

MATERIALS AND FINISHES

ROOF - RETAIN AND WHERE POSSIBLE RE-USE THE EXISTING PLAIN CLAY TILES TO THE MAIN PITCHED ROOF. GRP COVERING TO THE FLAT ROOFS. BARGE AND FASCIA BOARDS TO MATCH WEATHERBOARD CLADDING.

WALLS - GROUND FLOOR IN THROUGH COLOUR K-RENDER IN 'OFF-WHITE' WITH LIGHTLY TEXTURED FINISH. FIRST FLOOR, GABLES AND DORMER WINDOWS IN CEMENT BASED 'NEW ENGLAND' STYLE CLADDING IN 'LIGHT GREY' FINISH.

WINDOWS AND SCREENS - MARINE GRADE POWDER COATED ALUMINIUM IN 'CHARCOAL GREY'.

FRONT DOOR - COMPOSITE FRONT DOOR WITH FULL HEIGHT SIDE PANELS WITH OBSCURE GLASS.



1:100 SCALE (at A3)

THE FRONT FACING DORMER WINDOWS WILL VIEW OUT OVER THE RECREATION AREA AND TO THE SEA BEYOND. THESE WILL BE CLAD USING 'NEW ENGLAND' STYLE WEATHERBOARD CLADDING TO MATCH THE FIRST FLOOR AND GABLE ENDS.

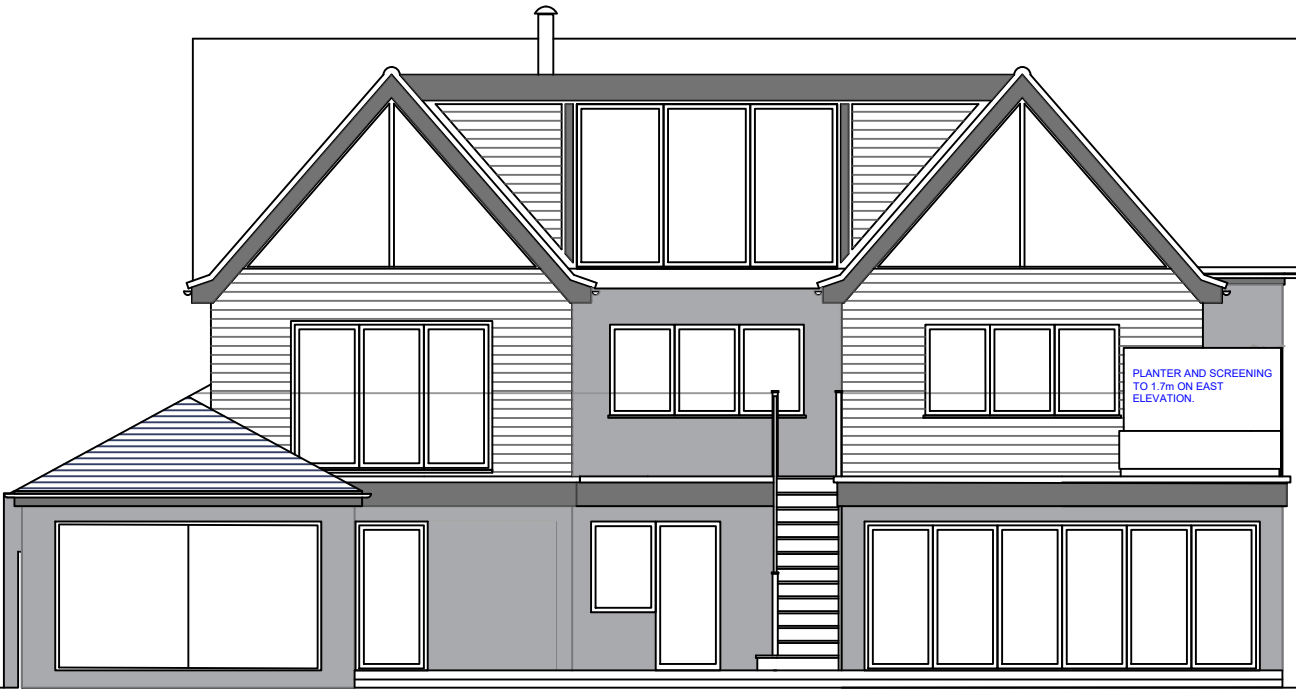


CONCEALED GRP GUTTER DETAIL TO AVOID ANY OVERSAILING OF BOUNDARY.
GUTTER OUTLET FORMED IN STRICT ACCORDANCE WITH CURE IT GRP SYSTEM GUIDINES AND WITH GUSSET TO DISCHARGE INTO GUTTER.

A 4.8kW PHOTOVOLTAIC ARRAY WILL BE SITED ON THE FLAT ROOF AT HIGH LEVEL. THIS WILL NOT BE VISIBLE FROM GROUND LEVEL AND WILL PROVIDE A SUSTAINABLE SOURCE OF ENERGY FOR USE IN THE DWELLING.

REAR FACING GLAZING LOOKS OUT OVER THE APPLICANT'S GARDEN AND TOWARDS THE SEA. THIS HAS BEEN SET BACK FROM THE REAR WALL LINE TO SOFTEN THE APPEARANCE OF THE DORMER AND AVOID REFLECTIVE GLARE.

GABLE ROOFS WITH 300mm OVERHANG TO EAVES AND VERGE TO PROVIDE A SHADOW LINE WHICH WILL SOFTEN THE GABLES AND ASSOCIATED GLAZING.



PLANTER AND SCREENING TO 1.7m ON EAST ELEVATION.

THE NEW FRONT ENTRANCE WITH COVERED PORCH WILL MAINTAIN THE FORM OF THE EXISTING BAY WINDOW AND WILL PROVIDE A SEATING AREA ON THE FIRST FLOOR LANDING TO TAKE IN THE SEA VIEWS.

PROPOSED FRONT ELEVATION

THE ALTERATIONS TO THE FRONT ELEVATION INCLUDING THE HIGH QUALITY FINISHES AND REARRANGED FENESTRATION WILL PROVIDE A VISUALLY ENGAGING FACADE THAT POSITIVELY CONTRIBUTES TO THE STREET SCENE.

MARINE GRADE POWDER COATED ALUMINIUM FIXED GLAZING LOOKING OUT ONTO THE REAR GARDEN AND HERB BED.

COLOUR: SLATE GREY

PROPOSED REAR ELEVATION

MARINE GRADE POWDER COATED ALUMINIUM SLIDING SCREENS OPENING OUT ONTO THE REAR TERRACE.

COLOUR: SLATE GREY

PROPOSED ALTERATIONS & REFURBISHMENT
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