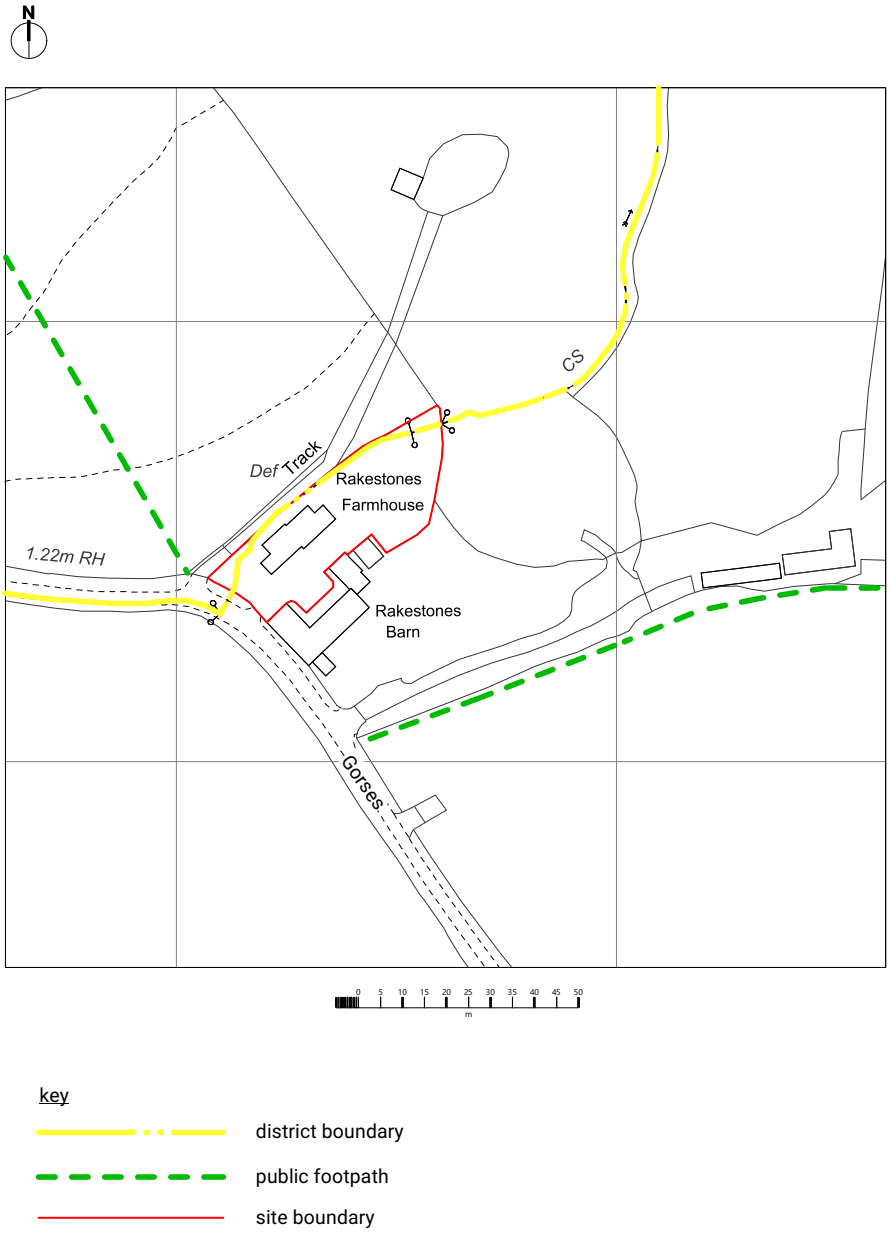
5.0 SUPPLEMENTARY INFORMATION

To be read in conjunction with Design Access and Heritage Statement and drawings 542/L01, 542/P01A, 542/P02A.

The approved scheme for Rakestones Farm does not meet all aspects of our client's brief. Providing a kitchen with adjoining (modestly-sized) dining area at the northern end of the property, gives them and their young family better access to external amenity space.

Revisiting the approved scheme has also given us an opportunity to ensure that the quality of detailing and materials are both appropriate and sensitive to the heritage asset of the main house.



During the initial design stages, we considered views both into and out from the property, including assessing the visibility of the gable from public rights-of-way in the area. There are two footpaths near the application site, but neither offer a close or clear view of the property and in particular the north-east gable, giving us the opportunity to incorporate a more contemporary addition without compromising the central, brick elevation. The precedent below demonstrates some aspects of the design intent: setting the glazing back within the reveal will create shading and both the colour and detailing of the glazing will have an impact upon the look and feel of this aspect of the design.

Example of glazed gable:



colour of glass and verge detail to be different in proposed design

The modest additional length is not more harmful than the approved designs, and you will see that we have reduced the length a little, to address your concerns in this regard.

We have further removed the two rooflights from the south-east elevation, and added one to the north-west elevation; we have removed one ground floor opening in the Kitchen and changed the door into the cloaks area to a more solid panel. The submitted designs simplified the junction between the original house and the proposed link to the extension at first floor level, as the approved scheme was cluttered, particularly at eaves level; the additional single-storey element was added to break up any suggestion of a flat infill. We have now, however, shown a revised scheme, where the links are reduced in width and are inset from the original house. We have shown the roof of this element joined to the roof of the main house, and with raised eaves. We believe the submitted designs were simpler and would ask you to reconsider this aspect of the design.

We would welcome the opportunity to discuss the proposals further with you and trust that we have gone a long way to addressing the concerns of your Heritage Consultant for this application.