

Walker, Hazel

From: Curley, Jane
Sent: 02 February 2017 09:19
To: Planning (SMDC)
Subject: High Street Leek SMD/ 2016/0412

For file and web please

From: Patrick Redmond [mailto:patrick.redmond@ctdarchitects.co.uk]
Sent: 01 February 2017 18:10
To: Curley, Jane
Cc: 'Adam Bailey'; 'Steve Tipper'
Subject: RE: High Street Leek SMDC Outline Planning Application Ref 2016/0412

Hi Jane

On behalf of our client / applicant Marcus Machine Tools Ltd we formally request that you substitute the following set of revised drawing numbers in regard to our current planning application ref.2016/0412.

Drawing Nos ref 1617 AL01, AL02, AL04, AL05, AL09A, AL10, AL11A, AL12A, AL13A, AL14A, AL15A, AL16A, AL17A, AL19, AL23A, AL24A, AL25A, AL26A, AL27A, AL28A, AL29A, AL30A, AL31A, and AL32

We have hand delivered these drawings copied on to a data disc and have provided a full set of paper prints marked for your attention.

The above can also be viewed and downloaded from the following link;

Link <https://1drv.ms/f/s!AgvdayJ3ivZYug1RUrUuhZQq1vsb>

The changes indicated on the drawings with the revision letter A are in line with our recent design review conversations and re-submissions which we believe are an improvement to the original submissions and understand are in the opinion of planning officers at SMDC more acceptable in terms of number of residential units, scale (height) and mass on High Street and Strangman Street in part of Leek Town Centre Conservation area.

We trust this is acceptable and we will now aim to complete and issue in due course the viability cost reports in line with the requirements of negotiating the terms of the section 106 agreements contributions to affordable housing on or off site and public open space.

Regards,

Patrick

Patrick Redmond | Director
for and on behalf of ctd architects



t: 01538 373477 | f: 01538 386503 | m: 07752777018 | e: patrick.redmond@ctdarchitects.co.uk | w: www.ctdarchitects.co.uk

Christopher Taylor Design Ltd. Registered address: Clerk Bank House, Clerk Bank, Leek, Staffordshire, ST13 5HE, Registration No. 2270419

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From: Curley, Jane [<mailto:Jane.Curley@staffs Moorlands.gov.uk>]
Sent: 31 January 2017 10:46
To: 'patrick.redmond@ctdarchitects.co.uk' <patrick.redmond@ctdarchitects.co.uk>
Subject: RE: High Street Leek

Just send me an e-mail asking for the plans to be formally substituted. We would need an electronic copy of the plans and one hard copy please

Jane

From: Patrick Redmond [<mailto:patrick.redmond@ctdarchitects.co.uk>]
Sent: 31 January 2017 10:44
To: Curley, Jane
Cc: 'Adam Bailey'; 'Steve Tipper'
Subject: RE: High Street Leek

Hi Jane

Thank you for your officer comments back which are encouraging and we will indeed now consider substituting the revised scheme design Can you confirm what the procedure is for doing this,

Regards,
Patrick

Patrick Redmond | Director
for and on behalf of ctd architects



t: 01538 373477 | f: 01538 386503 | m: 07752777018 | e: patrick.redmond@ctdarchitects.co.uk | w: www.ctdarchitects.co.uk

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From: Curley, Jane [<mailto:Jane.Curley@staffs Moorlands.gov.uk>]
Sent: 31 January 2017 10:03
To: 'patrick.redmond@ctdarchitects.co.uk' <patrick.redmond@ctdarchitects.co.uk>
Subject: RE: High Street Leek

Hi Patrick
Our comments on scale as follows;

High Street – the most sensitive elevation. We feel that the reduced height and demonstration that the mass could be relieved by a stepped approach to the front elevation gives us, at Officer level, the comfort that this

number of units could be achieved in a large building but nevertheless one that could integrate in scale with its surroundings.

Strangman Street – this building would sit immediately next to buildings of domestic scale. There is no doubt that the proposed block will read as a large structure. However it will be seen in the context of some larger buildings nearby and again the conclusion we reach at Officer level is that, at the reduced height, the building would not be so dominant as to be out of keeping.

The success overall of the project will also be in the detailing and materials but I have not commented on these issues as they are reserved matters.

I hope these comments help you to move the project forward.

Jane

Jane Curley (Mrs)
Principal Planning Officer
01538 395400 ext 4124

From: Patrick Redmond [<mailto:patrick.redmond@ctdarchitects.co.uk>]
Sent: 30 January 2017 15:04
To: Curley, Jane
Cc: 'Adam Bailey'
Subject: RE: High Street Leek

Hi Jane

Keep me informed of your thoughts as soon as you can We are still in the process of evaluating our development costs It would make sense to incorporate the design revisions in to our appraisal if you and Gill are mindful to accept them in the context of impact on the conservation area

Regards,
Patrick

Patrick Redmond | Director
for and on behalf of ctd architects



t: 01538 373477 | f: 01538 386503 | m: 07752777018 | e: patrick.redmond@ctdarchitects.co.uk | w: www.ctdarchitects.co.uk

Christopher Taylor Design Ltd. Registered address: Clerk Bank House, Clerk Bank, Leek, Staffordshire, ST13 5HE, Registration No. 2270419

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From: Curley, Jane [<mailto:Jane.Curley@staffsmoorlands.gov.uk>]
Sent: 30 January 2017 09:58
To: 'patrick.redmond@ctdarchitects.co.uk' <patrick.redmond@ctdarchitects.co.uk>
Subject: High Street Leek

Morning Patrick

Gill was back late last week but I did not have chance to catch up with her. We have arranged for today so you will have our design feedback later today/tomorrow.

Jane

Jane Curley (Mrs)
Senior Planning Officer
01538 395400 ext 4124
Mobile 07794 768397

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