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NOTES

DESIGN THEMATIC

The proposed gable extension is designed as a clearly subordinate addition to the existing detached dwelling. A glazed margin provides a deliberate visual break, reinforcing the architectural hierarchy and ensuring the host building remains dominant. The design avoids imitation and replication, instead adopting a contextual and well-considered contemporary approach that establishes a clear relationship between existing and proposed elements. This approach aligns with the National Planning Policy Framework (NPPF), which supports high-quality and innovative design and advises that planning decisions should not impose stylistic uniformity.

The extension remains lower than the existing ridge height, preserving the primacy of the original roof form and ensuring the proposal reads as a secondary element. Horizontal cladding joints are aligned with the feature bands present on the existing facade, creating a subtle visual dialogue between old and new. The selected cladding tones draw from the secondary materials of the host building, particularly the sandstone elements, resulting in a cohesive and complementary palette. In plan, the extension is set back from the principal elevation to further reinforce its subservient role within the overall composition. These measures ensure the proposal responds positively to local character, consistent with the NPPF's requirement that development be sympathetic to local context while maintaining architectural distinctiveness.

The proposal is intentionally legible as a contemporary intervention, expressed through high-quality modern materials executed with careful detailing. The NPPF emphasises that well-designed development should be visually attractive and should support originality where it is well-conceived. In this instance, the extension does not compete with or dilute the character of the existing dwelling; rather, it establishes a respectful architectural dialogue, providing a thoughtful and well-resolved contrast that reflects the NPPF's support for high-quality, contextually responsive design.

DETAILED DESIGN

Guttering shall be concealed between the roof panels.

Rainwater downpipes shall be concealed within the facade on the front elevation.

Rainwater downpipes shall be concealed as far as practicable on the rear facade and/ or recessed within the existing masonry wall.

Facade cladding panel selection has been subject to review by the system manufacturer, EQUITONE. Current selection follows their specific advice on suitability for roofing and walling applications. The roofing and walling panels are selected from a range, as recommended by the system manufacturer, EQUITONE for the intended applications.

The rendering of materials is indicative of the design intent, only. The appearance of the materials is not photo-realistic. The as-constructed appearance may vary.

Volumetric calculations	
Volume	Type Comments
1441.02 m³	Volume of the existing property
285.95 m³	Volume of the proposed extension

BA	09-03-2026	2	PLANNING
BA	24-02-2026	1	PLANNING

BY	REV DATE	REV NO.	DESCRIPTION
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PROJECT NAME Meadowhead

PROJECT STATUS PLANNING

DRAWING TITLE Proposed GA Building Elevations

PROJECT NO. 10267

SHEET NO. BA_DR_Zz_70_30_010

REVISION 2

SCALE @ A1 As indicated



Proposed front elevation (NE)

1 : 50



Proposed gable elevation 1 (SE)

1 : 50



Proposed rear elevation (SW)

1 : 50



Proposed gable elevation 2 (NW)

1 : 50