From: Penford, Mark
Sent:1 Jun 2021 09:00:44 +0100
To: Development
Subject:FW: AVA/2020/1229 Land Adjacent To Jovial Dutchman Jeffries Lane Crich

Please attach as consultation

thanks

Mark Penford

Planning Officer

Development Management

Amber Valley Borough Council

From: Paul Warren (Place) <Paul.Warren@derbyshire.gov.uk>
Sent: 28 May 2021 16:42
To: Penford, Mark <Mark.Penford@ambervalley.gov.uk>
Subject: AVA/2020/1229 Land Adjacent To Jovial Dutchman Jeffries Lane Crich

Dear Mark

AVA/2020/1229

Erection of residential care unit use class C3(b)

Land Adjacent To Jovial Dutchman Jeffries Lane Crich Matlock Derbyshire

REVISED PROPOSALS

I note the revisions based on my initial consultation response, aimed at reducing the proposed building's overly symmetrical appearance and concomitant prominence, which include:

- the remodelling of the vestibule and dormers to include overhanging flat leaded roofs;
- the entrance door has been re-positioned, more logically, to the front of the vestibule;
- an extra mullioned window added to the kitchen;
- a small window to the GF WC;
- confirmation has been stated that the SIP panels would not compromise the ability to achieve traditional dimensions for stone , lintels and quoins and allow for significant reveals;
- amended plans to include sections, illustrating the relationship of the building from public viewpoints to the north, the severe level differences and the presence of the rock embankment on the rear boundary.

The applicant's reluctance to reduce the scale of the building in consideration of the viable space require for the proposed use, is noted. It is stated that a reduction in scale would make the business case impossible to operate in commercial terms and achieve space standards required by the Care Quality Commission.

I can advise that the amended proposals, though relatively token in terms of the potential design options, would improve the building to assimilate into the conservation area. Despite those worthwhile amendments, however, I consider that it has not been demonstrated that the scale and design of the building would not be an incongruous intervention. This is essentially determined by the expressive symmetry of an isolated and independent development, dominating its site, with limited means of integrating, or forming a connection with, its context. In form and concept terms, the proposed development would not be far removed from a larger version of the adjacent semi-detached dwellings, located outside the conservation area.

Should the basic form and massing not be changeable, the application of a natural stone skin to all elevations would help to mitigate the impact of the development, together with stone screen walls to replace the proposed close-boarded fencing, to help tie the building to its site and context. The choice of roof covering would also need to be carefully considered, given the inclusion of Rosemary clay tiles of the Jovial Dutchman group within the typical Welsh slate, and other plain clay tile, context of the village.

I trust that these comments are suitable for your purposes.

Kind regards

Paul

Paul D Warren

Heritage Consultant

for Amber Valley Borough Council

28 May 2021

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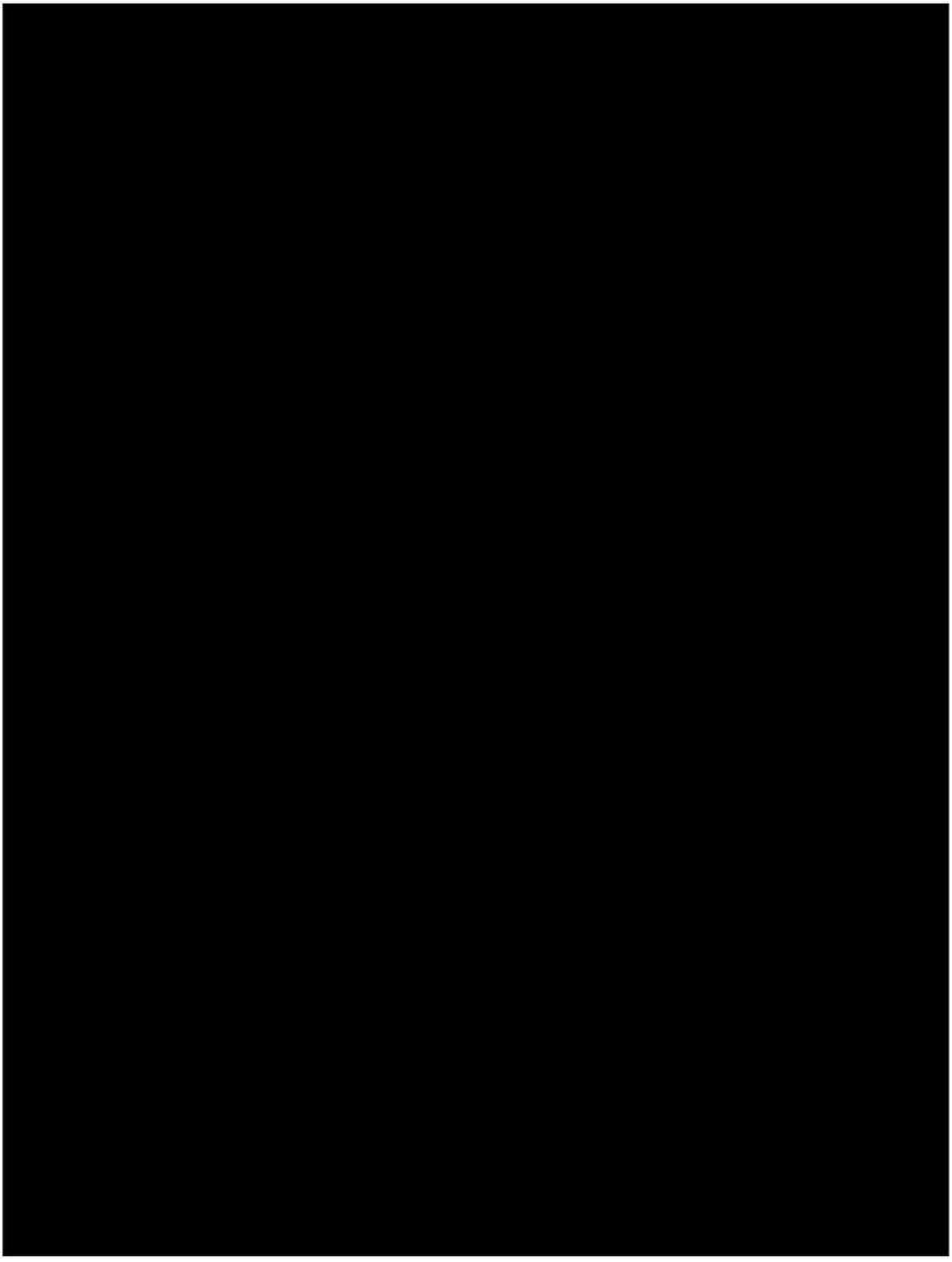

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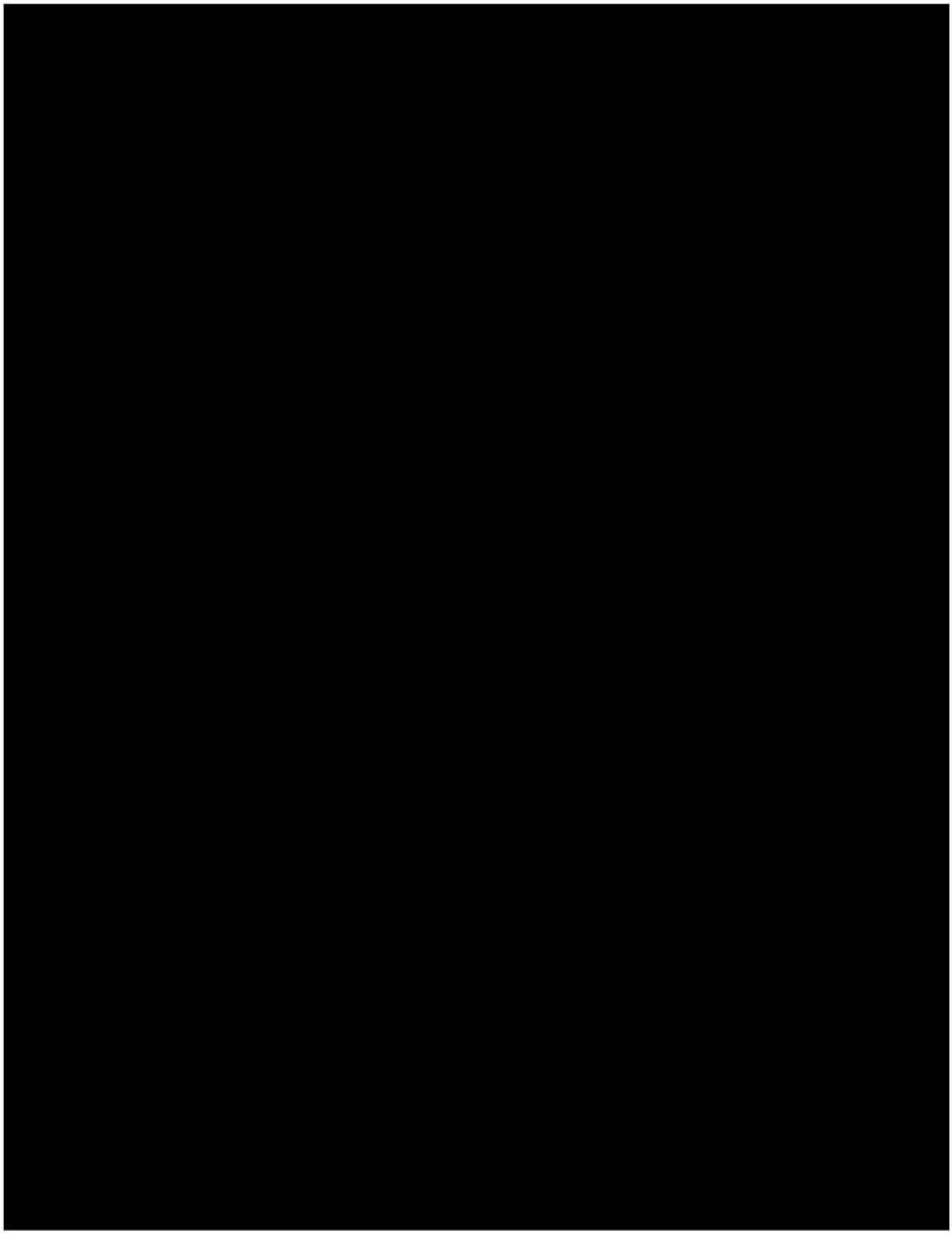

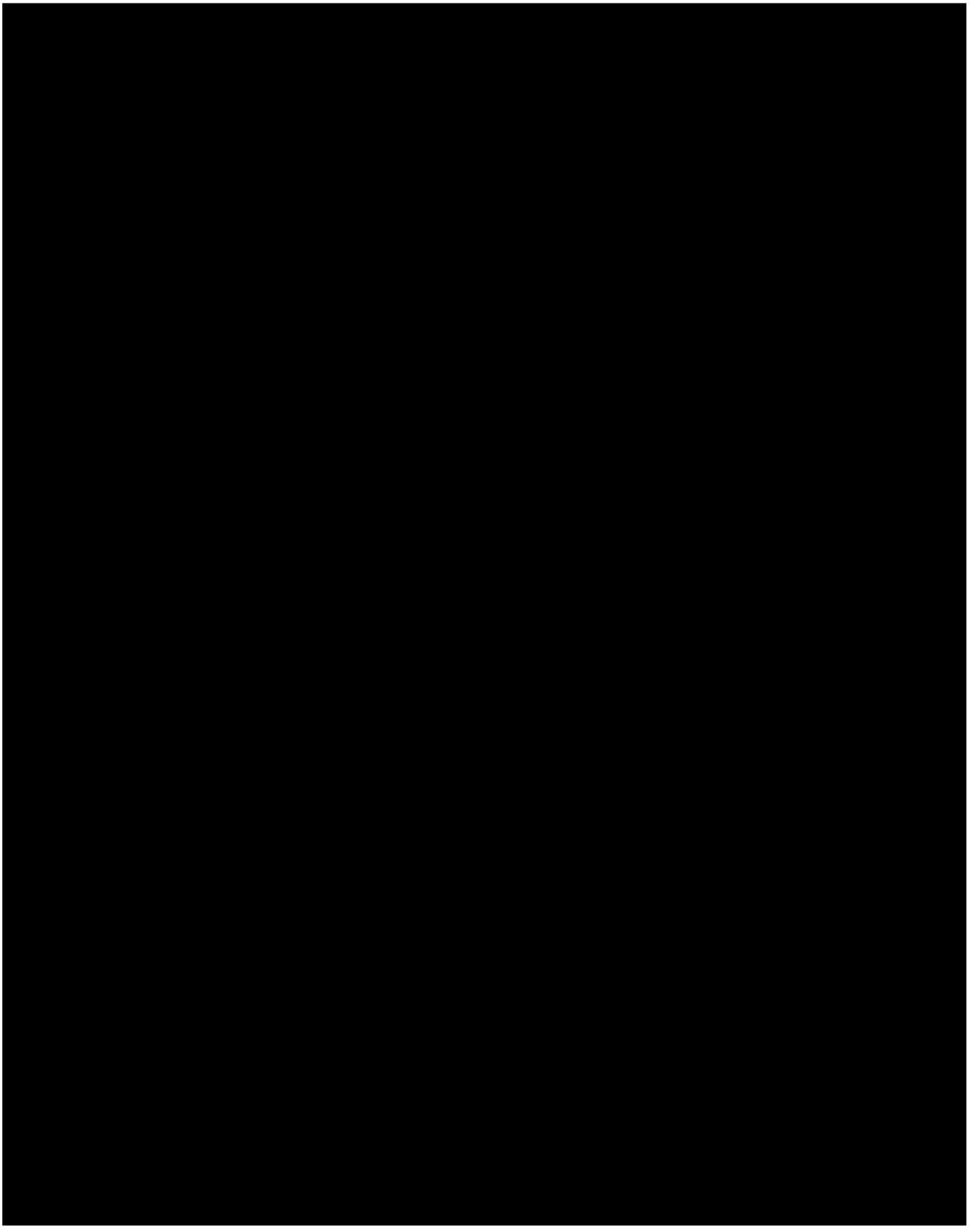

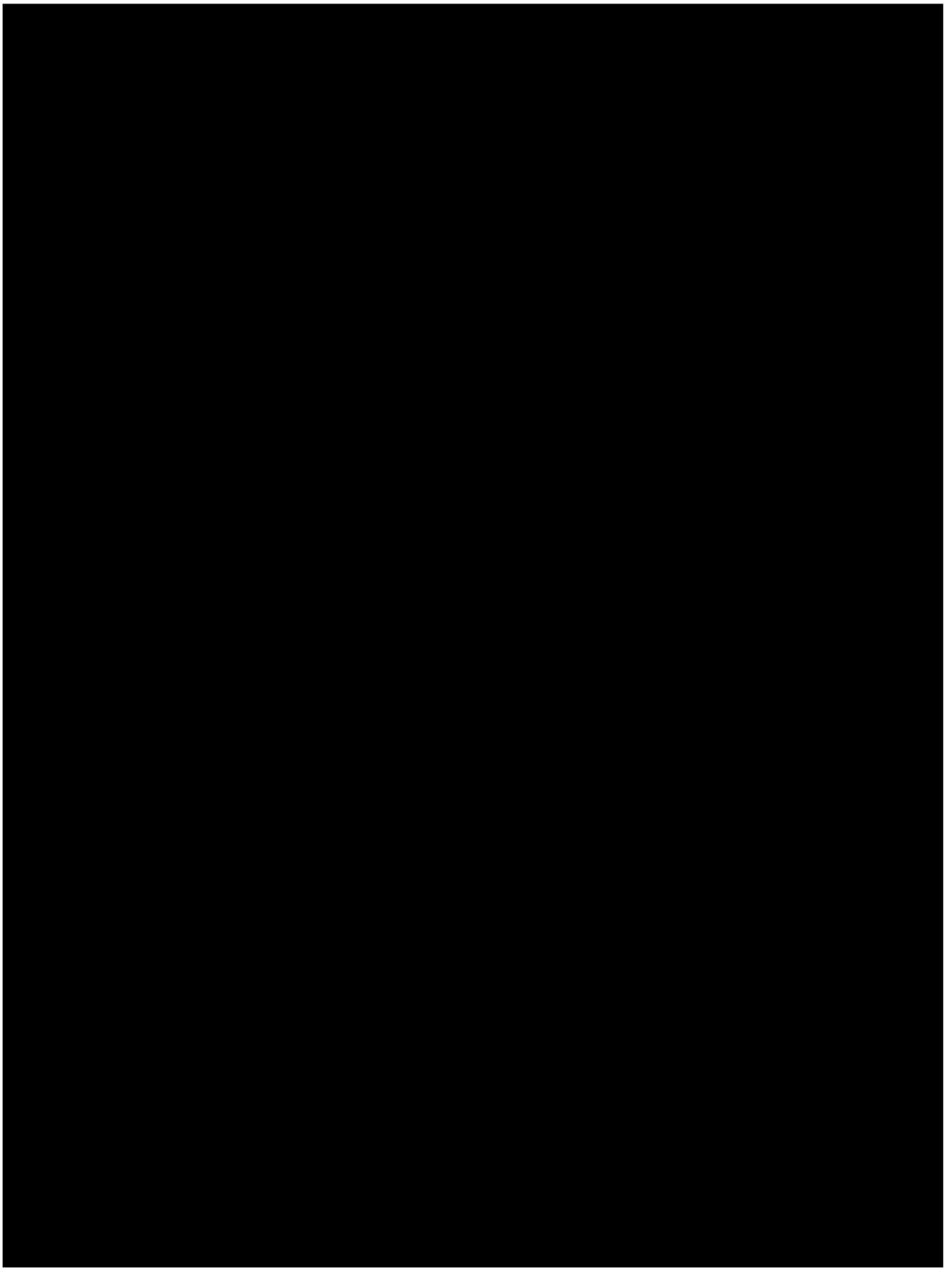

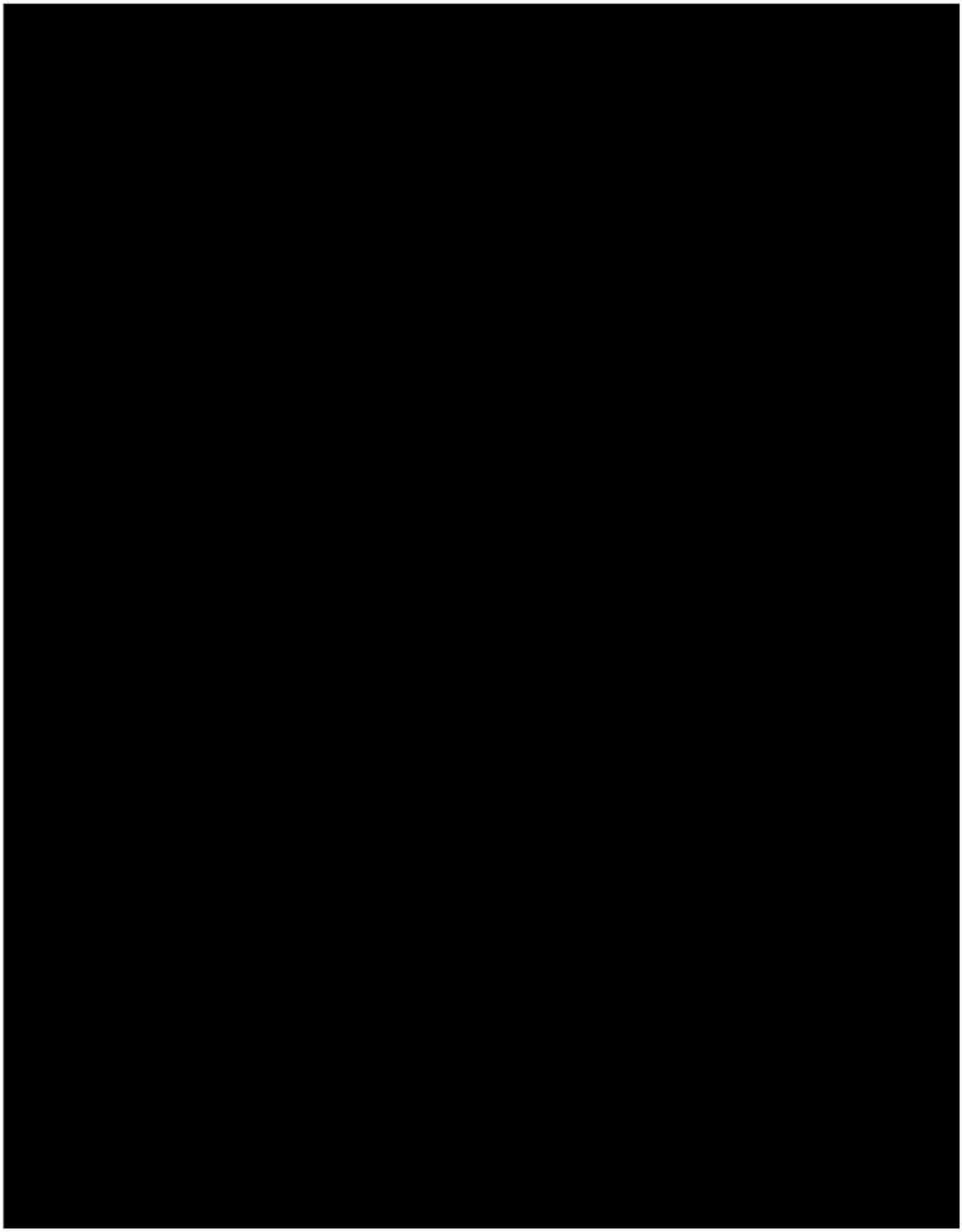

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