

From: [Lisa Jackson](#)
To: [Planning \(SMDC\)](#)
Subject: FW: SMD/2024/0036
Date: 03 June 2024 10:56:28
Attachments: [image001.png](#)

Hi. Consultation response for logging and web please.

Thanks

Lisa

From: Emily Holland <> **Sent:** Friday, May 31, 2024 5:34

PM

To: Lisa Jackson <> **Subject:** SMD/2024/0036

Hi Lisa,

22 West Winds, Old Road, Upper Tean, ST10 4EG.

Objection.

The proposal is in direct line of and in close proximity to Grade II listed Brooklands, this asset of which sits affronting Old Road and is the only asset in this immediate vicinity. I am not confident setting or character has been thoroughly explored. It is particularly attractive, humble and with well survived features, boundary treatment, joinery, Flemish brick bond and accompanied by a wing set back to the right hand side with tall chimneys with decorative banding.

The proposal site contains a subservient and small square red brick building of unknown date. It has little patina of age, but acknowledges some very late Victorian architectural tooling which might also have the potential to be a poor pastiche. It is agreed it is particularly anomalous and uninteresting with strange form and scale. The proposed scheme sees the concept of perhaps a two storey bungalow type farmhouse. Though due to the accumulation of styles and designs, I am concerned its replacement is also confused in terms of architectural identity and consequently does not quite have a subservient appearance.

Two front dormers extend into the walling through the brickwork, which feels quite uncomfortable as these are neither in the roof (as would be traditional or more simple dormers), neither are they in the wall as normal windows, the roof extends down past the narrow apertures. The dormers themselves are also quite tall to be seen as such, perhaps alluding to internal storey heights however in terms of proportions is unattractive. There is some decoration at the eaves of each dormer, though in a broader outlook very little decoration or tooling is used elsewhere or at the bottom or lower storey of the building, making for a bland ground floor, with a lot going on upstairs so to speak.

A central roof light to front elevation is quite visually jarring and contrived, it is advised this is omitted as it does very little in terms of attractive qualities for the frontage. The scale and size of this unit clashes substantially with the fenestration and design of the porch area.

The porch appears to confuse the building further, as it alludes to a farmhouse or bungalow due to the accumulation of items. Perhaps there is opportunity to see more options, different sizes (smaller), with, and without for example. There is opportunity to create a humble and quieter character, however a grand or showy generic porch does not contribute to this.

There appears to perhaps be some type of coping or banding to the eaves at the gables in three rows? This is heavy here, but unbalanced with the front eaves? Perhaps annotation or detailed drawings of an area or 'snapshot' of this will show it clearer. At the eaves of the roof to the front however, there is little emphasis on this feature and again in terms of ratio feels quite weak with little balance.

Rooflights to the rear are ok in principle, and due to the size and simplicity of the

rooflight over the garage - this may be acceptable subject to drawings.
Appreciate the garage is stepped down in terms of height and ridge line in order to be well read. Joinery detail and simplicity of doors also appreciated. To be secured by condition to cover joinery and finishing and facing materials.
Chimney size, symmetry and design acceptable in principle with the above condition to control final details.
Whilst visual 3D renders are not architectural drawings, they aid in the demonstration of the concept. I will query for discussion the thoughts behind any boundary treatment and frontage as due to the proximity of the listed building, its setting and this open location these further items must also be thoroughly considered.
I will await further details and revisions before providing final comments.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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