urbanisation on the natural water cycle, reduce flood risks, and enhance local biodiversity. We will take these factors into account to create the best solutions that respect and integrate with the environmental protection context, helping to contribute to the balance of the setting.

18. Community and Infrastructure:

The house extension project has been carefully planned to ensure that the benefits, provision of infrastructure, and community integration are thoroughly considered.

1. Infrastructure Provision: The necessary infrastructure, including efficient transport, schools, healthcare facilities, and recreational spaces, is already in place. Therefore, no further evaluation is required as this is solely an extension.

2. Community Integration: The design of the extension has been conceived to harmoniously integrate with the local community. As this is solely an extension of the house, the subsequent landscaping has been thoughtfully redesigned but reintroduced according to the main lines and harmony of the land. This approach respects the boundaries and characteristics of private properties, ensuring that the value and aspects of the properties are maintained and enhanced.

19. Expected Benefits

- Increase in Property Value: A well-designed extension supported by good infrastructure can significantly increase the value of surrounding properties.
- Improvement in Quality of Life: Access to essential services and recreational spaces enhances the overall well-being of residents.
- Strengthening of Social Fabric: Common spaces and projects that promote community integration can strengthen social bonds and create a more cohesive and supportive community.

In conclusion, the extension project has been developed with the aim of bringing numerous benefits, improving both the quality of life for residents and the overall value of the area.

20. Public and Private Spaces:

Public Realm

The public realm has been significantly enhanced by retaining and improving existing walls and landscaping. These efforts have made the area more attractive, clean, and orderly. The

improvements contribute to a safer, more accessible, and aesthetically pleasing environment, aligning with modern expectations while respecting the heritage and historical significance of the area.

21. Private Amenity

Private amenity spaces, such as gardens and patios, have been thoughtfully integrated into the overall design. These spaces now include elements that reflect contemporary residential expectations, providing a pleasant and functional environment for residents. The design respects the heritage and character of the area, avoiding large areas of additional hardstanding, ensuring that the private spaces complement the historical context while meeting modern needs.

22. Conclusion:

The proposed remodel and extension of Woodcock View represent on our view a harmonious blend of traditional and contemporary design elements, thoughtfully integrated to enhance both functionality and aesthetic appeal. By respecting the historical significance of the Independent Chapel and its surroundings, the project ensures that the new additions contribute positively to and improve the site and its setting.

Key aspects of the proposal include:

- **Architectural Harmony:** The design respects the character of Charlesworth vernacular heritage while incorporating modern features. The multi-gabled roof configuration, use of natural stone, and the stone wall look ensure visual continuity and respect for local building traditions.
- **Functional Enhancements:** The remodel introduces significant functional upgrades, including open-plan interiors, large balconies, and outdoor living areas, enhancing the connection between indoor and outdoor spaces.
- **Sustainability:** Eco-friendly measure and features such as locally sourced materials, green roofs, and energy-efficient systems are integrated to minimize the environmental footprint and ensure harmony with the natural surroundings.
- **Accessibility:** The design considers the needs of individuals with disabilities or mobility issues, ensuring fluid connectivity across different levels of the house.
- **Community and Infrastructure:** The project is designed to integrate seamlessly with the local community, enhancing property value, quality of life, and social cohesion.
- **Heritage** from the Heritage statement: *“the proposed dwelling is visually much less prominent than the existing building and is considered to enhance the significance of the designated assets by no longer detracting from their setting”*

Overall, the proposed remodel and extension of Woodcock View are poised to enhance the historical and visual context of the area, providing a balanced and thoughtful response to modern living requirements while preserving the cultural heritage of Charlesworth.