

Alterations and Extensions

Name of organisation	Question responded to	Comment	Officer response	Outcome of comment and officer response
Naomi Doughty, Planning Specialist (derbyshire) Sustainable Places Team - Midlands east Area 0115 8462662 / 0788 005 5307.	none	We have no comments to make on the SPD.	noted	none required
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson bryanthompson.planning@gmail.com	none	It is becoming more evident that good examples of mid C20 ought to be better conserved including their landscape setting. For example some of the gritstone social housing designed by architect Arnold Lowcock (eg Baslow) and those illustrated in the 1934 CPRE Design Guide and the 1960s edition of the Planning Boards Design Guide. Without more positive guidance here, there is a real danger that the good examples of this period will be compromised by well meaning but insensitive traditional or contemporary; alterations and extensions. Similarly reinstatement of suburban tree planting in verges possibly as a planning requirement is desirable.	we need more illustrations particularly showing more modern properties	examples found and used
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com>	none	Over time, minor developments cumulative have a profound effect built character of the National Park. However, most are not designed by architects but by many who need to be guided carefully by illustrations rather than words towards good design. The old farm building guide illustrates the point. The sketch on the last page was the most used part of the guide.. Therefore it would be helpful if there were more illustrations and detailed drawings . Perhaps a plan showing how a well designed parking bay and perhaps updating some of Peter Knowles sketches form the 1979 guide. Alternatively, you might wish to consider having a link to a folder of really good examples including details, which could be updated annually.	not agreed because of corporate decision to change the style of such documents	changes of the type sought not made
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson bryanthompson.planning@gmail.com	none	http://ohp.parks.ca.gov/pages/1054/files/nps%20sustainability-guidelines.pdf	noted	none

Andrea Hambleton, Derbyshire Historic Buildings Trust, dhbt@clara.net, 01629 824904	none	it was decided not to make comment in this case. However, please continue to consult us on appropriate documents concerning the historic environment.	noted	none
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com>	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	The Society strongly endorses the Detailed Design Guidance Note. It is well written, well informed and well presented. However there are relatively few line drawings. Although this will inform decisions and help appeals, there many others who would prefer the style shown in the earlier design guide written by Peter Knowles. That guide was very influential and it gave a visual sense of direction, which is what some who mainly design extensions prefer.	It was a corporate decision to change the style of the 2007 Design Guide from the previous style that included many more line drawings. The Authority has decided not to revert back to earlier styles	none agreed
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com>	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	Yes, it is right to focus on older buildings as their heritage value is often not fully appreciated. Consequently, they can be needlessly harmed through ignorance.	noted	whilst some more modern examples have been used, the focus remains on older buildings where heritage value is greater
Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com>		It is becoming more evident that good examples of mid C20 ought to be better conserved including their landscape setting. For example some of the gritstone social housing designed by architect Arnold Lowcock (eg Baslow); those illustrated in the 1934 CPRE Design Guide and the 1960s edition of the Planning Boards Design Guide. Instead of hinting that lower standards are acceptable on estates (see section on windows) much more positive guidance is needed. Otherwise, there is a real danger that the good examples of this period will be compromised by well meaning but insensitive traditional or contemporary; alterations and extensions. Similarly there ought to be explicit support for the reinstatement of tree planting in verges, possibly as a planning requirement is desirable.	noted	The agreed text is considered acceptable

<p>Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com></p>	<p>3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?</p>	<p>It is right to give a positive message overall in the hope that it both stimulates ideas and good design and encourages regular use of the guide. However, good guidance is about checks and balances and there instances when cautionary comments are needed. The following link is to a guide deals which with cautions quite well. http://ohp.parks.ca.gov/pages/1054/files/nps%20sustainability-guidelines.pdf</p>	<p>noted</p>	<p>The link is appreciated</p>
<p>Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com></p>	<p>4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?</p>	<p>As stated previously, there are relatively few line drawings. Although the draft guide will inform decisions and help appeals, there many others who would prefer the style shown in the earlier design guide written by Peter Knowles. That guide was very influential and it gave a visual sense of direction, which is what some who mainly design extensions prefer. In particular there needs to be more sketches of rear extensions and perhaps how to build up to historic boundary walls.</p>	<p>the Authority has decided not to use the previous style</p>	<p>no changes made</p>
<p>Bryan Thompson, Chairman, Chesterfield and District Civic Society. Bryan Thompson <bryanthompson.planning@gmail.com></p>	<p>5.How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.</p>	<p>Good buildings are the product of a process. They require good client architect/ designer, builder and public authorities. This needs to be recognised and emphasised especially having a qualified practioner to supervise the builder and employing those who know how to build using local materials.Suggest further reading for this guide, such as the England's Living History series written by Linda Hall (Period House Fixtures and Fittings) and Trevor Yorke published by Countryside Books</p>	<p>The idea is a good one</p>	<p>responders suggesions used and added to by staff</p>
<p>Miss Carla Jackson, Consultation Service, Natural England, Tel: 0300 060 3900 Email: consultations@naturalengland.org.uk</p>		<p>response relates to requirement for SEA and HRA rather than answering the questions asked</p>	<p>noted</p>	<p>requirements addressed</p>

Graham Broome, Asset Manager, Highways Agency, The Cube, 199 Wharfside Street, Birmingham B1 1RN, Tel: +44 (0) 121 6788419, http://www.highways.gov.uk		no comment	noted	no changes required as result of comment
Sally Maguire BSc MRTPI, Lead Adviser, Land Use Crewe Operations Team, Natural England, 3rd Floor Bridgewater House, Whitworth Street, Manchester, M1 6LT. 0300 060 2110, Mobile:07881841367, www.naturalengland.org.uk		response relates to requirement for SEA and HRA rather than answering the questions asked	noted	requirements addressed
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparishcouncil@hotmail.co.uk , 01246 201825	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	yes	noted	no changes required as result of comment
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparishcouncil@hotmail.co.uk , 01246 201825	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	The approach is appropriate	noted	no changes required as result of comment
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparishcouncil@hotmail.co.uk , 01246 201825	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	the document is clearly laid out	noted	no changes required as result of comment
Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparishcouncil@hotmail.co.uk , 01246 201825	4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?	the document is appropriate	noted	no changes required as result of comment

Liz Boswell, Clerk to Holmesfield Parish Council, holmesfieldparishcouncil@hotmail.co.uk, 01246 201825	5.How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.	the document is appropriate	noted	no changes required as result of comment
John Buddle BSc (Hons) MA MRTPI, Principal Planning Officer, Planning Policy Group, Investment and Regeneration, Kirklees Council, Tel: 01484 221590, Email: john.buddle@kirklees.gov.uk Website: www.kirklees.gov.uk		We do not wish to provide any comments on these documents at this time.	noted	no changes required as result of comment
Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands, 44 Derngate, Northampton, NN1 1UH, Direct Line: 01777 860072 (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile phone: 07917 596058 www.english-heritage.org.uk	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	We welcome and support its general emphasis and contents. It appears to present thorough design advice and guidance and should be a useful aid for assessing planning applications. We have no further detailed comments to make on this document.	noted	no changes required as result of comment
Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands, 44 Derngate, Northampton, NN1 1UH, Direct Line: 01777 860072 (Mon, Weds-Fri) 01604 735447 (Tues Only) Mobile phone: 07917 596058 www.english-heritage.org.uk	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	we support the approach taken	noted	no changes required as result of comment
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	Much of the content of the draft document is useful and informative. However, some of the additional detail (relative to the current Peak District Design Guide document) is either too prescriptive or relies on generalisation and could therefore create problems for both designers and decision makers at later stages in the planning process. A more positive approach would focus on high quality design that responds to and complements the local context without stifling creativity and innovation.	Without an example, it is difficult to judge a response. The responder was contacted with a request for examples but none was forthcoming	no changes made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		The photographs and graphic illustrations in this document are useful. Additional diagrams would be welcomed (further details below).	noted	

Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		It would be very helpful if a contents page was included at the start of the document.	idea agreed	contents pages included
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		It might also be possible to improve the overall structure and clarity of the document. For example, as currently numbered it is not entirely clear whether sections 3, 5 and 6 are general across alterations and extensions or should be read in association with one of these sections. Similarly it is not clear whether the guidance for porches should be read in association with the guidance on extensions or as a separate category.	Agreed. The document has three sections: 1. An introductory section common to both (which ought to have 'Further reading' etc); 2. Alterations; and 3. Extensions. The split between these should perhaps be clearer, and the numbering reflect this.	points addressed and changes made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Some sections seem to contain introductory information followed by guidance on various elements. If this is the case then it would be helpful if this was indicated within headings to provide greater clarity. i.e. 'Background to...' and 'Guidance on...'	this was not thought to be necessary	no changes agreed
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		It is important that language is as precise and instructive as possible, taking care to avoid statements that could be construed as casual assumptions or value judgements. Examples are: 'merely exaggerates the effect and looks completely out of place' (para 2.11), 'the temptation nowadays... is to use the cheaper alternative' (para 2.13), 'the result invariably looks wrong' (para 5.4), 'will always look out of place' (para 5.17). The response to question 5 below suggests paragraphs that would benefit from revision.	not sure that value judgements can be altogether avoided.	
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		To avoid issues of interpretation, some of the more descriptive statements in the document could also be accompanied (or replaced) by a clear instruction. Suggestions are again included at question 5 below.	the SPD is a guidance document to be read with more instructional policy documents	

Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		It would be helpful if technical language such as verges, valleys, elevations, fixed lights etc. was accompanied by either an illustration or a plain English description for the non-technical audience. This could be accompanied by a link to general information for householders, e.g. via the Planning Portal online www.planningportal.gov.uk .	The language is a continuation of that used in the Design Guide. We could use the planning portal link as suggested	A glossary of the terms and a link to the planning portal on the web pages agreed by Authority
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	The focus on older, historic buildings and vernacular architecture is considered acceptable given the particular challenges within the Peak District National Park area. A statement that this is the case within the introductory section would be helpful.	As the documents aren't specific to older historic buildings it is felt that such an emphasis could lead to lack of attention to other buildings where it is still desirable to achieve good development in line with guidance.	no change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		The information at section 3.0 could also potentially be expanded to provide guidance for newer buildings. Alternatively this section could be incorporated into the introduction as it does not, at present, provide much in the way of additional guidance	we agree we need examples	examples found and included
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	Both are considered valuable. In all cases care should be taken to avoid the use of language that could be construed as a casual assumption or value judgement.	The language is a continuation of that used in the Design Guide	no specific changes made as result of comment
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430	4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the	Refer to question 1 response. A more succinct format that avoids repetition and over prescription would be welcomed	The language is a continuation of that used in the Design Guide	no specific changes made as result of comment
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Additionally, the guidance appears to relate primarily (or solely?) to residential properties. If this is the case then, for clarity, it would be helpful if this was reflected in the document title, e.g. 'Residential alterations and extensions'	Agree, it is an unstated assumption.	whilst the document will in most cases be useful to those undertaking residential extensions, policy does not disallow extension and alteration to buildings in their uses, so the title is left

Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430	5. How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.	Par 2.2 It would be helpful to have a clear instruction e.g. 'Where original doors and windows exist it will always be preferable that these are retained and sensitively repaired...'	Agreed	change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 2.3 Flexibility is required to reflect individual circumstances. Suggested minor changes to wording: 'The replacement designs may themselves now be of architectural or historic interest and, if so, these should be retained	Agreed	changes made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 2.4 'Exceptionally there may be scope for upvc in more modern buildings...' As previously stated, it would be helpful if a more general instruction was made, e.g. 'as a general rule, upvc windows will not be appropriate in buildings of architectural or vernacular merit'.	Agreed	change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 2.5 This paragraph includes a statement about the economic merits of reinstating historic doors and windows. Could this be replaced with a more general statement within the introduction about the merits of a conservation approach to design? Evidence in support of this statement would also make it more compelling.	we consider the introduction already embodies an approach	no change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 2.8 This paragraph includes absolute statements about what is better and how detailing should be done, which differ somewhat from the current Peak District Design Guidance. This would therefore benefit from revision.	Advice is recognised best practice and considered important to state in this way	no change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Rooflights section contains some useful guidance but refer to our response to question 1	no response required as refers to earlier answer	no changes required as result of comment
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 4.1 Refer to previous comments on language and clarity. This paragraph, and indeed the document as a whole, do not appear to take account of the potential for residential subdivisions?	agree that subdivision not mentioned. No objection to including reference to this type of development as a potential problem	paragraph included on subdivision

<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>Para 5.11 Refer to comments on language and clarity. Suggested alternative wording: 'From a conservation perspective, it is likely to be preferable that the original external wall is retained within the building.'</p>	<p>the suggested wording is not accepted as necessary</p>	<p>no change made</p>
<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>Para 5.14 The guidance on rooflights from 'Rooflights are the other option...' should be removed as this duplicates the guidance on rooflights at 2.9-2.11.</p>	<p>agree the change</p>	<p>change made</p>
<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>Para 5.16 The advice on cellars is given in rather a negative way. Is it possible to provide a positive statement / instruction, for example: 'when planning to convert a cellar into living accommodation, householders should consider the contribution made by the existing cellar to the character of the house. Alterations should be designed in a way that will make the room habitable while also reflecting good conservation practice... etc'.</p>	<p>preference for discouraging approach. There is a basic, often irreconcilable conflict between using cellars for additional living space and retaining their character.</p>	<p>no change made</p>
<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>Para 5.20 The guidance in this paragraph is considered overly restrictive. In particular the requirement that both massing and materials must reflect the original design in order for a variation in detail to be acceptable. This clearly conflicts with NPPF paragraph 60 which is as follows: 60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Although it is recognised that this document contains guidance, rather than policy, it is nevertheless intended to inform planning decisions and paragraph 5.20 is therefore problematic.</p>	<p>Suggest changing the wording of second sentence to: "This is most easily achieved if the other two ... "</p>	<p>change made</p>

Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		It is not clear whether section 6.0 is providing general guidance or guidance on interpretation of regulation and policy. In the latter case it is important that there is no conflict between guidance and adopted/emerging policy. Could this section highlight linkages with regulations and planning policies relating to outlook, amenity, privacy and daylight?	This issues has been addressed	changes made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Regarding Para 6.6 It may be worth noting that a 1.5-1.8 metre boundary wall may require planning permission depending on its location.	agreed	change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Paragraph 6.8 is a little confusing as currently worded.	agreed	change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		The table on size limits for rear extensions is difficult to interpret in its current form. For example, does '3 m length within 1m of a common boundary' mean that if an extension is within 1m of the boundary of a neighbouring property then it should not extend further than 3m to the rear? A fuller explanation and diagrams would assist interpretation.	agreed	change made
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Section 7: Porches, provides useful guidance. Refer to comments on language.	noted	none required
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Section 8.0: Garages provides useful guidance and a helpful range of illustrations.	noted	none required
Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office,The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430		Para 9.3 In relation to upvc, does this paragraph mean to say that: 'upvc should, if possible, be avoided because...'	agreed	change made

<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>For the benefit of the non-technical audience, it would be helpful to expand on terminology used in paragraph 9.4 e.g. 'fixed lights (non-opening windows)'</p>	<p>agreed</p>	<p>change made</p>
<p>Kim Miller, Planning Adviser (East Midlands), National Trust, Hardwick Consultancy Office, The Croft, Doe Lea, Chesterfield, S44 5QJ, DD. 01246 599476 / 01246 599 430</p>		<p>Paragraph 9.5 provides very detailed guidance on appropriate structure of conservatories. Is this general to all conservatories (and if so can a more comprehensive guide be found elsewhere) or is it particular to the Peak District?</p>	<p>It is something we have tried to promote, based on experience of what gets built.</p>	<p>no change made</p>
<p>Dave Sherratt, Local Development Framework Assessor, Developer Services and Planning, Business Operations, United Utilities, T: 01925 731311 (internal 31311) unitedutilities.com</p>	<p>5. How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.</p>	<p>Your Detailed Design Guidance Note for Alterations and Extensions should include text to cover the identification and protection of underground utilities infrastructure assets. The design, type and/or location of any property extension; [its hardstandings; landscaping; boundary walls etc.] should have consideration for their impact on underground utilities infrastructure assets; their on-going protection; operation and future maintenance. This should not be limited to the service they provide to the existing property, but also the service they provide to the surrounding community and environment. Checks should be undertaken to identify the location of any underground utility infrastructure assets; as a diversion may be required at the developer's expense; these can be expensive and could result in the extension becoming unviable. The building over and/or construction activities near/adjacent to water mains or critical sewers will not be permitted and therefore may result in an abortive project. We would like to be notified of the Authority's decision on whether to accept our comments and the future progress of the Detailed Design Guidance Note for Alterations and Extensions.</p>	<p>agreed</p>	<p>text added</p>
<p>Allyson Jones, Clerk to Hathersage Parish Council, HathersageParishClerk@hotmail.co.uk, Tel. 0114 289 1854, Mob. 07443 508357 Address: The Old Surgery, 39, Valley Road, Barlow, N. E. Derbyshire S18 7SL</p>	<p>1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?</p>	<p>The council feels the documents are generally helpful in indicating what is considered good or bad by the PDNPA, particularly the photographs. However, some of the technical language may not be fully understood by lay persons trying to interpret the advice.</p>	<p>noted</p>	<p>inclusion of a glossary with SPDs rather than integrated into documents decided as best solution</p>

<p>Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com</p>	<p>1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?</p>	<p>We note that the guidance is aimed at property owners. Some technical terms are used which may not be understood by all (e.g. solar gain, ashlar sized blocks, storm proof detailing, dentil courses, verges, eaves). It is difficult to avoid technical language altogether. Perhaps a Glossary of Terms would be helpful?</p>	<p>agreed</p>	<p>inclusion of a glossary with SPDs rather than integrated into documents decided as best solution</p>
<p>Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com</p>	<p>2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?</p>	<p>Including more examples of remodelled non-traditional houses would be very interesting and may encourage more home owners to make sympathetic alterations.</p>	<p>agreed</p>	<p>additions made</p>
<p>Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com</p>	<p>3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?</p>	<p>We feel that the design should be positively framed, illustrating or describing possible options with as many examples as possible of well thought through schemes.</p>	<p>noted</p>	<p>some additions included</p>
<p>Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com</p>	<p>4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?</p>	<p>See also our comment at 1. Above. A Contents page would be useful. We feel that more illustrative diagrams or photographs would be helpful. In several places the reader is directed to other guidance notes. This is a little frustrating. Could some of the other guidance be incorporated into this document?</p>	<p>noted</p>	<p>decision made not to pull content of other guidance notes into this one unnecessarily</p>
<p>Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com</p>	<p>5. How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.</p>	<p>Paragraph 5.6 : The paragraph ends with the sentence "Where possible, make use of solar gain". Many readers will not understand what this means. Also, if window size, orientation, design and location and eaves overhang etc are to be appropriate to the design of the main house, and if it is the case that design for passive solar gain must not conflict with this, it is better to say so at the outset. Perhaps this needs a separate paragraph to ensure that the guidance is clear. We have already suggested that more photographs/drawings/examples would be helpful throughout the document.</p>	<p>agree to expand the solar gain explanation</p>	<p>change made</p>

Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com		The section on Daylight (paragraph 6.9) would benefit from diagrams illustrating 45 degree angles and reference to legal 'Right of Light'.	agreed	changes made
Andrew Short, Smith and Roper, Architects and surveyors, Buxton Road, Bakewell, DE45 1BZ, 01629 812722, administrator@smithandroper.com		We are attaching a link to a 'Dropbox' containing some examples of projects in which we have been involved. Further photographs and drawings can be provided on request if you think these would be of interest. Please note that we have not sought permission from the home owners concerned for these to be included and we would need to do so should you decide to include any of these within your document. https://www.dropbox.com/sh/d2xv0jk10re87dp/_Ju3cCG53d/PDNPA_Images	that's helpful and appreciated	some of examples used
Jan Symington, Secretary, Loxley Valley Protection Society, 43 Rodney Hill, Loxley, Sheffield, South Yorkshire, S6 6SG, 0114 2345339, jan.symington@gmail.com	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	yes	noted	no change required
Jan Symington, Secretary, Loxley Valley Protection Society, 43 Rodney Hill, Loxley, Sheffield, South Yorkshire, S6 6SG, 0114 2345339, jan.symington@gmail.com	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	It would be a help if all architectural styles within the Peak are covered, although the maintenance of the historic buildings is of greater importance	noted	no change thought necessary
Jan Symington, Secretary, Loxley Valley Protection Society, 43 Rodney Hill, Loxley, Sheffield, South Yorkshire, S6 6SG, 0114 2345339, jan.symington@gmail.com	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	both are important	noted	no change required

Jan Symington, Secretary, Loxley Valley Protection Society, 43 Rodney Hill, Loxley, Sheffield, South Yorkshire, S6 6SG, 0114 2345339, jan.symington@gmail.com	4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?	we found the document very readable and clear to follow	noted	no change required
Jan Symington, Secretary Loxley Valley Protection Society, 43 Rodney Hill, Loxley, Sheffield, South Yorkshire, S6 6SG, 0114 2345339, jan.symington@gmail.com	5.How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.	Ideally the principles put forward in this document should be able to be used on the borders of the Peak District where inappropriate development could affect the setting of the Peak Park. We would love sheffield to take up some of those standards where our area borders the Peak District	noted	no change required
David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	yes	noted	no change required
David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk	2. Do you think our approach to focussing predominantly on the challenges of older, historic buildings is appropriate or should the documents give a better balance to dealing with old and new buildings?	balance is OK	noted	no change required
David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk	3. Do you feel the document should be positively framed i.e. guiding what can be done or should it contain more on what to avoid when considering design?	probably	noted	no change required
David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk	4. We want the document to be easy to read, understand and navigate through so you can find the section(s) relevant to your needs. What can we do to improve the layout or clarity of the document for the reader?	add an index and page numbers.	noted and agreed	change made

David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk		Paragraph 6.8 references 'conservatories' but is immediately followed by a table: 'size limits for rear extensions' without a clause number. This is confusing. The table itself really needs to be accompanied by a sketch to clarify "45 degree angle" requirement	Point accepted	changes made
David Young, Ibis Design, The Old Barn, Town End Taddington, Buxton, SK17 9UF, 01298, ibisdesign@homecall.co.uk	5.How else do you think we can improve the document? Please refer to paragraph numbers where appropriate.	omit the last sentence of 5.11. it seems highly restrictive and could be at odds with size limits on rear extensions	point not accepted	no change thought necessary
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	The Detailed Design guidance is comprehensive, detailed and clearly sets out years of officer experience of dealing with a range of applications. It is clear that guidance has been successful in preventing damaging development that would have a detrimental effect on the character of the Peak District (in line with the Core Strategy).	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>	1. Do you feel that the structure and language used in the document helps individuals to make suitable applications for developments within the National Park?	As an architect with high aspirations for design I am concerned that the guidance might lead to a design guide solution for all extensions and alterations, an unnecessary straitjacket for skilled architects	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		Bespoke design solutions based on a detailed site appraisal, a thoughtful analysis of the context or a sensitive response to the host building are widely accepted as good design by award panels and teachers and practitioners alike and I believe this approach should be actively encouraged. Such work might well challenge some of the general guidance set out in the guide	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		If this guidance were to be applied to every extension or alteration there is a danger that the Peak Park becomes homogeneous with designs based on this view about how we should build applied across all contexts. I am concerned that this is already the case.	noted	no change required

Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		the placement of extensions, alterations and supplementary accommodation can enclose space, create courtyards, shelter existing buildings and improve the appearance of existing buildings. These potentially positive aspects are not brought out fully in the guidance.	noted	no change thought necessary
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		I do think that the guidance on external opening is (2.7) is overly cautious. Clearly the merits of each case should be considered however the enlargement of openings achieved by sensitive design, careful use of proportion and composition of elevations to openings can achieve balance, rhythm and symmetry.	noted	no change thought necessary
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		There is a clear conflict between the stated guidance on roof lights (2.9) and the need to increase natural light in buildings. The insertion of windows rather than rooflights is fine, however it is the guidance on size that constantly frustrates applicants and designers. I believe that if the analysis of the visual impact of larger rooflights on the setting and the building would not tip the balance, then larger contemporary rooflights should be allowed. There are also other solutions that should be considered as acceptable i.e. planar/frameless rooflights and ranges of rooflights at ridge level.	noted	no change thought necessary
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		Steel and aluminium rain water good of continental design work on steel galvanised brackets work well with traditional materials, are far better than uPVC and should I think be considered as an alternative in some instances.	noted	no change thought necessary
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		There is great potential to improve badly converted buildings and buildings built of non traditional materials. Badly converted barns (from the 50s to the 70s), war houses and speculative development from the 80s all offer an opportunity for creativity and enhancement	noted	no change thought necessary

<p>Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com></p>		<p>enhancement should be positively be encouraged and in some cases should be seen as potential to improve the appearance of our settlements and allow for creative solutions, which might abandon matching non traditional materials and forms. The application of matching materials on extensions emphasises the incongruity of these houses</p>	<p>noted</p>	<p>no change thought necessary</p>
<p>Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com></p>		<p>Remodelling of openings, walling and roofs and the change of materials has the potential to transform some of these dwellings and create a more appropriate appearance, potential to transform some of these dwellings and create a more appropriate appearance, which may not be traditional or a pastiche</p>	<p>noted</p>	<p>no change required</p>
<p>Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com></p>		<p>With regard to climate change and sustainability, there are specific issues that may have a bearing on the design of alterations and extensions. Orientation, solar shading and the effect of the built form on sustainability is not covered. The affects of these increasingly important aspects might directly challenge the wisdom of the code and lead to alternative solutions and should be encouraged.</p>	<p>noted</p>	<p>no change required</p>
<p>Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com></p>		<p>traditionally people did not extend according to a code. They used traditional building techniques and technology to meet their needs if they wanted to provide additional space for their family or animals. People would not worry about proportion in relations to the host building and set backs. They would build according to need which resulted in the very buildings that form the character we are aiming to protect</p>	<p>noted</p>	<p>no change required</p>

Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		the way buildings are extended and roofs are added has an effect on the urban form. This is not specifically covered in the guidance, but it would seem clear to me that an extension in the context of the conservation area in Bradwell might have a different form to the conservation area in say Hathersage. The danger is that this guidance is so prescriptive that it overrides the characteristics of differing contexts.	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		These approaches and possibly others based on local practice and context could be valid depending on the merits of the case and should not be ruled out by the guidance or not covered.	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		there are many characteristics of current building practice in the Peak District which are generally accepted, but are in my view damaging	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		The application of standard post war builders dimensions to extensions of older buildings	noted	no change required
		(Heads at 2100mm and cills at 900mm etc.)	noted	no change required
		☒ The poorly considered application of matching materials that don't match – i.e.	noted	no change required
		pitched faced stone of metric dimensions, non matching cement mortar, freshly	noted	no change required
		quarried stone, non traditional bonding (especially with vertical candles)	noted	no change required
		☒ Adding a traditional (design guide) porch to a non traditional building	noted	no change required
		☒ Matching poor quality materials such as bradstone/hardrow tiles or non traditional	noted	no change required
		walling. Several nearby examples in Hathersage for extensions and ancillary	noted	no change required
		accommodation have postwar stonework and bonding, concrete tiles and even	noted	no change required

		barge boards to match a house built in the 60s	noted	no change required
		☒ Use of uPVC - even in postwar houses	noted	no change required
		☒ External soil pipes and drainage	noted	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		Provisos are needed to the guidance that commit planners to exercise judgement on a case by case basis, based on the merits of each proposal and to approach encourage a design approach based on a sensitive response to context	noted but planners are always required to exercise judgement having taken on board policy and guidance	no change required
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		I think that the guidance should set out with an overarching aim to build the finest work that matches the quality and importance of the Peak District and it's landscape. Interpretation of this will vary over time and this should be recognised	noted	the tone of the document is thought to be right
Simon Gedye, RIBA architect, 07912534372, architect_Studio Gedye Ltd, www.studiogedye.co.uk, Simon Gedye <sgedye@me.com>		Architects and designers can and should be encouraged to build wonderful extensions and alterations that enhance buildings by responding to the context in which they are working and this can both enrich the Peak Park, and create our future heritage	noted	no change required