Newlands – Support statement

Project: Newlands
Address: Newlands, Frylands Lane, Wineham, BN5
Application number: DC/21/1986

Description: Supporting statement for a variation of condition application in connection with Newlands.

Elevation 01 (Survey) – Elevation 03 (Planning)
Allowance for omission of ground floor window and relocate to first floor. The relocated window has been reduced in size. Allowance for 2no. windows to kitchen as opposed to single two storey window with spandrel panel. The wing extension roof pitch reflects the angle of the main house. The minor revisions have no impact on the architectural solution and reduce the level of light pollution.

Elevation 02 (Survey) – Elevation 04 (Planning)
Allowance for window to the ground floor of the wing. The slats to the first floor dormer have been omitted to enhance the architectural solution. The glazing to the link has been replaced with zinc to reduce solar gain and light pollution. The central timber panel section to the main bedroom has been removed to reduce the visual massing of the end elevation and enhance architectural aesthetics and narrative. The minor revisions have no impact on the architectural solution and reduce the level of light pollution.

Elevation 03 (Survey) – Elevation 01 (Planning)
Allowance to remove vertical slats, simplifying the elevation and ensuring the wing is subservient both in scale and design to the main house. Allowance to omit the glazed link to reduce light pollution and solar gain. The minor revisions have no impact on the architectural solution and reduce the level of light pollution.

Elevation 04 (Survey) – Elevation 01 (Planning)
Allowance for the central timber panel section to the main bedroom has been removed to reduce the visual massing of the end elevation. This minor increase in glazing is offset against the removal of the glazed link. The minor revisions have no impact on the architectural solution and reduce the level of light pollution.

Elevation 05 (Survey) – Elevation 02 (Planning)
Allowance to reduce extent of glazing to main entrance and removal of canopy. Glazing reduced to minimise light pollution towards the neighbouring property. The removal of the canopy simplifies the architectural design, resulting in a more sympathetic entrance. The minor revisions have no impact on the architectural solution and reduce the level of light pollution.

The building retains all the original architectural features and narrative. The articulation of the building envelope looks fantastic and combined with the monolithic use of materials, results a great contribution to local design and architecture.