

From: Joyce, Nick <Nick.Joyce2@herefordshire.gov.uk>

Sent: 01 March 2023 16:14

To: Smart, Chloe <Chloe.Smart@herefordshire.gov.uk>

Subject: RE: 223248 Land to r/of The Knapp, Ledbury - revised drawings

Hi Chloe,

My first thoughts.

In general I consider these latest proposals to be a significant improvement on the initial sketch scheme, and first set of drawings and from a heritage perspective don't have any major objections. There are details which I feel could be improved as follows:

Entrance Elevation

I think the mix of render and brick needs to relate to the plan form, so don't mix brick and render on the same horizontal plane.

The entrance would be improved if it stepped forward slightly, and the mix of brick and render to the left of the entrance would be better if it were all brick.

South Elevation

I think it is unfortunate that there are no south facing windows into the bedrooms. The bed could just as easily be placed on against the partition wall and I don't see why the partition wall could not pinch a little space from the kitchen/dining/living space which by comparison seems generous.

Not really my remit, but I would prefer the area set aside in the north west corner as a wild area to include a pond – it is after all already quite a boggy area.

Anyway we can discuss in more detail when we chat next Monday – I've put in my diary for 9:30 ; does that suit you ?

Nick