

Progression of Design Development from Pre-Application to Householder Application

Date: 19th March 2025

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

Prepared by: Elliot Justin Giovacchini - Howard& Seddon Architects

Dear Stuart,

We are writing to provide a clear explanation of the design development process for the proposed extension and remodelling of **Woodcock View, Charlesworth, SK13 5HH**, following the pre-application advice received and the subsequent revisions made to the scheme.

1. Pre-Application Feedback

On **5th February 2025**, we held a pre-application consultation with **Stuart Talbot, Planning Officer**, and received valuable feedback from both the planning and conservation teams. Key concerns raised during this consultation included:

- The proposed reorientation of the dwelling, which would cause it to "turn its back" on the street, disrupting the character of the **Chapel Brow Conservation Area**.
- The use of inappropriate materials, such as timber apex designs and corrugated sheeting, which were deemed visually harmful to the conservation area.
- The design of fenestration, particularly apex windows, which were considered uncharacteristic of the surrounding buildings.
- The overall impact of the proposal, which was assessed as causing a high degree of less-than-substantial harm to the **Charlesworth Conservation Area**.

Stuart Talbot concluded that the proposal could not be supported in its current form and recommended significant revisions to address these concerns.

2. Design Development and Amendments

In response to the pre-application feedback, we worked closely with the client, David Winterbottom, and our team of consultants, Jenny Wetton (Conservation Consultant) and Aaron Marrs (Planning Consultant, Emery Planning), to revise the scheme. The following key amendments were made:

- **Retention of the street-facing elevation** to preserve the dwelling's contribution to the streetscape and maintain the character of the conservation area.
- **Replacement of inappropriate materials** (timber apex and corrugated sheeting) with traditional stone and slate, in keeping with the local architectural character.
- **Reduction in the scale of fenestration**, particularly on roadside elevations, to ensure greater harmony with the conservation area.
- **Reduction of roof lights and the introduction of heritage-style designs** with automatic shutters to minimize visual impact.
- **Reconfiguration of the parking area** to enhance functionality while maintaining visual cohesion.
- **Removal of unnecessary design elements**, such as the courtyard gable, to simplify the overall architectural form.

These revisions were submitted for further review on 5th March 2025.

3. Outcome of Revised Design

Following the submission of the revised design, **Rachel Robinson, Conservation Officer**, provided the following **feedback**:

Positive aspects: The use of stone and slate materials, retention of the street-facing façade, and reduction of roof lights were acknowledged as significant improvements.

Remaining concerns:

- Further reduction of glazing on the roadside elevation by raising the sill height to prevent internal floors from being visible.
- Review of the Dried Air Oak (Timber)-Framed Sun Lounge for potential design concerns by the planning officer.

4. Summary of Final Design Interventions

The final design, submitted as part of this householder application, reflects a thoughtful and context-sensitive approach, balancing modern requirements with heritage preservation. Key features include:

- Retention of the street-facing elevation to maintain the character of the conservation area.
- Use of traditional materials (stone and slate) to align with the local architectural character.
- Reduced scale of fenestration and heritage-style roof lights to minimize visual impact.
- Reconfigured parking area for improved functionality and visual cohesion.
- Removal of unnecessary design elements to simplify the architectural form.

We are pleased to confirm that the remaining concerns raised during the pre-application consultation have been fully addressed with this householder application submission:

Glazing on Roadside Elevation: The sill height has been raised, and the size of the openings has been reduced to further minimize visibility of internal floors and address the conservation officer's concerns.

Dried Air Oak (Timber)-Framed Sun Lounge: This feature has been reviewed and refined to ensure it aligns with the planning officer's design expectations.

5. Conclusion

We believe the revised scheme effectively addresses the feedback provided during the pre-application consultation and demonstrates a sensitive approach to the conservation area while meeting the client's needs. We are confident that the proposal now aligns with the recommendations of the planning and conservation officers and makes a positive contribution to the Charlesworth Conservation Area.

We look forward to your review of the householder application and are available to provide any additional information or clarification required.

Yours sincerely,

Elliot Justin Giovacchini

Howard and Seddon Architects

- Architectural Drawings Provided
- CGI Renderings of Revised Design provided
- Additional Consultation Notes provided