



1. Front View



2. Side view from Sea Lane



3. Rear View

Design Statement

The design has been developed in response to the context and local planning guidance. All spatial requirements for internal and external areas and distances to surrounding properties have been met. It is a unique building that is about its place.

The new property has been set to the axis and ridge height of 108 Sea Lane and set back as far as possible from the road edge to ensure that it merges with the street scene. The internal layout ensures that there are no views out from the first floor at the rear to protect the privacy of surrounding properties.

Living accommodation has been set at first floor level to maximise the opportunity to take in views of the sea and the open space which are a unique feature of the site.

The proposed dwelling provides family accommodation comprising of 3 bedrooms, study, bathroom and en-suite with a kitchen family space and living room to the first floor. An external terrace sits to the front with connections to both the living room and kitchen family areas. There is a detached garage with a garden room behind.

The contemporary design style complements the recently approved development of 1 Sea Drive (now commenced) and other properties in the area. The gable form is a response to the existing properties along Sea Lane and the flat roofed element complements the approved scheme at 1 Sea Drive and the existing flats building beyond.

This proposal fits within the urban grain of the area as illustrated by our diagram, drawing number 2214 - PL - 101. It seeks to replace the current "missing tooth" along the Sea Lane frontage. The proposal also complements the existing density of the locality as can be seen by our diagram drawing number 2214 - PL - 104. The density of this proposal is considerably lower than the previously approved flats scheme for the site as per our diagram drawing number 2214 - PL - 103.

A contemporary palette of quality hard wearing materials has been selected to articulate the design and to create a robust building that will become an asset to the area.

The site is in a sustainable location and is within easy reach of shops, schools, library, church, the beach and other recreational facilities.

Environmentally sustainable features have been incorporated into the proposals.

The scale and density of the development are in keeping with the character of the surrounding area.

This proposal seeks to make use of an existing vacant site and great care has been taken to ensure that the design fits comfortably within the existing pattern, density, and grain of development as well as the street scene.

It seeks to create a family dwelling which provide quality accommodation in an area where there is presently strong demand.

The design has been developed in response to the context and local planning guidance. It is a unique building that is about its place. It is a piece of architecture which aims to become an asset to the area.

D	Images updated to mode transport planning's dwg proposed access arrangement with visibility splays	11-03-22
C	Final visual images updated	23-02-22
B	Final images chosen	18-02-22
A	Updated to Client's comments. Neighboring buildings amended.Timber panel reduced	16-02-22
Rev.	Description	Date
Revisions		

Project: New build dwelling	
for SB24 Ltd	
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