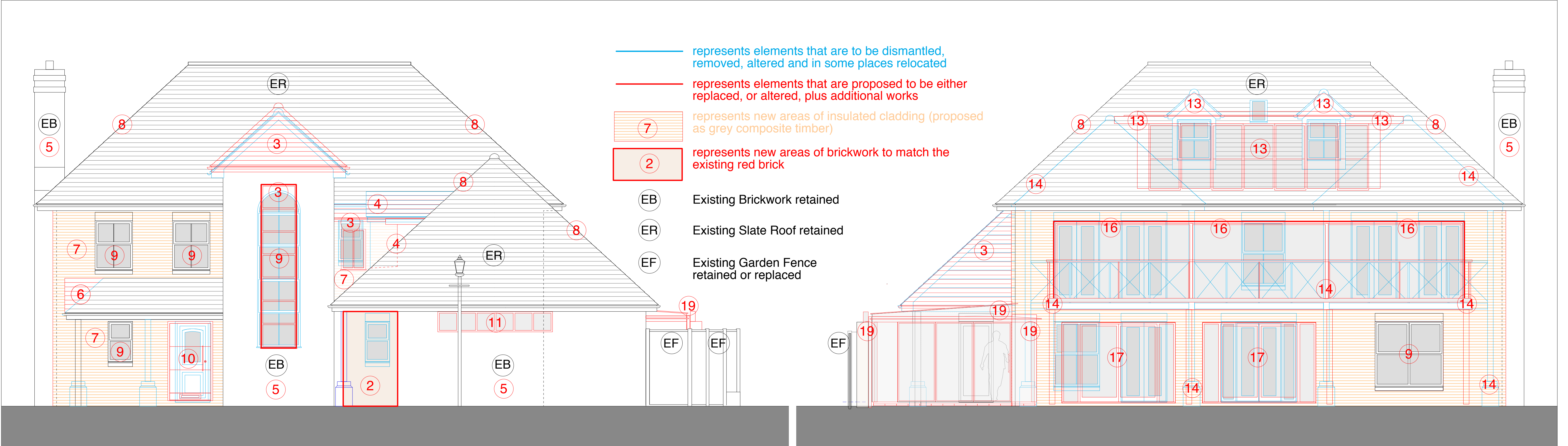
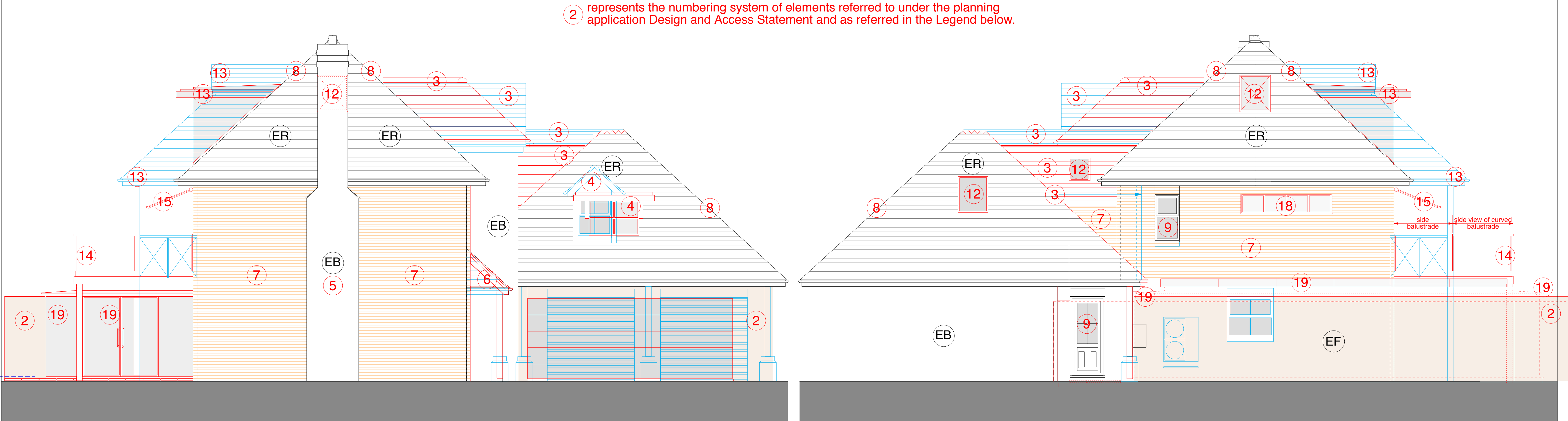




north elevation onto Marquis Way

south elevation onto the beach



east elevation

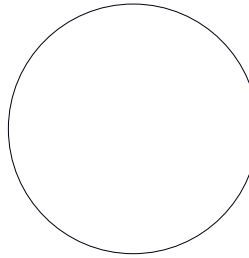
west elevation

Rev B - 04 09 2015 - Drawing updated to illustrate amended curved balcony, amended new west facing side window and adjusted rooflight positions

john wheatley
architecture

project: 11 Marquis Way - Aldwick			
drawing title: Elevations of Existing House			
drawing status: Planning Application			
date: 04 - 09 - 2015	scale at relevant drawing size 1 : 50 (A1) or 1 : 100 (A3)	no: JW131105 - PL40	rev: B

- Retention of existing direction of access into the garage, in an east-west direction from the existing forecourt (not illustrated on elevations).
- Extension of the external wall of the existing garage, up to and including the existing steel colonnade, with proposal to replace the two existing steel roller shutter doors with a full width sectional overhead garage door (removing the central steel post and brick pier), to ease vehicle access and manoeuvrability into the garage, due to the restricted off-road vehicle manoeuvrability, compared to other adjacent properties. This and the extension wall to No. 19, represent new areas of brickwork to match the existing.
- Amended hipped roof form, above the staircase, as well as the square topped vertical window, both matching those on the two neighbouring properties. Amended 'Pyramidal Garage Roof' form amended, at the back of the garage, to mimic the pyramidal form of garage roofs on Nos. 10 and 12, with adjustments in the existing roof form, where it meets the main house, to enable an adjusted internal access into the first floor bedroom over the garage, as illustrated on plans, elevations and roof plan. The adjusted garage roof, would be of the same overall height. It would have a short lead formed ridge capping, in place of the concrete caps that exist at present. Retention therefore of existing architectural style of the property.
- An amended east facing, partially recessed, dormer window, which as a result protrudes far less than the existing form, is proposed with a flat, lead dormer roof, in an attempt to further reduce the scale of the garage roof, in relation to the main house, given its prominence within the Estate.
- The red facing brick is retained on the garage, the staircase tower and on the existing side facing chimney, but it is proposed that the remainder of the external walls are clad in, pre-formed high quality, timber composite horizontal boarding (nominally 150 mm panel height), of a light neutral grey colour, secured over additional thermal insulation.
- The end hip detail on the existing north facing entrance porch roof, to be removed, retaining the full width of roof as a monolithic structure, supported on a single corner column (removing the second middle column).
- The additional thermally insulated cladding responds, to the client's earlier and continued aspiration, to provide a more sustainable and highly insulated property. In this respect, the cladding will provide a substantially more robust external facade, which will provide greater resistance to the wind and rain, that these properties are subjected to, due to their close proximity to the beach. The existing south and west facing brickwork and mortar joints have in many places been eroded due to the weather.
- Proposal to change the existing roof hip detail, to remove the half round red clay/concrete hip tiles and replace them with the traditional mixed cut slates, that will provide a more subtle detail, that allows the pyramidal form of the roof to be further expressed and emphasised. **Assumed to be considered under Permitted Development.**
- All existing PVC doors and windows, where existing openings retained, replaced with either timber, or polyester powder coated aluminium, high performance replacement units. **Assumed to be considered under Permitted Development.**
- The existing PVC front door replaced with a wider new solid timber door.
- An additional high level window is proposed at the head of the external wall of the garage at ground floor level, as viewed, from Marquis Way.
- Four new clear glazed Velux roof lights (standard horizontal centre pivot), within the existing roof form; two within the main roof, facing both east (behind the chimney) and west, plus an additional roof light, within the existing bedroom over the garage, with the smaller four Velux window, in the small double shower room. Bottom sill heights, raised to ensure that the top edge of the fixed solid frame is no lower than 1.7m above internal FFL. The FF bathroom Velux would be slightly higher than this. **Assumed to be considered under Permitted Development.**
- An attic extension, in the form of a rear south facing dormer window, less than a 50 m3 volume increase, replacing the existing two smaller dormers and hipped overhanging roof. **Assumed to be considered under Permitted Development.**
- The existing balcony is to be removed, including the two existing overhanging hipped roofs at either side, which do not form part of any similar detail on the two adjacent buildings. The balcony is to be replaced with a narrow structure, the edge of which will be set approximately 0.5m further away from both the eastern and western boundaries on either side. A new balcony is proposed, which is of maximum 3m depth at the centre of the balcony, compared to the existing 2.5m roof overhang that exists at present and 1.65m balcony structure. The sides of the balcony remain the same dimension as existing.
- Two new white stretched fabric awnings, fully retractable into dark grey aluminium casings, to provide solar protection to the new glazing onto the south facing balcony, extending no further than the two roof hangs that exist at present and which will be removed as part of these proposals.
- New glazed sliding south facing doors, facing onto the south facing balcony at first floor level, are proposed to replace the existing group of doors and window openings, of equivalent total width.
- New glazed doors of extended width and a single window are proposed to replace the existing south facing PVC doors and windows at ground floor level.
- A new high level west facing window, onto the beach access road, with the bottom sill height, raised to ensure that the top edge of the fixed solid frame is no lower than 1.7m above internal FFL. The four windows in this format opening will be clear glazed and operable, but will be inward opening, hinged along the bottom edge of the window. The existing adjacent west facing window at first floor level, within the same elevation will be retained in an existing clear glazed format.
- A new south facing rear single storey extension is proposed, extending no more than 4 metres beyond the existing rear elevation of the house. **Assumed to be considered under Permitted Development - the footprint area of this new extension is well within half of the area of the land surrounding the original house.** The extension is attached to the side of the existing house, but remote from the rear wall of the existing garage first bedroom, concealed from the front of the property, by the two storey garage/bedroom structure. This extension is in the form of a low level, glazed conservatory (within 2.4m height above FFL, along the eastern boundary), of approximately 4m width, positioned between the existing western side wall of the house and a new masonry wall (finished with facing brickwork to match the existing garage, chimney and staircase tower), set just within the line of the timber boundary fence, that faces onto the beach access path way. The conservatory has two sets of both sliding and sliding folding doors, facing south and east, positioned within glazed walls on those two elevations and a low laminated toughened glass roof, with a degree pitch, that rises up to a level, at the side of the house, no higher than 2.2m above FFL. The eaves, gutter and first ridge of the roof glazing, are concealed behind a lead faced abutment coping at the head of the masonry wall. A replacement timber fence is proposed along the boundary, with a height of approximately 2m above the ground floor finished roof level. No glazing at the ground floor level is proposed within the western boundary fence, i.e. facing west onto the beach access path, or onto No. 12 beyond. The glazed conservatory extends no further than the large swimming pool enclosure (AW/44/05), constructed as a rear extension to Aldwick 100. Desk top research has confirmed that there are no covenants or restrictions, in the form of a rear building line, that exist within the conditions of the Planning Approval for the Estate (AW/107/94), the clauses of the Section 106 agreement associated with this consent, nor within the Private Estate Agreement.



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