

Scan Me

Explore the Project Portal:

Within the project portal, you will find detailed 3D images, design insights, site-specific information, and other relevant data to provide a comprehensive understanding of the design proposal and its associated details. Simply scan this code with your smartphone camera and tap to open the link.

PLANNING OFFICER

Existing Site Context Photographs

Noble Architecture has compiled a comprehensive collection of site survey images, including drone photography, which are available upon request. Should these be of assistance, please reach out to Noble Architecture directly.

HEIGHT BENCHMARK

Ground Floor Finished Floor Level

All height measurements on this drawing are measured from the existing ground floor finished floor level, which serves as the universal site datum benchmark, unless otherwise specified.

CONTRACTOR

Ensuring Material Consistency

The contractor is required to carefully match new materials to the existing structure, ensuring an exact match in colour, material, and texture is achieved.

UR01 | Additional Project Resources, Design Illustrations & Tools

Resource: Description: Launch

Project Portal Project Updates and News Feed. [CLICK HERE](#)

Exterior 3D 3D illustrations of the exterior of the design proposal. [CLICK HERE](#)

Interior 3D 3D illustrations of the Interior of the design proposal. [CLICK HERE](#)

DRAWING LIMITATIONS

This drawing is solely for planning permission and is not suitable for Design Phases 03 or 04 (Building Regulations Compliance and Construction). It represents a preliminary design and is subject to change based on feedback from the planning authority and further design development. It should not be used for construction, as it lacks detailed technical specifications and construction details.

The scheme may be modified post-approval to meet building regulations or incorporate client feedback. Currently, it does not include detailed specifications for structural elements, setting out information, dimensions, or construction details. These will be added as required, following planning approval and progression to Design Phase 03.

This drawing aims to provide a visual concept for planning authority and public review. Note: Noble Architecture's insurer will not cover these drawings for construction use without further development and written consent from Noble Architecture.



EE01 | Existing Conditions : North Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



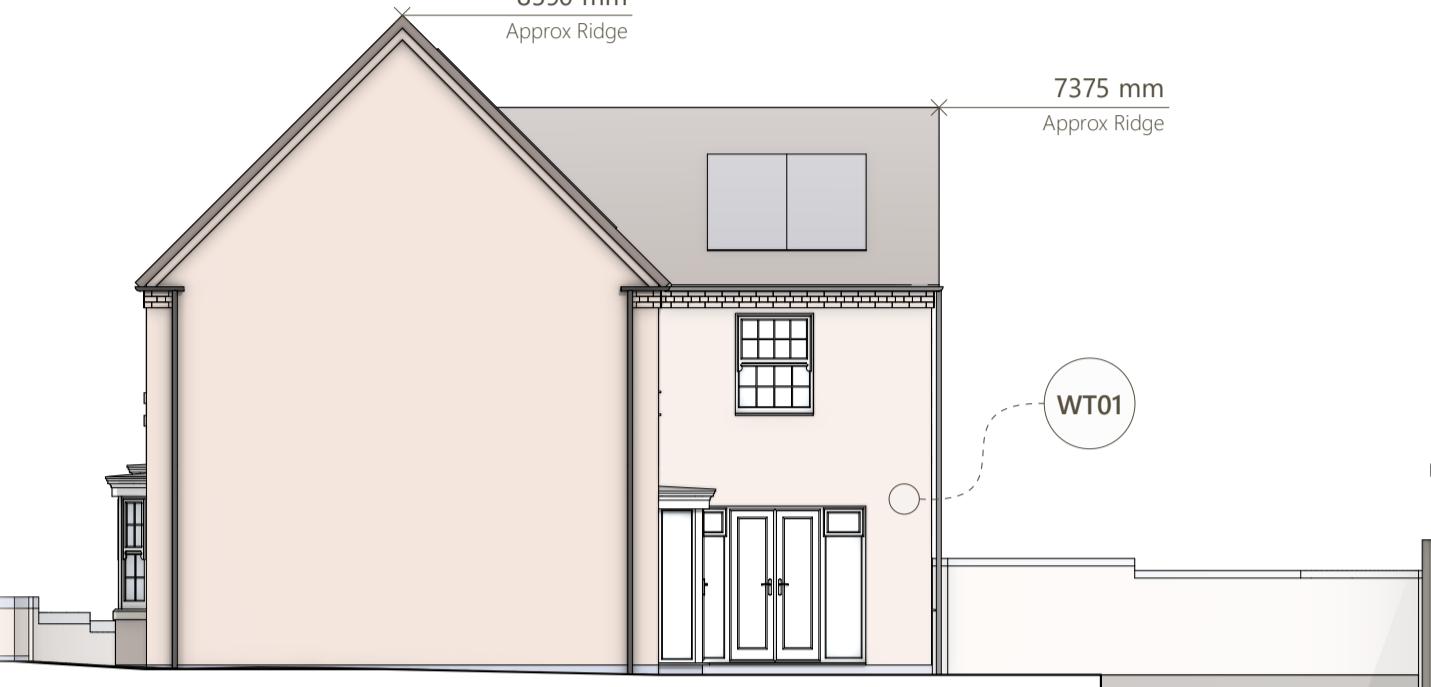
EE02 | Existing Conditions : South Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



EE03 | Existing Conditions : East Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



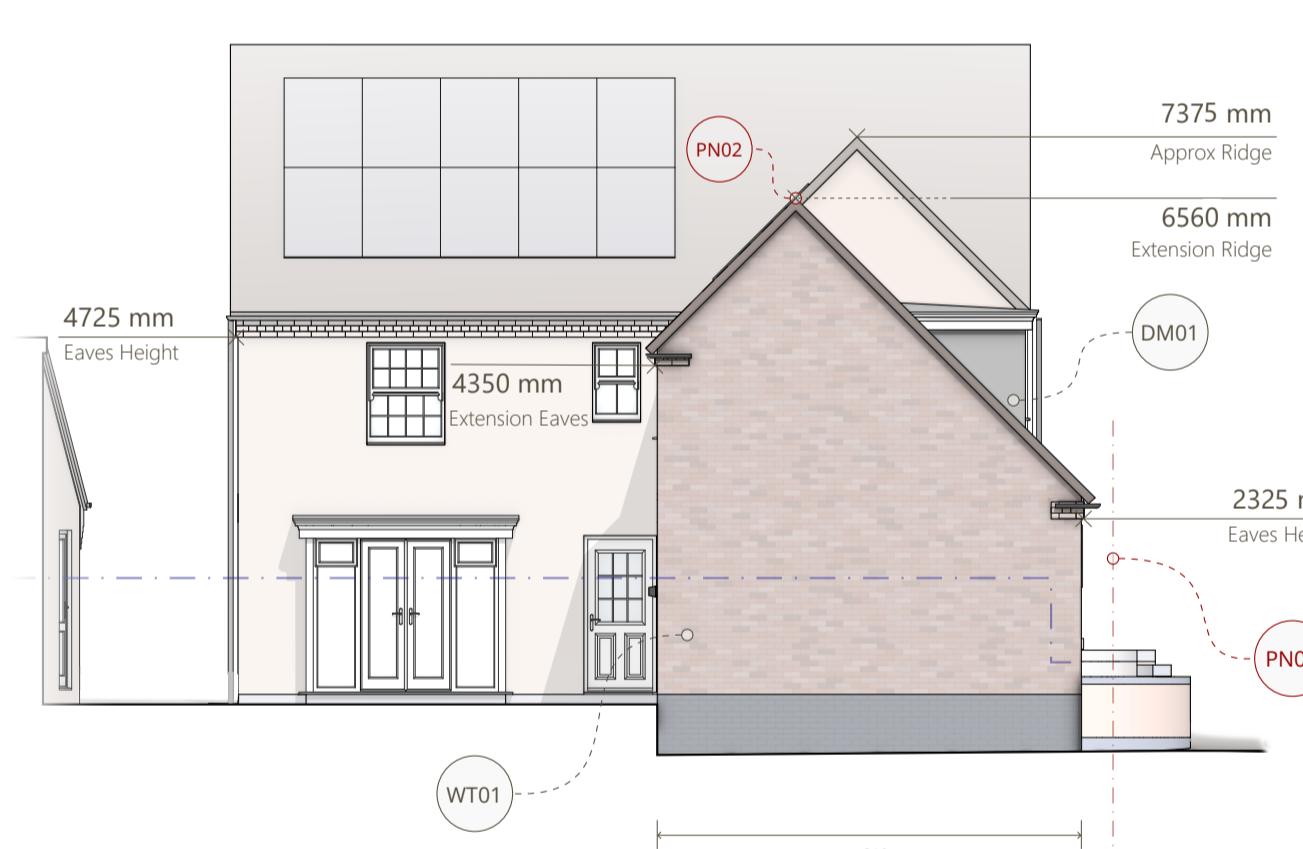
EE04 | Existing Conditions : West Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



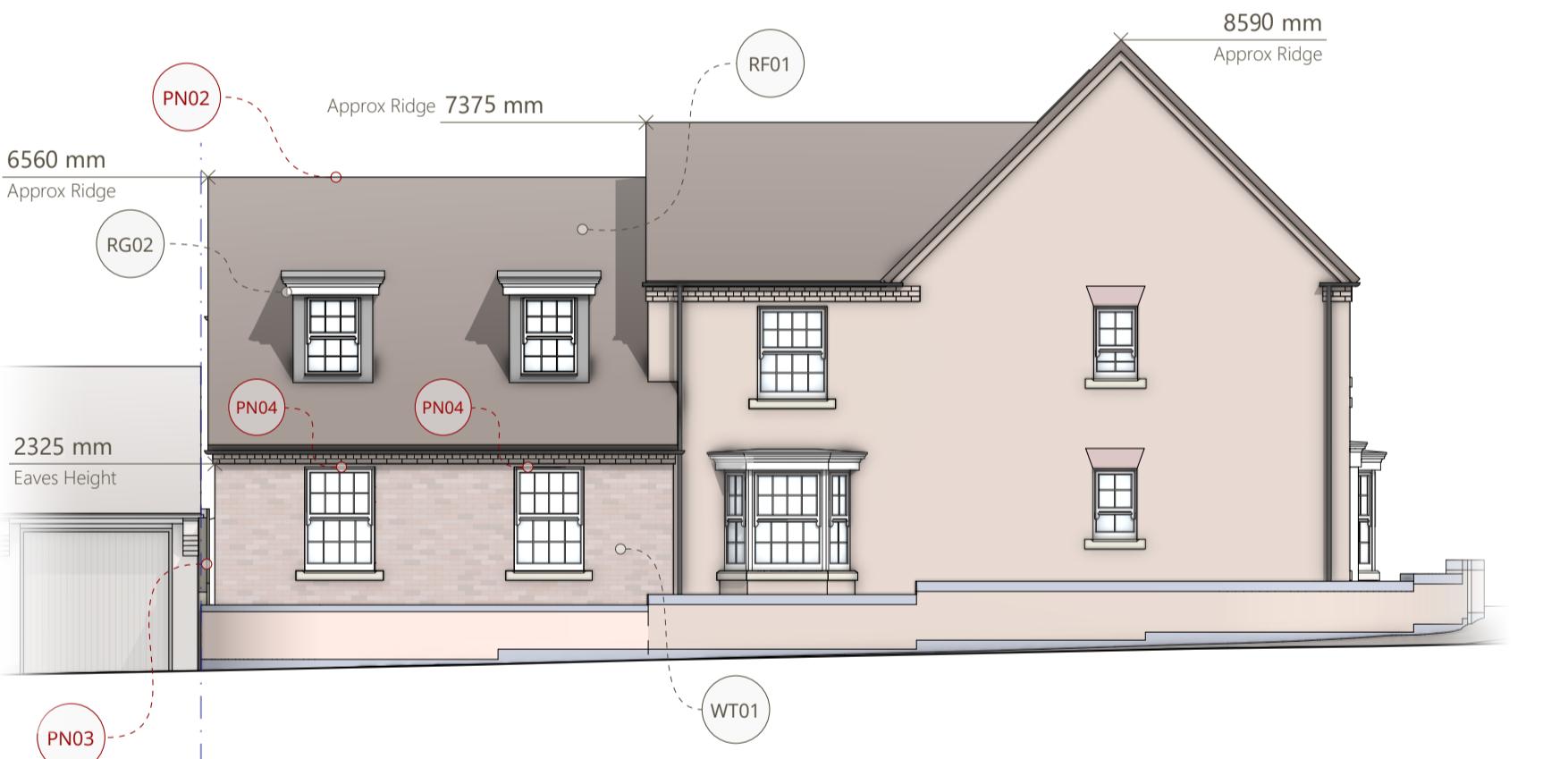
PE01 | Design Proposal : North Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



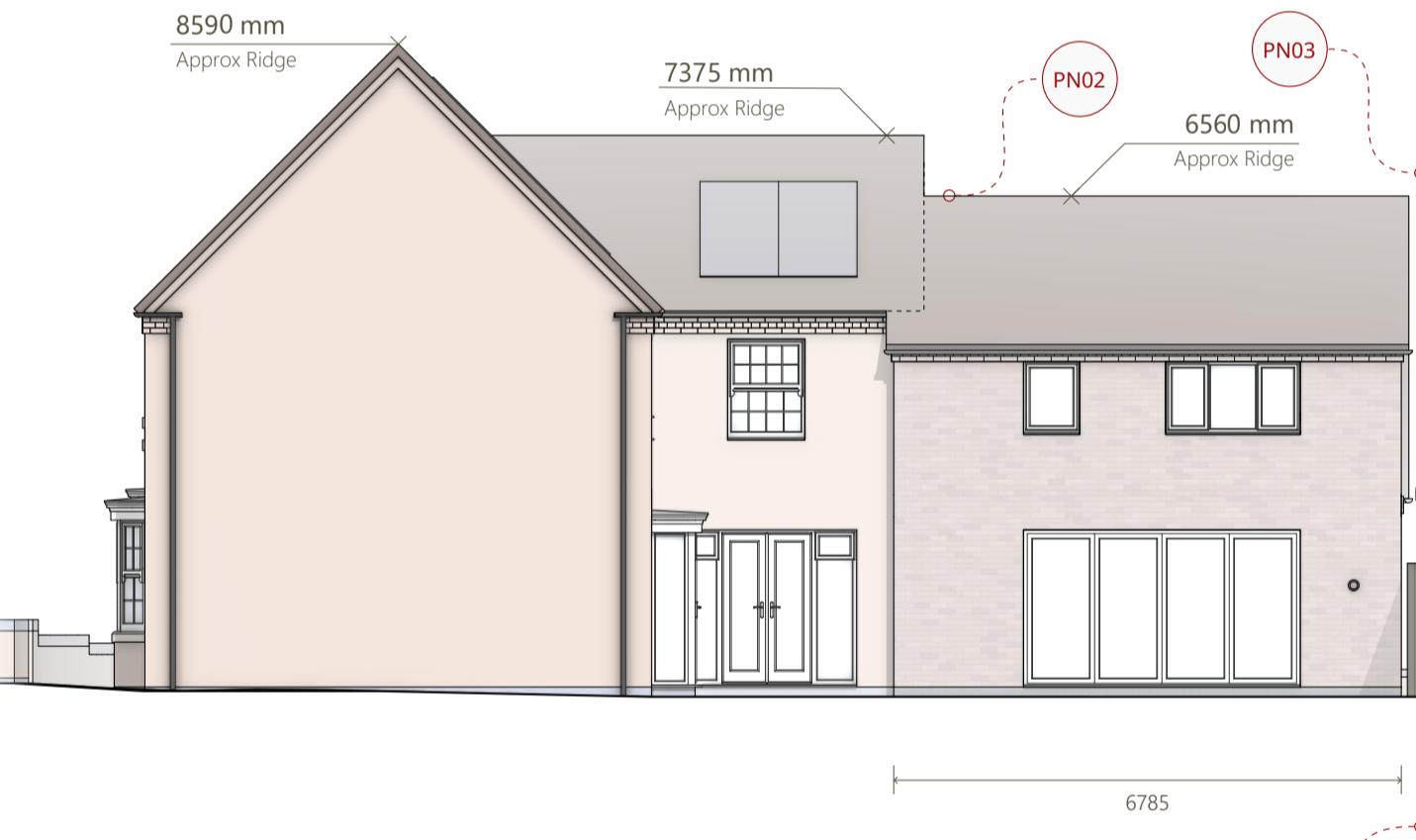
PE02 | Design Proposal : South Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



PE03 | Design Proposal : East Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm



PE04 | Design Proposal : West Elevation

0 m 1 2 3 4 5 m 6 7 8 9 10 m
Printed Scale Factor | 1mm : 100mm

SC05 | Exterior Finishes Schedule

Code:	Element:	Material:	Colour:	Details:
WT01	Brickwork	Brick	Reddish Mix	Facing Brickwork in Stretcher Bond Pattern, Matching Existing
RF01	Main Roof	Tiled	Terracotta	Interlocking clay or concrete tiles, likely machine-made, exact material TBC pending sample
WN01	Fascade Windows	uPVC	White	Mock Sliding Sash windows with glazed bars
WN02	Extension Rear Windows	uPVC	White	Casement windows, Bedroom features fire egress casements
RG01	Gutters & Downpipes	uPVC	Black : RAL 9005	Round profile used
DM01	Dormer Window	Leadwork	Lead	Lead Code specified at Design Phase 03
RG02	Dormer Crown Moulding	uPVC	White	Moulding fitted to Dorma to match vernacular used on neighbouring dwellings

PRELIMINARY DRAWING:

This plan provides a preliminary outline of the proposed scheme and is not intended for construction use. It is designed for planning officials and early stage project tendering only. Before issuing final construction drawings, further design coordination with specialists is required. Using this plan for construction is at the user's risk with no guarantees regarding its accuracy or completeness. Noble Architecture or any affiliated parties are not liable for any errors or discrepancies. By using this document for construction, the user agrees to indemnify all involved parties against claims or damages stemming from its use.

PLANNING OFFICER

Material Selection

To ensure the new extension visually integrates with the existing structure, all materials are precisely matched to the host dwelling in colour, texture, and type. This adherence maintains architectural integrity and mirrors the design language of the local housing estate. By mimicking the existing buildings' materials, the extension promotes aesthetic continuity and respects the area's construction vernacular. For a complete list of these materials, please see the attached schedules and the corresponding material ID tags.

Design Updates

Design Revisions – Proposal Revision D

The following key design changes have been made to satisfy the Planning Authority, following detailed feedback on Revision C of the Design Proposal previously submitted.

Comments & Brief From Planning Case Officer

- The planner requested further consideration of the extension's mass in relation to the host dwelling.
- We were advised to reduce the projection depth into Beldover Drive.
- It was recommended to focus on reducing the dominance of the new addition over the existing building and streetscape.
- Further reductions in the ridge height were advised, building upon feedback from the previous two design proposals.
- It was suggested to reduce boundary impact to address the neighbour's concerns regarding potential undermining impacts during the extension's construction.

Design Revisions – Changes Implemented

PN01 | Building Massing Reduction

The building line has been set back by 450mm along Beldover Drive, creating a more sympathetic massing in line with the Planning Officer's feedback. This adjustment significantly softens the extension's impact on both the host dwelling and the surrounding streetscape.

PN02 | Ridge Height Reduction

The roof and upper-level interior spaces have been redesigned, enabling a 450mm reduction in ridge height. While this change necessitates compromise on internal layout and reduces first-floor ceiling heights, the client accepts these constraints to achieve a more neighbourly form. This reduction aligns more closely with planning recommendations and helps the extension blend more harmoniously into its setting.

PN03 | Boundary Retention

The gabled end wall now steps in from the neighbouring boundary by an extra 100mm, allowing the original boundary fence to be reinstated. This ensures the extension's foundation will not disturb the neighbour's property. In doing so, the revised proposal respects the neighbour's comments submitted to the case officer and addresses this concern.

PN04 | Contrasting Brick Flat Arch Detail Removed

Due to the lowered eaves, the previously proposed flat arch lintel detail would be largely obscured by gutters. Removing this contrasting element ensures the extension remains discreet and visually unobtrusive. With this revision, attention remains focused on the main dwelling, rather than the contrasting brickwork element leading the eye toward the extension as before, thus decreasing the overall visual presence of the extension.

Design Updates – Concluding Statement

The revisions outlined above demonstrate the applicants proactive and thorough action to the feedback provided by the Planning Case Officer. Each concern raised, whether related to massing, ridge height, or boundary impact, has been addressed in a thoughtful and effective manner. The changes not only mitigate the issues identified but also enhance the integration of the extension with the host dwelling and its streetscape context. Furthermore, the adjustments, annotated, illustrate how these revisions have effectively and fully addressed all concerns raised by both the Planning Officer and the neighbour.