

Application Summary

Reference should be made to the '*Schedule of Application Documents and Drawings*' and the '*Schedule of Existing and Proposed External Materials*'.

The description within the planning application form can be subdivided into the following items:

- i) The erection of a single, detached, three storey, three bedroom house, replacing an existing, yet to be demolished, three storey, four bedroom house on the same footprint and foundations.
- ii) The erection of an additional single storey glazed 'loggia' extension at the side/rear of the property.
- iii) The rearrangement of the existing constrained vehicle access road and egress from the double garage, across the existing forecourt, with a clearer and safer direct access from the garage onto Marquis Way.
- iv) The erection of a new fence/boundary enclosure, to the existing open fronted car access/parking forecourt, to the east of the double garage, with additional sliding gated access.
- v) The enclosure, within the new property, of the existing footprint of the covered and colonnaded access to the existing garage.

The proposals can be summarised by the following key issues:

1. A south facing frontage directly onto the beach, remains the primary asset of this application site, with the opportunity for panoramic views across the sea and along the coastline, east to west.
2. No: 11 is arguably the most prominent dwelling within the Pavilions Estate, due to its position at the end of Marquis Way.
3. There are fundamental concerns that the existing house does not take full advantage of the opportunities that this site provides.
4. Concerns best resolved, in the applicant's view, by rebuilding the property, but within the constraints of the existing plan form and height.
5. Application seeks therefore, to create a new home, that is designed to meet the applicant's own bespoke needs and lifestyle, whilst providing:
6. A greener, more contemporary solution, of lower height and lighter visual impact, positioned as it is, at the end of Marquis Way.
7. A brighter more contextural building style, within the proximity of an established marine environment, that responds, with greater horizontal emphasis and form, to the calm of the sea and its uninterrupted field of view.
8. A new house, with a simple restrained palette of 'quotations' from a more Modernist era, used elsewhere, locally and along the south coast, to enliven and establish contrast with more traditional environments, with:
9. The contrast of white render, as opposed to brickwork is a deliberate proposition to break the monotony of a single external wall material throughout the Estate and drawing upon the precedent of established private and more contemporary housing estates.

10. An aim to establish a more sustainable and responsive living environment, for many years to come.
11. The lower profile of the roofs, as expressed by the overhanging eaves at both levels, are one metre lower than the existing main ridge and almost 1.5m lower than the ridge of the existing garage roof, with the shallow pitch of the proposed grey standing seam roofs, concealed from the view of all properties, with the exception of the small loggia extension to the south.
12. Existing hard surface forecourts, limit the opportunity for additional soft landscape in an area of the estate dominated by tarmacadum and hard brick walls, that limit access visibility, in contrast to the softer landscaped environment at the centre of the estate.
13. A safer, more practical and universally visible alternative direction of access and egress is sought, from the double garage, directly onto Marquis Way, using automatic operation of a double width garage door.
14. The existing property shows significant evidence of erosion of the external mortar joints, as well as some areas of the actual facing brickwork, plus corrosion of the steel, all due to its proximity to the sea and prevailing winds.

DESIGN and ACCESS STATEMENT

1. The Pavilions Estate - Location and Existing Access

- The existing property, on the application site (the 'Site'), was built in 1996, within the small relatively new, private 'Pavilions' marine estate, in the parish of Aldwick, located outside the boundary of the Craigwell House Conservation Area, immediately to the west. The Aldwick Bay Estate Conservation Area, lies further still, to the west.
- The estate of 27 individual dwellings, is accessed, via an open 'gated' (posts on either side) entrance, from Craigwell Lane (as the adjacent adopted highway), which is in turn accessed from Barack Lane to the north and from Aldwick Street to the east.
- A further seven bungalows were constructed, within Martineau Close, as part of the same development, but accessed separately via Kingsway from within the Craigwell House Estate.
- On passing through the gated entrance, one enters Marquis Way, a private road that provides a central access spine to the properties on both sides. There is a turning head for vehicles, almost immediately to the right within 25 metres of the entrance to the Estate, after which the road veers to the left, directed towards the sea, revealing the front of the existing property, in the distance at the end of Marquis Way.
- The 'Site' is situated at the centre of six detached properties, which have access from the left & right turning, at the end of Marquis Way. The back of all six properties face south with their own direct frontage onto the beach. A separate beach access, for the other residents within the Estate, exists directly to the west of the 'Site', forming a natural separation with the adjacent property (No:12) on the opposite side of the access.
- Marquis Way has a secondary branch access to the right, before the end of the road, into a group of houses to the west of the estate.

2. Existing Character of the Pavilions Estate and Beach Front Properties

(refer to existing photographs - sheet references: PL21, PL22, PL23 & PL24)

- The scale of the overall development, including Martineau Close, starts from Craigwell Lane as predominantly single storey, rising towards the south and east up to two storey shallow pitched roof houses, rising further as one approaches the sea, where the six properties are 3 storeys in height, with steeper pitched roofs.
- This marked variation in scale, rising as one proceeds along Marquis Way, reflects also the increase in natural density of the development, expressed by the more generous landscaped environment, at the centre of the Estate.

- The character of Marquis Way, changes therefore, along its length, with a mixture of individual properties with open, direct road frontages to the west and more secluded clusters of four, two storey houses, within communal landscaped entrance courts to the east.
- The sense of open space to the right of the street, is heightened further by the presence of a common central landscaped area to the west, onto which many of the central properties face.
- After this point, the road becomes bounded tightly on both sides, with high, visually converging, brick walls, focusing on the bare masonry of a double garage at the end of the street and the mass of its dark grey roof above, which represent the point of arrival at the end of Marquis Way, associated directly with the existing house on the 'Application Site'.
- A much tighter, secretive and more restricted visual relationship exists therefore, at the southern end of the Estate, as one approaches the six beach fronted properties at the end of Marquis Way, where little if any soft landscape exists.
- The six frontage properties, of which No: 11 Marquis Way is at the centre, are based upon a typical house type, designed by the developer at the time, with a range of mirrored plan forms and variations in architectural treatment.
- These variations were designed, presumably to establish at the time, individuality, through a variety of property styles, within an affordable range of standard details and materials, some of which were represented throughout the estate, including:
 - i) brickwork of either (predominantly) light buff/cream, or a darker red multi stock brick. The lighter buff brick has matching coloured mortar, whereas the red multi stock brickwork has standard non coloured mortar.
 - ii) two variations in roof material: light brown plain tiles with shallow profile 'bonnet' style hips (predominantly on the taller, more visible, sea front properties), or darker grey slates with hips formed with larger semi circular ridge tiles, of contrasting red colour), on a typical pitched and hipped roof form.
 - iii) vertically expressed stair enclosures, with tall window fenestration (on all the beach front properties), represent a contrasting 'quotation' from a more 'modernist' architectural style, capped however with the more traditional, either gabled or hipped roof.
 - iv) variations in scale of the lower level, garage hipped roofs, due either, to an open or covered (by extended and colonnaded, hipped roofs) garage entrance.
 - v) south facing steel framed balconies with contemporary glass and steel cross braced balustrading, supported in contrast, by either 'heavy' white painted rectangular section steel columns, or large brick piers, with highly decorative finials. The existing house has steel posts that support twin extended hipped roofs, whereas the properties on both sides of the 'Application Site' have brick piers and open balconies with no overhanging roof.

- vi) alternating 'quotations' of architectural style, establish a contrast between those houses (nos: 10, 12 and 13), with a more decorative urban, Queen Anne styled 'bricked quoining', at their building corners, expressed with alternating colours of brickwork, plus a high level, decorative curved white cornice to the roof overhang and the other three properties (nos: 9,11 and13) that avoid detailed expression and as such are left with a plainer, more rural 'cottage' vernacular style, not consistent however with their scale.
- vii) both styles adopt small window fenestration, facing both north and south, steep roof pitches and with wide overhanging eaves on the beach fronted properties, with shallower pitched roofs on the smaller properties to the north.
- viii) typically the whole estate has been finished with white UPVC windows and doors, with deep fascias, barge boards and soffits, also formed in white UPVC.
- ix) apart from the bungalows in Martineau Close that have white rendered facades, the whole of the Pavilions Estate is built in the two facing contrasting brick colours, with predominantly dark grey slate roofs.

3. Sea front properties and their context

- Historically the style of properties located next to the sea reflected the need to build them using materials that provided suitable weather resistance from prevailing wind and rain. Stone or render, typically painted to provide additional resistance to moisture, or clad in timber. The vernacular changed with location within the country, depending on the materials available and local skills that were available.
- Ultimately the use of sea front properties was associated less with those involved in fishing or other local marine trades, but to a greater extent with the recreational and vacational use of buildings, in immediate proximity to the beach.
- Style became more relevant therefore, in the design of sea front properties, however cladding, or partial cladding and brighter, white or coloured rendered properties remained a common feature and this is still very much the case today.
- If one looks at the properties along any seafront, especially in Sussex, the majority of properties will be predominantly white in colour, or clad in light coloured cladding of some form. This is true also of properties along the seafront in Bognor Regis and Aldwick.
- In contrast, brickwork has always been used widely in Sussex in all rural, urban and suburban environments, but not necessarily as the material of choice on the seafront. It remains the material of choice in most new housing developments, but now much more consistently, alongside other materials (predominantly render or cladding), whether as part of a palette of materials on the same property, or as fully contrasting building designs.

- More recently, the impact of glass, in larger sheet sizes, has been able to transform the use of sea side properties, both in the size and shape of windows and doors, but also in the transparency and use of conservatories (with examples within the Pavilions Estate), balconies and external terraces, that provide external recreational use, on south facing elevations. No better example exists than the large, fully glazed, modern detached pool/conservatory structure, that has been built within the front garden of the large early 20th Century traditional half timbered beach front mansion, known as Aldwick 100, just to the east of the Pavilions Estate (ref: PL26 - Photographic Image Sheet - image refs: 9 & 10).
- The predominant material used on roofs remains slate, or in Aldwick, brown or red plain tiles, often with shallower roof pitches than exists on the six beach fronted properties within the Pavilions Estate.
- However, the use of more modernist, white rendered building designs, with flat roofs, has become an established part of the vernacular of a marine environment. For local examples (ref: PL26 - Photographic Image Sheet):
 - i) A large, recently built, three storey seafront house, between Barrack Lane and Canons Close, just to the east of the main entrance to Aldwick Bay Estate, with expansive south western, first floor terrace, replacing an extensive 1920's traditional pitched roof property - (image refs: 1 & 2).
 - ii) A significant, early 20th Century example, of a 'modernist' two storey, beach front house, located within the Conservation Area of the Aldwick Bay Estate, on the corner of The Dunes and Bay Walk. Beach House was designed by (Berthold) Lubetkin and (Anthony) Chitty of Tecton in 1933, and accepted as one of the best Modern Movement houses in England. It was one of the earliest houses on the Estate and designed for the original owner, the Duchess of Sutherland, and referred to by Sir John Betjeman as having the "*natural efficiency one associates with coastal building. This is not an ordinary seaside villa with modernistic trappings. It fits into the landscape and this age, as a streamlined car looks dignified, even beside a cathedral*" - (image refs: 6 & 7).
 - iii) Recently refurbished, early 20th Century, white rendered house with roof terrace and parapet, located on the northern side of Fish Lane, to the north of Aldwick Avenue on the coast - (image ref: 3).
 - iv) Two contemporary large three storey white rendered houses, with flat roofs and terraces located in Davenport Road, Feltham (image refs: 4, 5 & 8).
- Many examples of white rendered art deco, early and modernist revival, houses and other building types were built and remain in Bognor Regis, Worthing, and Brighton & Hove, as well as other locations along the south coast.

4. Reasons for Redeveloping the Property

The most valuable asset of this application site, is its waterfront location and south facing frontage directly onto the beach, plus the opportunity for panoramic views from the first and second floor levels of the property.

Why Redevelop the Property?

- There are fundamental concerns that the existing house does not take full advantage of the opportunities that this site provides, which would, in the applicant's view, be best resolved by rebuilding the property (even though, just less than 20 years old), within the constraints of the existing plan form and height, using the existing foundations and ground floor slabs (ref: drawing no: PL15).
- This planning application for a new house seeks therefore, to address these concerns, allowing the applicant to create a new home, that is designed to meet his and his partner's own bespoke needs and lifestyle.
- The new house would provide them with the potential opportunity, at this time, to create a greener, more contemporary solution, whilst reducing also, the scale and relatively dark and sombre visual impact of the existing property, positioned as it is at the end of Marquis Way.
- In comparison, the two properties (nos 10 & 12) on either side, appear much lighter than the existing property, in their choice of colour, having the advantage also of higher quality materials, more sophisticated external detailing and lower, two storey houses in their foreground that reduce their perception of scale.
- The aim is to develop a property, that contrasts with, yet complements the two adjacent properties, as well as the wider estate, with a brighter more contextual relationship with its marine environment, that responds with greater horizontal emphasis and form, to the calm of the sea and its uninterrupted field of view, using 'quotations' from a simple restrained palette of less traditional, more modernist detailing and proportion, used widely elsewhere, along the south coast, plus measures that will establish a more sustainable and responsive living environment, for many years to come.

5. Issues with The Existing House

Prominence of the 'Site'

- No: 11 is arguably the most prominent dwelling within the Pavilions Estate, due to its position at the end of Marquis Way, its relationship with the beach and the adjacent private estate access, to the west of the property.
- The first impression of this existing house, on viewing it from the entrance along Marquis Way, is that of the large steep, grey hipped roof, that covers the blank, dark brick wall of the double garage below and as a result dominates the main facade, set further back from the road edge.

There are no windows facing this direction to soften and create some identity to this prominent elevation and relieve the solid and dark, remote image that it engenders.

- Whilst the more remote locations of the other double garages, associated with the properties to the east and west, provide a natural means of enclosure, between the second and third properties in both directions, the prominent location of this particular garage roof, dominates an otherwise significant focal point to the whole estate.

Vehicle access and the double garages

- Lateral access in and out of the double garages, have required that the whole ground level frontage of these six properties is hard surfaced, in the form of vehicle forecourts, used either as a means of manoeuvring, or parking cars, which limits the opportunity for additional soft landscape or any form of front garden.
- The complex manoeuvres required to use the garage on this particular 'Site', given the access position, of this particular property, from Marquis Way and the tight colonnaded entrance, have resulted in the owners/applicant not using the garage to park their cars, but leaving them on the forecourt, and so using, the section of Marquis Way outside their property to reverse their vehicles and turn back towards the main access route. However, the high brick wall on the eastern side of the main access, limits the visibility of vehicles turning into this concealed area, which is considered to be less safe, than if cars could reverse into the garage, through automatic doors, directly from Marquis Way and drive out in a forward direction, even allowing for the very small number of vehicles and well practiced drivers involved within neighbouring properties. The properties to the east and west have the advantage of a more remote manoeuvre, using the extension of the access road in either direction.

Issues with the internal arrangement

- The existing property is arranged over three storeys, with the main entrance hallway, at ground floor level leading into a large kitchen, separate dining room, single study/bedroom, with separate shower room, utility room, wc and detached double garage. A central stair tower expressed over three storeys on the front elevation, with vertical external glazing, houses the main staircase, rising from the entrance hallway to the first and second floor landings. The rear southern elevation at first floor level, is sub divided into a narrow reception room, a main bedroom and dressing room, all facing south onto the balcony, with en-suite bathrooms and second bedroom, located over the garage to the north. Two further small bedrooms are located at second floor level, with a separate shared bathroom. Both 'attic style' bedrooms have small dormer windows with south facing sea views.
- The arrangement of ancillary dressing room at first floor level and a bathroom at second floor level, both at the centre of the south facing facade, limits the potential for using the full width of the southern elevation to its full advantage, ie: for the primary enjoyment of the south facing view of the beach and sea beyond. The size of the rooms are therefore limited in scale, especially the first floor reception room, that has a very narrow frontage to the south.

- The style of attic bedrooms at second floor level reduce the ability to install larger dormer windows, or establish a more horizontal panoramic view from this storey level of the house

Fenestration and the first floor balcony

- The south facing first floor balcony provides the opportunity for extensive full width panoramic views of the beach and the sea beyond. However the small scale of individual window and door fenestration, that exists, especially on the southern, beach facing facade, limits any real enjoyment of the views from within the property, especially for a significant period of time throughout the year.
- Although the windows and doors are still generally performing effectively, the frames, consistent with many UPVC sections, are excessively wide and coupled with the narrow width of door leafs on multiple double door sets, the percentage of actual glazing that opens directly onto the balcony is minimal.
- Similar issues exist at second floor level, where the size of the two small dormer windows, provide little if any relationship with the sun, or view out to sea, with no windows to the north, other than from the staircase.

Existing condition of the property

- The property shows significant evidence of erosion of the external mortar joints, as well as some areas of the actual facing brickwork, due to its proximity to the sea and prevailing winds and the balcony steelwork is also corroded.
- Twin external air source heat pumps have been installed into the property, since it was built, in place of a gas boiler, but the limited thermal insulation of the external walls and roof, due to the standards at the time in which it was built and its coastal location, makes this an ineffective and uneconomic method of heating, unless significant changes to the thermal performance of the property are made.

6. Design Proposals for a New House

Internal arrangement and the primary living space at first floor level

- Whilst the ground floor accommodation has direct connections with the garden, the views from this part of the house are restricted by the low level sight lines and the presence of the existing Tamarisk hedge, located beyond the property boundary and onto the beach.
- The proposals reflect therefore the desire to position the primary daytime living areas at first floor level, with uninterrupted views over the top of this hedge, within a single large open plan living space, extending the full width of the main body of the house. The space, which would be approximately 12m wide x 6.5m deep, would have a direct and intimate connection through large south facing glazed doors, with a new external balcony, with the south facing external

environment and panoramic views across the beach, the sea and coastline beyond, visible through the fully glazed balustrade.

- The balcony would be significantly narrower than the existing full width structure, but extend out slightly further, as far as the overhang of the original roof.
- The open plan living space would contain a kitchen to the east, with wide low horizontal windows, facing both north and south, a central dining area and sitting area to the west, that has a direct relationship with a wood burning stove, set within the external wall to the west.
- With the creation of a single first floor, open plan living space, the need for an existing protected landing at that level would be removed. The alignment of the main staircase, albeit within the same, slightly smaller 'staircase tower' has therefore been adjusted, so that the rising flights at both ground and first floor levels, start from the western edge and turn at right angles to the south, with intermediate winders, rather than the original dog leg arrangement.
- This arrangement provides a greater sense of arrival to visitors climbing the staircase, from the main entrance at ground floor level, entering the first floor living area in a direction that responds immediately to the south facing aspect of the space.
- Access up to and escape from the second floor level, starts similarly and ends in this westerly direction, which allows a new protected landing corridor at first floor level, behind the main living area. This corridor provides access to a visitors bedroom suite over the garage, but also secondary external access and egress, via a new external staircase, down to the terrace to the west of the utility room at ground floor level.

Internal arrangement at second floor level

- With day time living space at first floor level, the aim is to create a single predominantly open plan bedroom suite at second floor level, that benefits similarly from the panoramic coastal views, but from a higher vantage point.
- The bedroom suite at second floor level is set back from the main facade, similar to that of the attic bedrooms that exists at present, giving the impression of a full perimeter balcony with solid balustrade, however the majority of the recessed external wall is solid, with the space between, to be used as perimeter storage, under a concealed flat roof.
- A glazed 'Juliet' balcony of restricted width, does provide full height views of the sea, directly to the south. Additional south facing windows on either side, set within the recessed facade, are kept at a low level, removing visual connection with the beach properties on both sides, due to the height of the outer solid "parapet" and proximity to the west, of the beach estate access route, positioned as it is, between the two corresponding boundaries of No: 11 & 12.

Internal arrangement at ground floor level

- With the main living accommodation at first and second floor levels, the applicants are seeking to use the ground floor as an additional visitors bedroom suite, a central study that

overlooks the garden, a utility room in much the same location as the existing house, all accessed from a central inner and outer hallway.

- In addition to these secondary living spaces, a new health and exercise suite is proposed in the south western corner of the house, with glazed doors out onto the garden.
- A new ground floor extension is proposed, beyond the edge of the existing house, with access from the corner of the health and exercise suite, as a predominantly glazed (in the walls only) 'Loggia' space, with east, south and west facing sliding, or folding glass doors, which will provide a potential location for a new recessed hot tub, which can be used in the context of an internal, or open garden room in the summer.
- Under the principle of a 'Home for Life', the applicants are seeking to install a permanent means of wheelchair access between all levels, positioned adjacent to the main staircase, with direct access into the inner hall at ground level, the main living space at first floor and the bedroom suite at second floor level. This is also especially relevant when the typical day time living area, has been raised above ground floor level, providing therefore a means of lifting heavy shopping and other goods up to the upper storey levels.

Double garage

- It is proposed that the plan area of the existing roof overhang is incorporated into the garage, which will allow a more generous main entrance arrangement and a more sustainable method of enclosure for the storage and recycling of refuse, which currently relies on wheelie bins, parked under the roof overhang and so visible from the adjacent access road.
- An alternative direction of access into and egress from the double garage is also proposed, directly from Marquis Way to the north, with a powered double width garage door, in place of the existing pair of doors, facing east onto the forecourt. The new door will be operated remotely by the two relevant vehicles that use the garage. This is considered a safer more practical arrangement, given that there would be greater visibility of vehicles, both reversing from this private road, into the garage and of their forward egress, than exists at present, given the access and egress from the existing forecourt, partially concealed, from oncoming vehicles by the high brick wall to the east of Marquis Way. The existing streetlight is positioned on the boundary of the footpath, in front of the garage and it is proposed that this will need moving approximately 1.8m to the east. The existing footpath is already provided with a flush kerb, along the whole length of the northern property boundary, along this frontage,

External context

- The photomontage (PL25) of the new house, as viewed on the approach along Marquis Way, and can be compared to the existing photograph from the same viewpoint. *(Existing photographs provide additional context, especially in regard to the properties on either side - refer to Sheets 1 to 3 - PL21 to PL23).*
- The existing photograph demonstrates the emphasis, in relation to its position at the end of this access road, that has been given to the existing double garage and how, especially in

shadow on a bright sunny day, the form and treatment of this element and the whole building, is not helped by the choice of dark brickwork and a high pitched slate roof.

- In contrast, the proposed new house is intended to emphasis its given position and role as the focal point of the development, when facing towards the sea.
- the contrast of white render, as opposed to brickwork is a deliberate proposition to break the monotony of a single external wall material throughout the Estate. It draws upon the established vernacular, referred to earlier, for marine properties with white or light coloured facades, and continues the original 'Estate' theme for variations in style and material (albeit of limited original impact). This is however demonstrated more effectively, by the juxtaposition of properties within the established Aldwick Bay Estate and by the accepted norm within many new housing developments, where brick and render are mixed together, as if they had evolved throughout time.
- the introduction of a more modernist form, with deep overhanging eaves, further emphasises the horizontal character that is inherent within this style of architecture, creating a deliberate contrast with the pitched roofs of the existing houses, on either side that are typically more concealed by the properties in their foreground.
- The horizontal form is continued through into the alignment of the contrasting timber panelling at ground level, the creation and set back of a landscape balcony, above the garage at first floor level, the set back similarly of the top floor, thereby reducing the massing of the facade, plus the shape of the windows, with horizontal intermediate glazing bars. The only break from this form is the exaggerated vertical emphasis of the staircase tower, the only element of modernist form, retained from the original house, reflecting the same device used on the adjacent houses on either side.
- The naturally lower profile of the roofs, expressed by the overhanging eaves at both levels, are in reality one metre lower than the existing main ridge and almost 1.5m lower than the ridge of the existing garage roof, with the shallow pitch of the proposed grey standing seam roofs, concealed from the view of all properties, with the exception of the small loggia extension to the south.
- The setback of the top floor, is consistent on all sides, albeit broken by the staircase to the north and the Juliet balcony to the south. This device reduces the scale of the house, by separating the lower two storeys from a reduced width accommodation at second floor level. It is an alternative and more efficient solution to an attic bedroom built into the roof space of a pitched roof house and a device that reduces the perceived height of the building as well as avoiding the impact of a large area of grey slate roof required to house attic rooms, especially where no windows exist, facing north to break up the mass of the slate roof surface.
- The timber cladding at ground floor level, is again designed to reduce the scale of the house, but also to introduce a softer and more tactile material at pedestrian level, that provides a contrast to the hard surfaces that exist at present at this end of the Street. It is intended to be

maintained in its natural colour, but using hardwood timber panels, sourced from sustainable sources. The timber cladding is also designed to reduce the visual impact of the garage door, such that both wall and door are faced in the same material. There will be lines evident, but the general impression will not be of a typical garage door.

Construction and Materials

- The proposals for the new house, are based upon the retention of the existing foundations, below ground rising walls (refer to PL15) and existing ground floor slabs, thereby reducing the impact of the 'dirty' construction process.
- The ground floor level of the building will be raised by 75 to 100 mm, to make allowance for higher levels of thermal insulation and under floor heating. The external ground levels will be re surfaced and laid to falls to accommodate this change in level and to upgrade the specification from tarmacadam. Level access will be provided as part of this change in external surface.
- The floor to ceiling heights at ground and first floor levels are not changed, although variations in floor depths are accommodated by changes in the height at second floor level.
- The new external walls will be constructed, in the form of 200mm thick solid insulating blocks, centred on the existing foundation walls, plastered directly internally and rendered, with a high performance through coloured specialist render system, onto a high performance external grade thermal insulation board, resulting in an airtight, highly thermally efficient facade, that will benefit from the thermal mass of a thick solid external wall, retaining warmth in the winter and a cooler environment in the summer.
- Windows and doors will be replaced, with high quality and performance timber units. A high standard of glazing and frame performance is proposed, using high performance double or potentially triple glazing, especially on the larger south facing facade. The windows will be designed to open internally, allowing all perimeter frames to be protected by extended areas of insulated external render finish, thereby further reducing air leakage and protecting the majority of the exposed timber frames.
- The large south facing glass sliding doors at first floor level, that open onto the balcony, will be protected from solar gain by a proprietary single width white fabric roller blind/awning that will be controlled automatically under windy conditions. Other smaller south facing glazed openings will either be shaded naturally by the balcony, or by other internal means.

8. External Works and Landscape

- The proposals include the enclosure of the existing forecourt with timber screening to match that of the cladding the double garage. A solid sliding gate, of matching timber is proposed.

- The new screen will provide an enclosure to a new front garden, expanding, considerably the soft area on this side of the house and providing the opportunity for a new tree and landscape.
- An access up to the main entrance door and recycling store (for wheelie bins) will be retained with clay or concrete block paviours over the remaining surface of the forecourt.

Paving slabs or paviours of matching specification, will be re-laid at the back of the property, again making allowance for level access.

- The area at the back of the garden will be raised at a slightly higher level, with timber decking, allowing a free draining solution, in the event of a storm where water does break over the rear flood defence wall.
- The balance of soft and hard surfaces remains approximately the same, albeit that the area of free drainage surfaces will have increased.
- Apart from two existing bushes at the front of the garage, that will be replanted in advance of the building works, none of the remaining existing vegetation will be affected by the works to the house.

9. Sustainability

- It is a prime consideration of the applicant to design and implement a sustainable development, that:
- responds as effectively as possible to the issues of climate change, providing in return a home that is more economic to run, well into the future. In this respect the design has taken into consideration passive systems that reduce the use of energy, rather than concentrating on systems that generate renewable energy.
- provides an enduring lifestyle and enjoyment of the local marine environment, with additional means of vertical access, which may become increasingly relevant with age.
- the use of back up low temperature underfloor heating systems at ground and first floor levels, in conjunction with updated external air source heat pump technology, replacing the existing under used system.