



# **Attachment 8 to Item 2.1.1.**

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## **LPP Item Responses**

Date of meeting: 27 February 2025  
Location: Council Chambers  
Time: 10am



NORTH-EASTERN VIEW



NORTH-WESTERN VIEW



## Reply to LPP points C. a). i & ii

Regarding the articulation and topography of the proposed pub building. We acknowledge the panel's suggestions, particularly concerning the front façade and its relationship to the historical building footprint and site topography. However, we believe that the current design already addresses these issues effectively. Below, we have outlined how the design responds to the feedback provided.

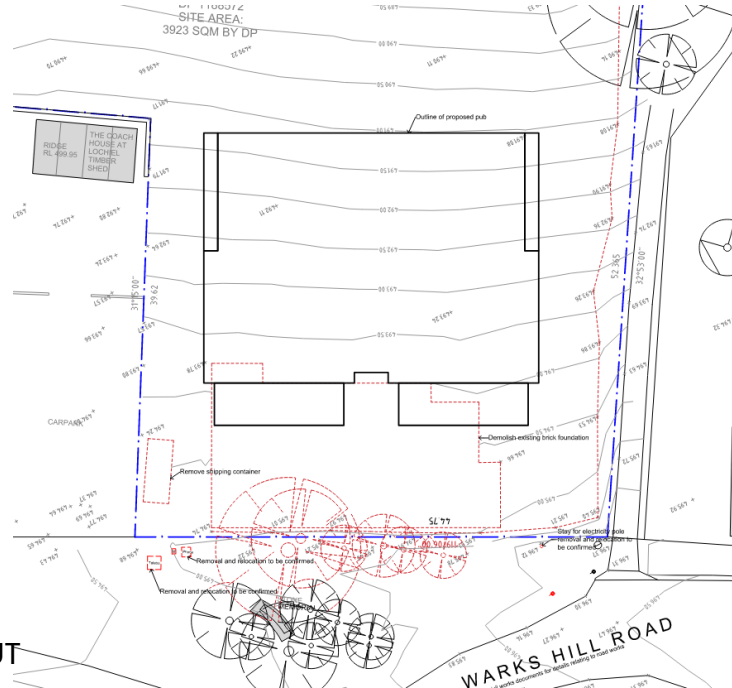
### **BUILDING ARTICULATION AND FENESTRATION**

- The building is visually divided into two distinct pavilions, linked by a smaller central structure.
- Each pavilion has a different roof form, reducing apparent building length and reflecting the palette of forms in the village.
- The facade of each pavilion is further articulated into three distinct sections, further reducing apparent mass and scale.
- The main building masses are constructed from sandstone, providing a solid, traditional materiality that grounds the design within its historical context.

CLOSE-UP FRONT VIEW



- The connector elements between the stone sections are steel and glass structures, which help to break up and articulate the front façade, creating a sense of transparency and visual lightness.
- Each pavilion is designed with a traditional solid-to-void ratio, with windows and doors proportioned to reflect local examples.
- Planter boxes and planting soften the edges of the balconies, blending the building more naturally with its environment.
- The building follows the site's topography, integrating with the slope from front to rear and the horizontal flat contours from side to side.



BUILDING POSITION LAYOUT

We trust this explanation clarifies how the design has been developed in response to the site's context, topography, and heritage considerations, and why we feel the current articulation remains appropriate.