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Alan Redmond
Planning Officer
Amber Valley Borough Council
Town Hall
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Ripley
DE5 3BT

6th April 2023

Dear Alan

Reference: **AVA/2022/1072**
Proposal: **Replacement Dwelling to create a new 6-bedroom home**
Site Address: **Quarry View, Farnah Green, Belper, DE56 2UP**

Further to correspondence received on the 22nd December 2022 and a subsequent site meeting on 1st March 2023, we have bullet pointed, below, the key amendments we have made to the proposed scheme and the comments raised in correspondence received on the 22nd December 2022.

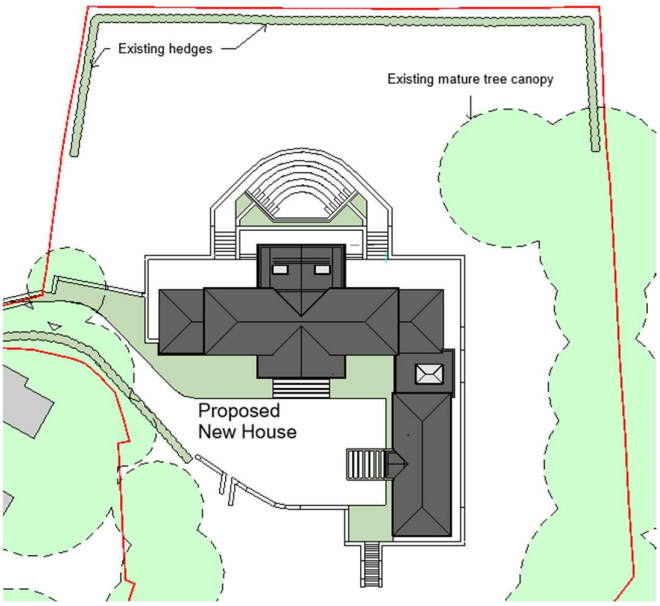
Key points raised by the conservation officer, 22nd December 2022:-

1. The principle of a replacement dwelling on the site is accepted.
2. Heritage statement misses key factors about the historic significance of the land within the Milford Conservation Area.
3. Potential increase in visibility of proposed replacement dwelling.
   Proposed location is much further north on the plot than the existing dwelling.
4. Potential increase in prominence of proposed replacement dwelling in the views from within the Derwent Valley.
5. Striking glazed feature gable and stone retaining walls will be more prominent than the existing dwelling.
6. Transition from garden to building on the North elevation should be more subtle.
7. More consideration of glazed elements is required to reduce the impact of reflectiveness to soften and reduce their impact.
8. Any development which increases its prominence, especially when seen in the context of the backdrop of trees, Strutt Estate, which were planted to screen built features from the valley.

We discussed these comments at the site meeting on the 1st march 2023, to gauge the best way to move the application forward.

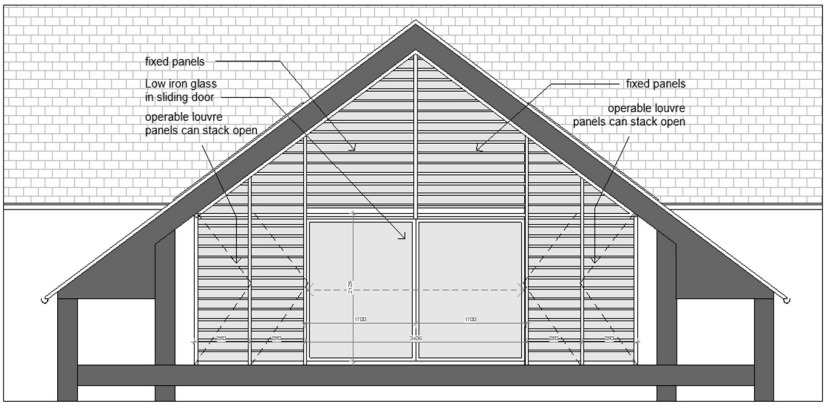
1. The principle of a replacement dwelling on the site is accepted - Noted.

2. Revised Heritage statement attached as part of revised planning documentation. (F105 Quarry View HS v 2.0)
3. We have moved the proposed replacement dwelling further South within the site (22-730 P01 Proposed Site Plan. revision A)



This places the proposed replacement dwelling significantly behind the line of the existing backdrop of trees which were planted to screen built features from the valley (Strutt Estate).

4. To reduce the prominence of the dwelling, again, the proposal has been moved further into the plot, which results in greater screening by the existing mature backdrop of the tree line.
5. The feature glazed gable has been modified by introducing louvre panels in front of the fixed glazing and incorporating low iron glass into the gable and balustrading. (22-730 P05 Proposed Elevations 1. revision A/ P14 Louvre Details)



Again, through moving the replacement dwelling further South the visibility of the proposed terracing and retaining walls are reduced through landscaping and using the existing topography (22-730 P05 Proposed Elevations 1. revision A)

6. The amended position and the elevational treatment through the landscaping and level changes ensure that the transition before the built form and ground surrounding the proposal are quite subtle. We have been able to reduce the amount of balustrading on the north elevation. (22-730 P05 Proposed Elevations 1. revision A) with only the minimum required. This glass railing has also been revised to include for Low iron glass.
7. We have taken onboard the comments that relate to the glazing type and have introduced low iron glazing to ensure the reduced amount of balustrading blends into the setting.
8. Again, the repositioning of the house resolves this query.

We trust that the above meets with your approval. However, if you have any queries or requests for further information please do not hesitate to contact us
.
Kind regards

Simon Foote
RIBA

For Simon Foote Architects