

NOTES

DESIGN THEMATIC

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 proposed cladding is made from natural stone and timber 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 and constraints while the LPP'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.

BA	24-02-2026	1	PLANNING
BY	REV DATE	REV NO.	DESCRIPTION

PROJECT NAME	Meadowhead
PROJECT STATUS	PLANNING
DRAWING TITLE	Existing GA Building Plans

PROJECT NO. 10267

SHEET NO. BA_DR_Zz_70_60_040

REVISION	1
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SCALE @ A1 As indicated

