

**Contact**

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SK-Architecture Ltd.

01/03/24

**Proposed amendments to Manor House, Manton**

Dear Rutland Council

I am writing to submit a variation of conditions application to the planning application for proposed modifications to the 2 storey rear extension at Manor house Manton. The proposed changes aim to enhance the designs thermal performance, aesthetics, and overall architectural appeal while maintaining harmony with the existing structure and its surroundings, and address the pre start conditions within the same application.

The key modifications outlined in this application include:

**Minor Increase in Floor Area:** We propose a minor increase in the floor area to accommodate the reduced eaves line proposed – this pushes the wall out approx. 400mm.

**Amendment to Lower Eaves Line:** An adjustment to the elevation is proposed to lower the eaves line, creating a more subservient extension that seamlessly integrates with the existing structure while enhancing its proportions.

**Reduction of first floor glazing to 3 lead cheeked dormer windows** is proposed to and add architectural interest to the property, decreasing the quantum of glazing to the first floor, with privacy to bedrooms and bathrooms currently a concern, and decrease light pollution due to the risk to wildlife and Bats within the vicinity.

**Amendment of Glazed Elevation:** The glazed elevation will be modified with Crittal-style windows and doors, adding character and charm to the property while maintaining a contemporary aesthetic that complements the overall design vision.

**Charred Black Timber Weatherboarding:** The incorporation of charred black timber weatherboarding will provide a striking contrast to the existing facade, adding visual interest to the exterior while ensuring durability and low maintenance.

These proposed modifications have been carefully considered to align with the initial planning guidance, and to respect the character and integrity of the surrounding dwelling.

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We believe that these enhancements will not only improve the functionality and liveability of the design but also contribute positively to the broader context of the dwelling.

Thank you for considering our application. Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

**Joe Steele** | Director

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RIBA 

*For and on behalf of SK-Architecture Ltd.  
Company number 11367891*