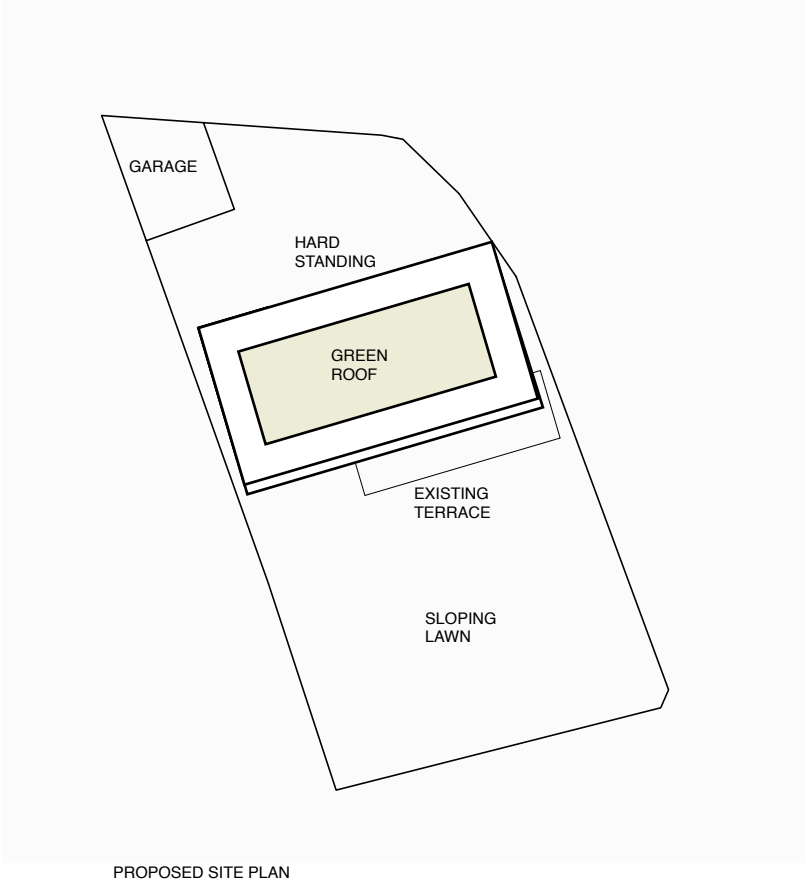
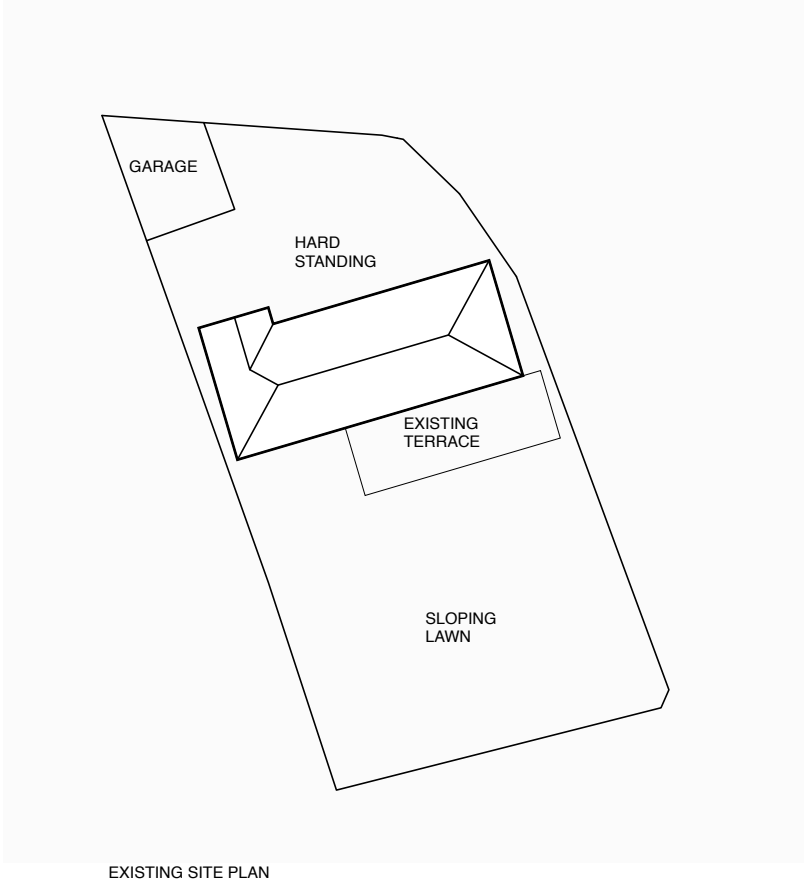
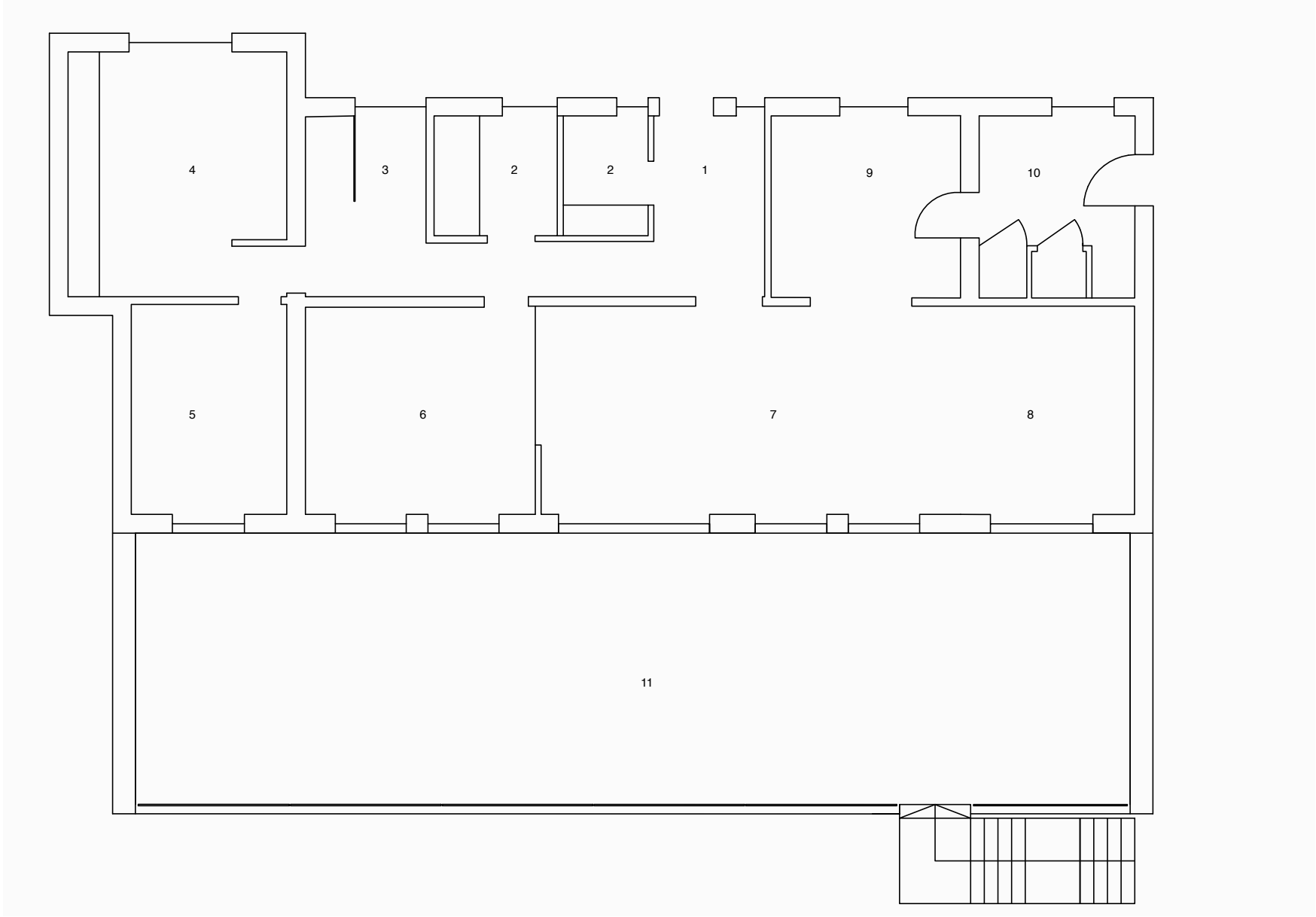


H e a t h e r b a n k



1:1250 SITE LOCATION PLAN
1:500 EXISTING/PROPOSED SITE PLAN



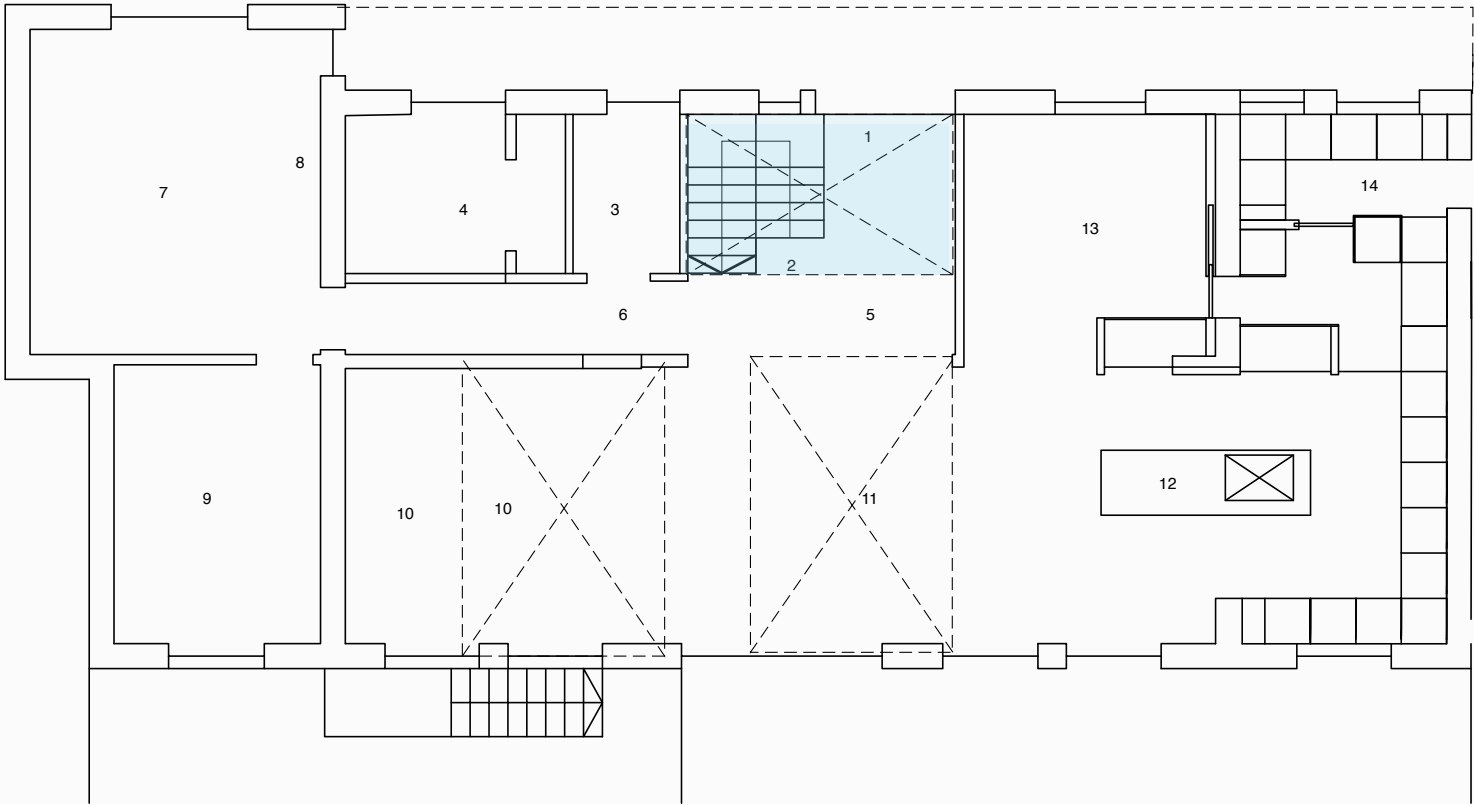


- 1. ENTRANCE
- 2. WC & BATHROOM
- 3. ROOM
- 4. BEDROOM
- 5. STUDY
- 6. BEDROOM.
- 7. LIVING
- 8. DINING ROOM
- 9. KITCHEN
- 10. UTILITY.
- 11. TERRACE.

1 : 1 0 0 Existing Plan

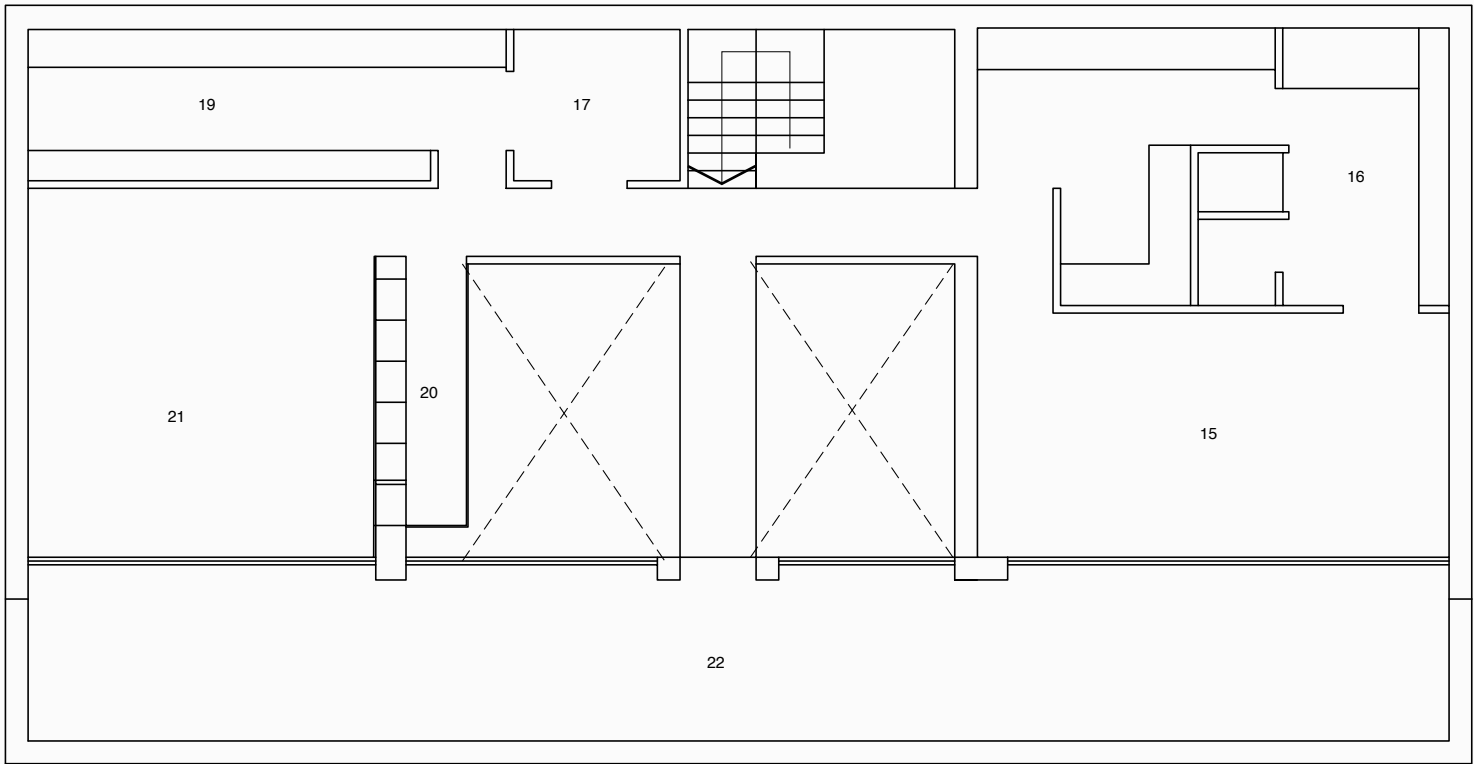


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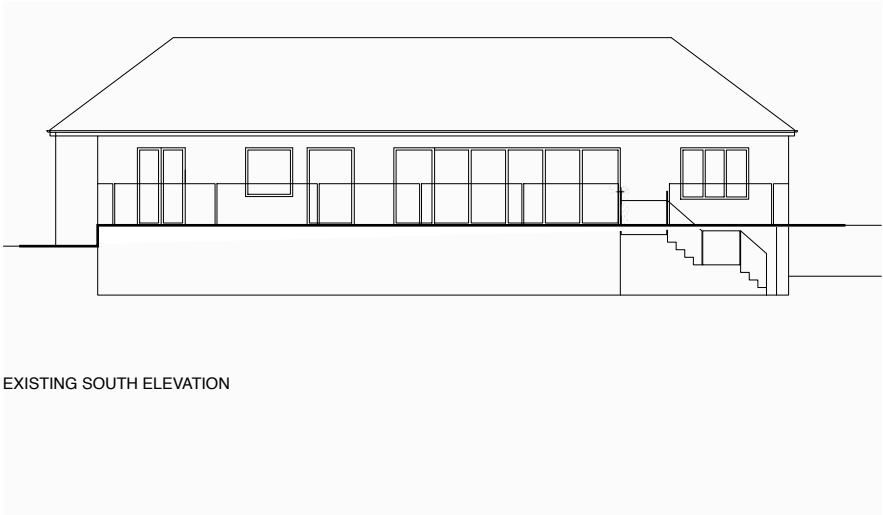
- 1. ENTRANCE
- 2. STAIRS
- 3. WC
- 4. GF BATHROOM
- 5. HALLWAY
- 6. HALLWAY
- 7. BEDROOM
- 8. STORAGE
- 9. BEDROOM
- 10. LIVING ROOM
- 11. DINING ROOM
- 12. KITCHEN
- 13. SNUG
- 14. UTILITY

1



- 15. BEDROOM
- 16. EN SUITE BATHROOM.
- 17. FAMILY BATHROOM
- 19. STORE ROOM
- 20. BOOK STORAGE
- 21. STUDY
- 22. TERRACE

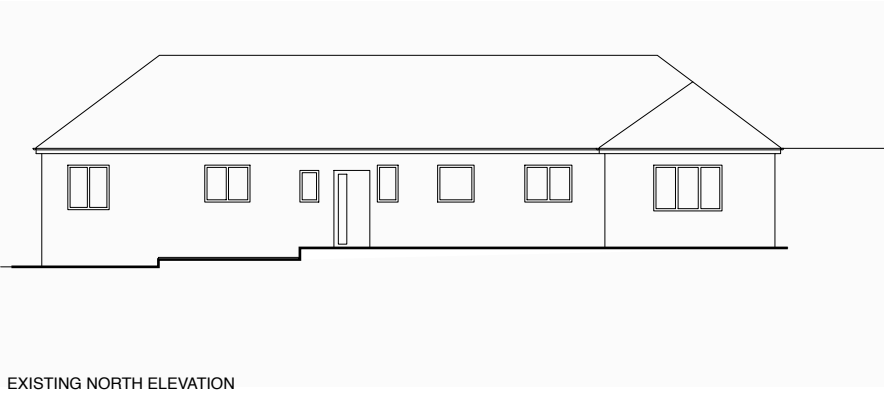




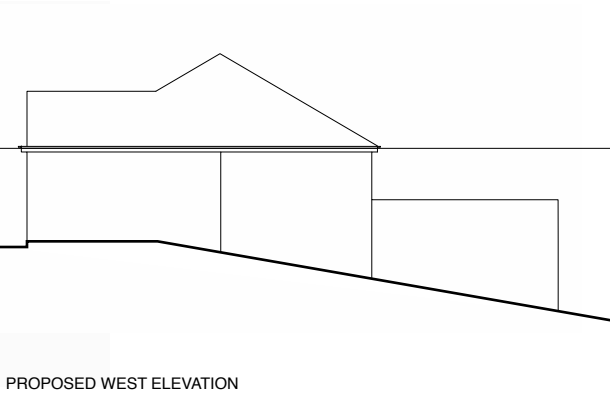
EXISTING SOUTH ELEVATION



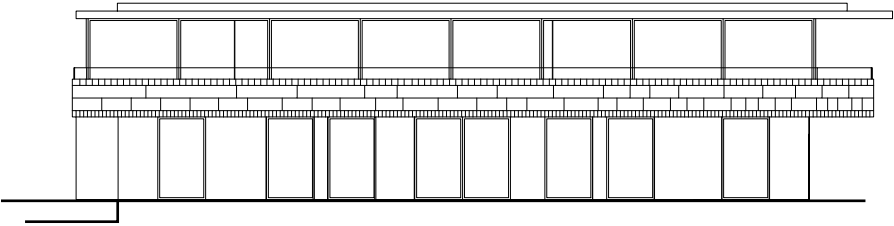
EXISTING EAST ELEVATION



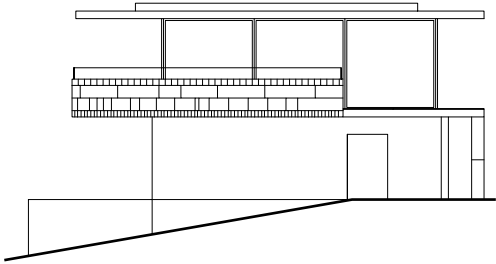
EXISTING NORTH ELEVATION



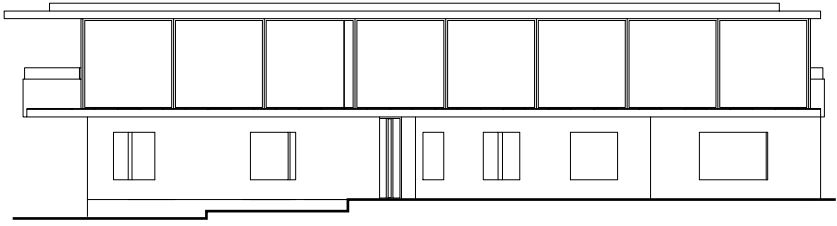
PROPOSED WEST ELEVATION



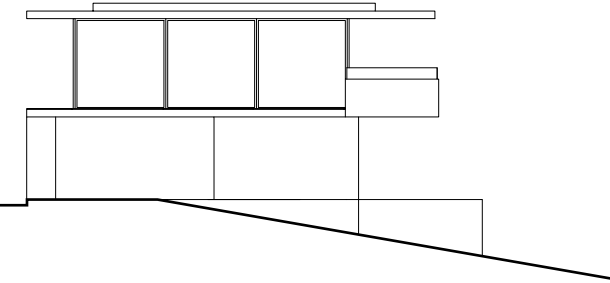
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

GREEN ROOF MAT TO 60SQM CENTRAL SECTION BOUND BY S/S 100X100 RESTRAIN
ANGLE SET IN GRAVEL CHIPPINGS OVER BLACK RUBBER EPDM ROOF.

CANTILEVERING ROOF WITH ALUMINIUM POWDER COAT PRESSING PROFILE TO
MATCH WINDOW PROFILE COLOUR. WHITE MONOLITHIC SOFFIT.

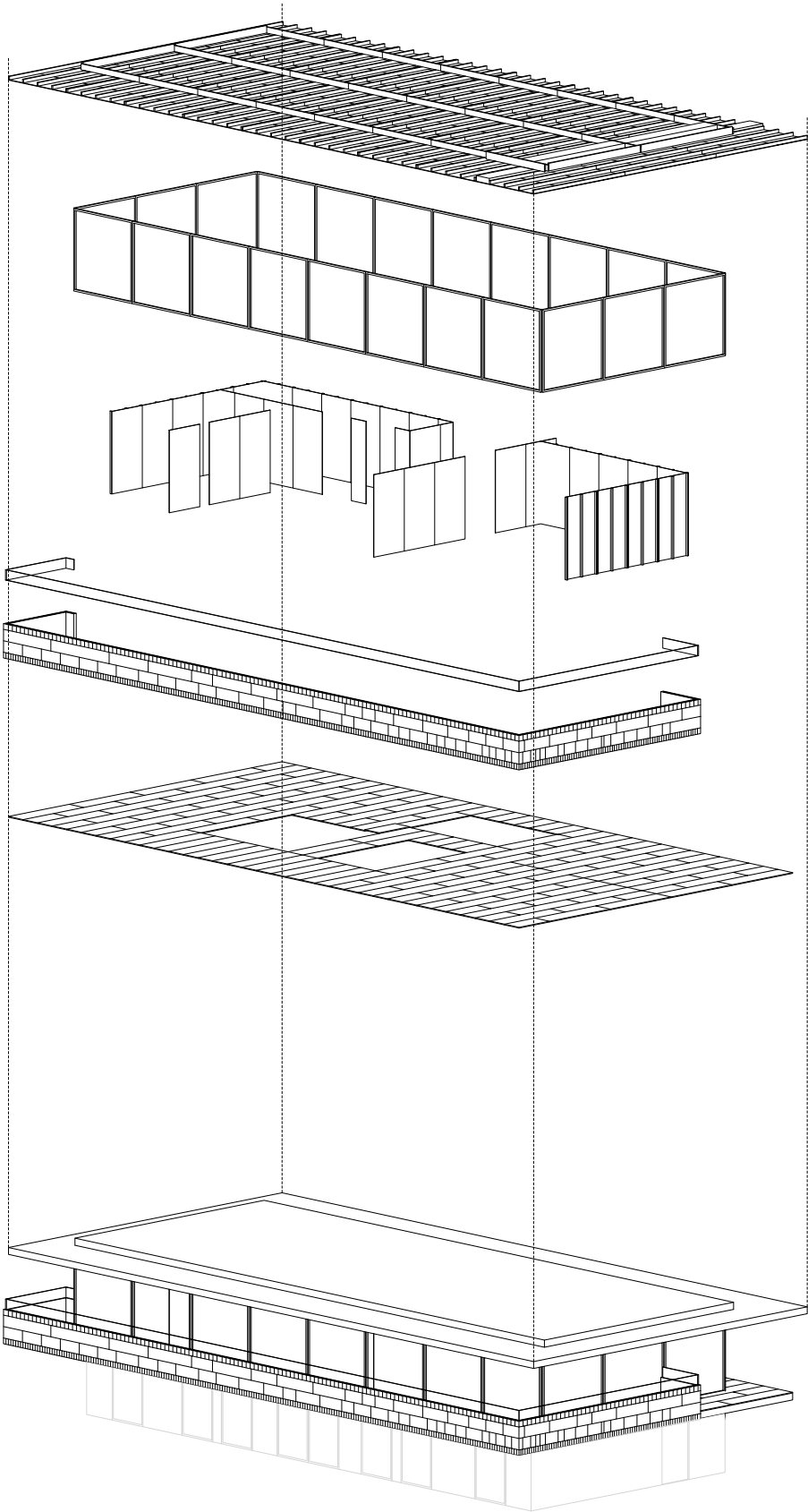
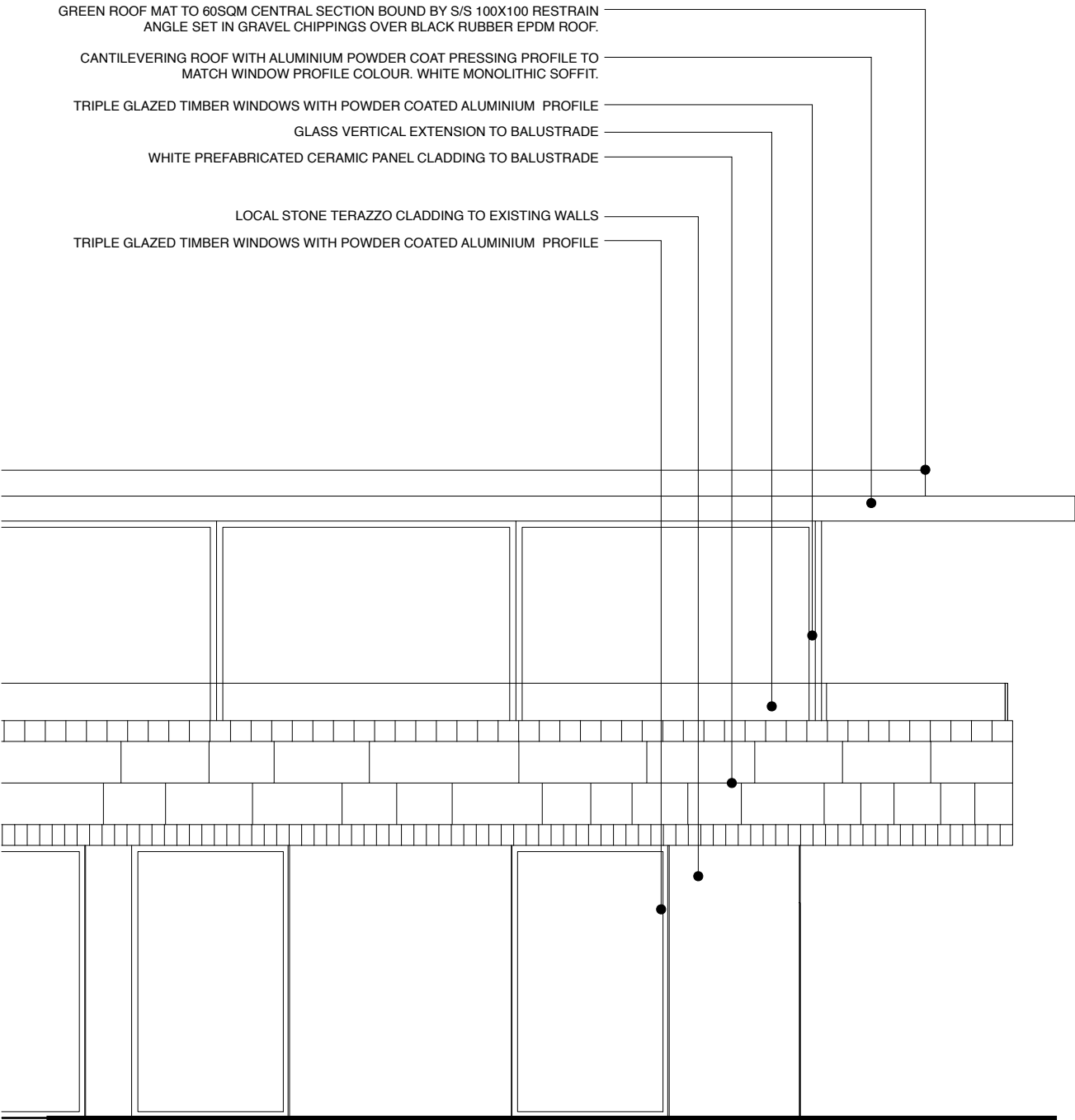
TRIPLE GLAZED TIMBER WINDOWS WITH POWDER COATED ALUMINIUM PROFILE

GLASS VERTICAL EXTENSION TO BALUSTRADE

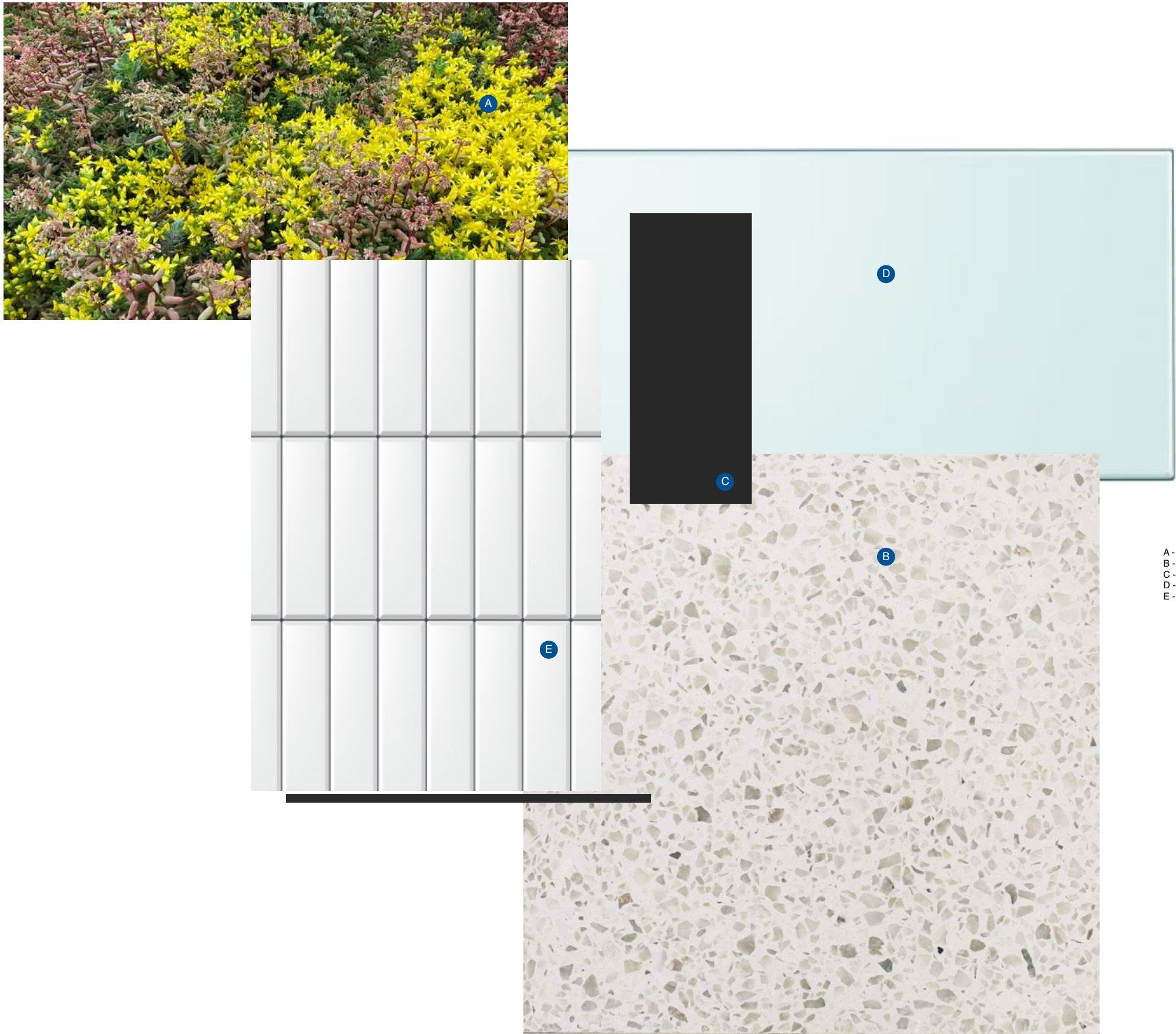
WHITE PREFABRICATED CERAMIC PANEL CLADDING TO BALUSTRADE

LOCAL STONE TERAZZO CLADDING TO EXISTING WALLS

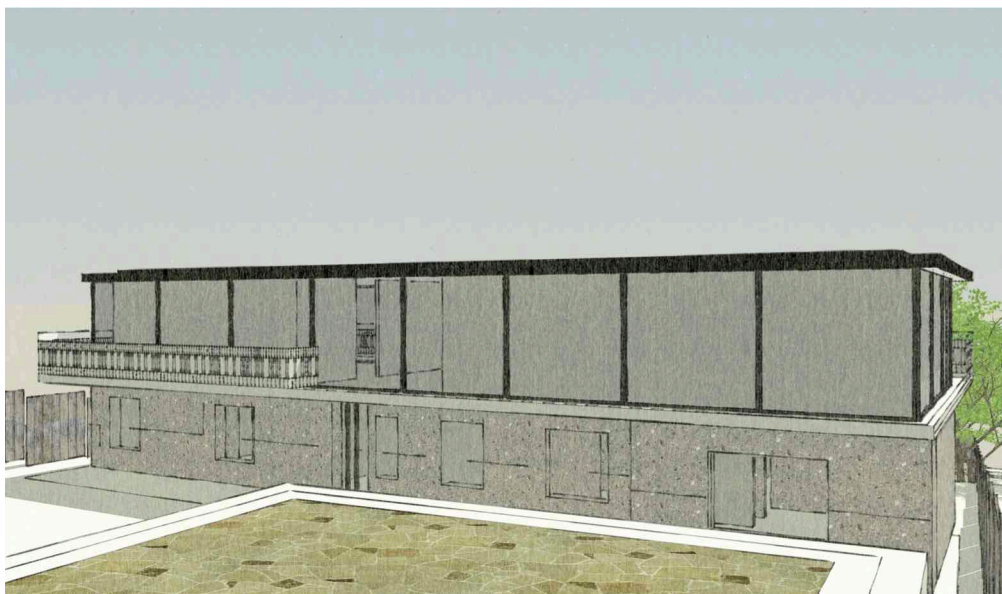
TRIPLE GLAZED TIMBER WINDOWS WITH POWDER COATED ALUMINIUM PROFILE

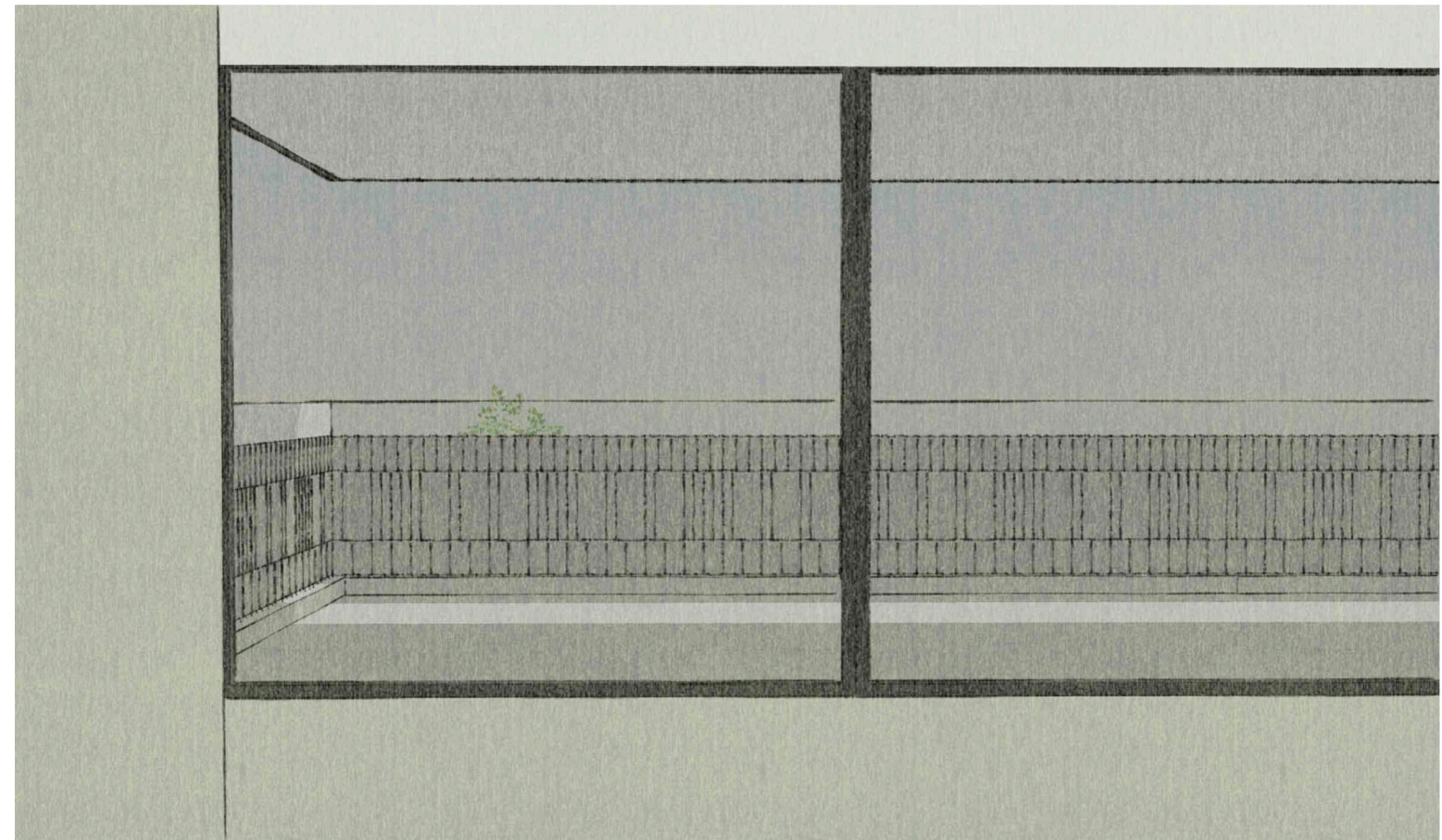
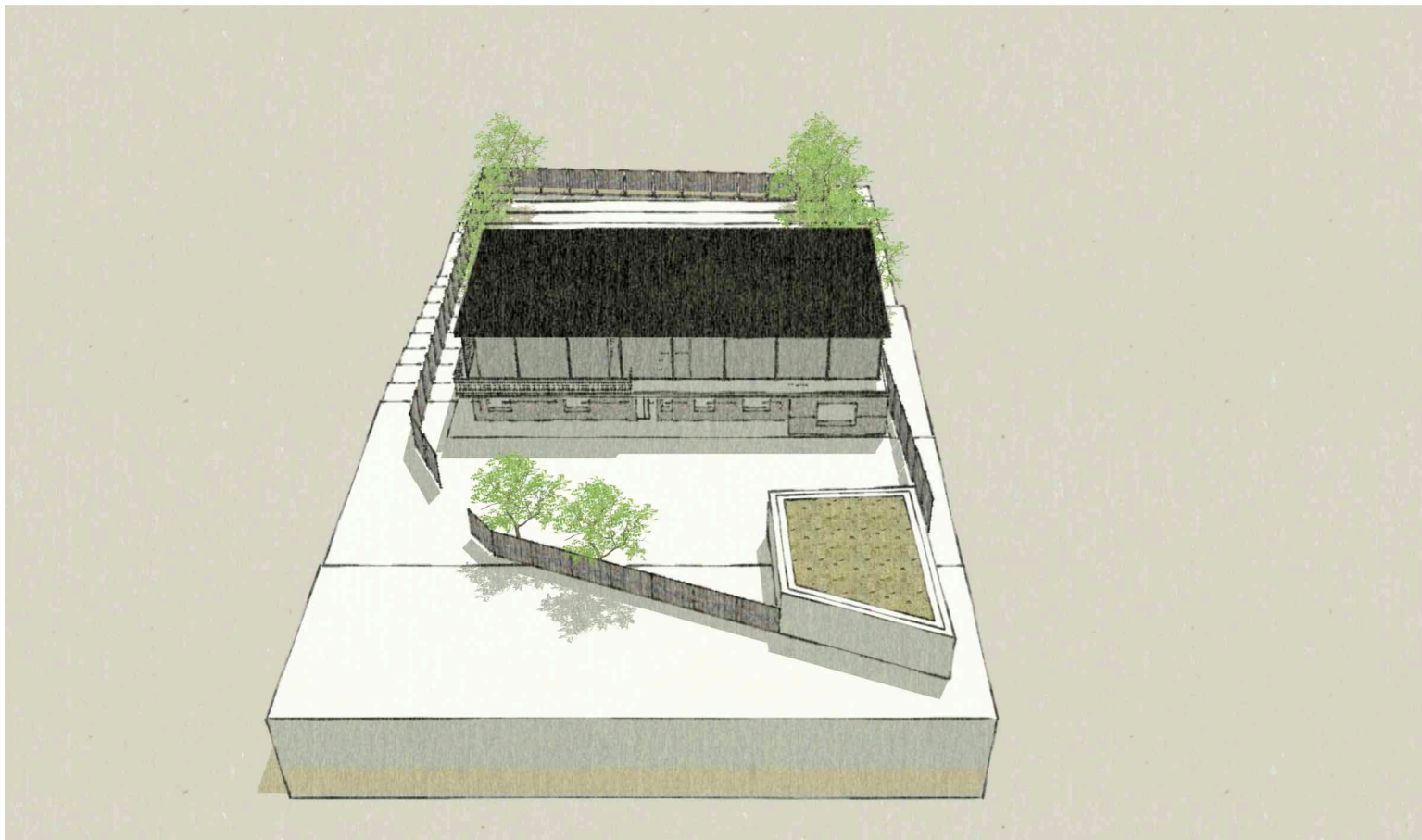


- 6. ROOF ASSEMBLY - PANELISED, PREFABRICATED AND WEATHERED ON SITE.
- 5. HIGH PERFORMANCE TRIPLE GLAZED WINDOWS WITH POWDER COATED ALUMINIUM PROFILE FACE.
- 4. INTERNAL PARTITIONS FULLY PRE-FABRICATED SET TO WHOLE PANEL DIMENSIONS
- 3. 300MM VERTICAL GLASS EXTENSION
- 2. BALUSTRADE - PRE-CUT STEEL RE-ENFORCED TIMBER FRAME WITH CERAMIC WHITE PATTERNISED CLADDING TO EXTERNAL FACE.
- 1. FLOOR ASSEMBLY - PANELISED AND PREFABRICATED



A - SEDUM GREEN ROOF
B - GREY/OAT TERAZZO CLADDING, PAVING AND FLOORING
C - RAL 9011 GRAPHITE BLACK WINDOW FRAMES
D - CLEAR FLOAT GLASS BALUSTRADING TOP & LARGE FORMAT GLAZING
E - WHITE CERAMIC CLADDING





DESIGN & ACCESS SUMMARY

1. USE.
THE EXISTING AND PROPOSED USE OF THE SITE IS C3 RESIDENTIAL - ONE SINGLE DETACHED DWELLING.
2. AMOUNT
- LOFT CONVERSION - 103SQM.
- TERRACE - 45SQM
3. LAYOUT
- THE SITE HAS SEA VIEWS SOUTH.
- IT IS OVERLOOKED/OVERLOOKS DWELLINGS TO THE WEST, NORTH WEST AND NORTH.
- IT FRONTS A HIGHWAY TO THE EAST.

- THE NEIGHBOURING DWELLING TO THE SOUTH, GALLEY QUAY, HAS HIGH LEVEL WINDOWS AND A ROOF TERRACE, IT IS OVERLOOKED BY THE APPLICATION SITE.
NO MITIGATION TO THIS OVERLOOKING IS OFFERED AS GALLEY QUAY WAS ITSELF APPROVED AND CONSTRUCTED IN THE 36MONTHS PRIOR TO THIS APPLICATION AND OVERLOOKING HAS BEEN CONSIDERED IN THAT APPLICATION AND DEEMED ACCEPTABLE.

TO PREVENT HARMFUL OVERLOOKING - ELEVATIONS NORTH AND WEST DO NOT INCLUDE WINDOWS TO HABITABLE ROOMS.

TO MAXIMISE ACCESS TO VIEWS AND SOLAR GAINS THE SOUTH FACADE IS FULLY GLAZED AND UNSCREENED.

- THE EAST ELEVATION IS EXTENDED PAST THE SOUTH ELEVATION TO PROVIDE SCREENING TO THE TERRACE FROM HIGHWAY USERS.

OTHER OPTIONS FOR DEVELOPMENT HAVE BEEN CONSIDERED INCLUDING -
GROUND FLOOR EXTENSIONS, REPLACEMENT DWELLINGS. THESE ARE DISCOUNTED FOR FUNCTIONAL AND COMPARABLE ENVIRONMENTAL IMPACT REASONS.

PERMITTED DEVELOPMENT THROUGH CLASS AA HAS BEEN CONSIDERED BUT THE RESULTS WOULD BE A LESS WELL PROPORTIONED ADDITION WHERE FIRST FLOOR AND GROUND FLOOR MASSING WOULD NOT ENJOY A WELL DEVISED AESTHETIC RELATIONSHIP.
4. SCALE.
- THE PROPOSAL EXTENDS OVER THE EXISTING FOOTPRINT.

- THE HEIGHT OF THE PROPOSAL IS 3M OVER THE EXISTING GROUND FLOOR AND MATCHES THE HEIGHT OF THE PREVIOUS APPROVED SCHEME

- THE PROPOSED TERRACE OVERHANGS THE EXISTING ELEVATION BY 2m TO THE SOUTH.
4. LANDSCAPING

A CENTRAL DESIGN FEATURE OF THE SCHEME IS A LARGE GREEN ROOF AND THE SOUTH TERRACE. THE EXISTING YARD HAS ESTABLISHED SHRUBS AND THERE IS NO CHANGE PROPOSED. EXISTING TERRACES WILL BE RESURFACED WITH PORCELAIN- CERAMIC UNITS TO CO-ORDINATE WITH THE CERAMIC CLADDING TO THE BALUSTRADE.

A GREEN WALL DESIGN HAS BEEN CONSIDERED AND DISCOUNTED AS CONSULTANTS HAVE DETERMINED IT WOULD BE LESS HARDY THAN HORIZONTALLY PLANTED SEDUM IN CLOSE PROXIMITY TO THE CHANNEL AND CHANNEL WEATHER.
5. APPEARANCE

THE APPEARANCE OF THE BUILDING WILL BE A PAVILION WITH NARROW GAUGED GLAZING JOINTS AND A CANTILEVERING ROOF AND TERRACE. THE ROOF WILL BE OF A SLIM PROFILE AND THE TERRACE DEFINED BY A WHITE CERAMIC CLAD BALUSTRADE.

THE BUILDING WILL NOT BE ORNATE BUT WILL BE METICULOUSLY DETAILED SO THAT IT PROVIDES PLAIN CONTEXT IN THE STREET- SCENE TO THE G2 LISTED BUILDINGS AND CONSERVATION AREA TO THE SOUTH.

6. ACCESS.

INTERNALLY ACCESS HAS BEEN IMPROVED BY PROVISION OF RATIONALISED CIRCULATION AND NEW STAIRS TO ACCESS THE FIRST FLOOR TERRACE.

THERE IS NO PROPOSED CHANGE TO THE VEHICULAR OR PEDESTRIAN ACCESS POINTS.

THE SANDGATE DESIGN STATEMENT:

PREFACE:
THE SANDGATE DESIGN STATEMENT A SUPPLEMENTARY PLANNING DOCUMENT (SPD). ALTHOUGH CONTAINING SUBJECTIVE ASSERTIONS, IT CONTAINS INFORMATIVE OBSERVATIONS REGARDING THE SANDGATE BUILT ENVIRONMENT.

THIS STATEMENT IS PROVIDED SPECIFICALLY TO DEMONSTRATE REFERENCES TO THE SDS IN THE PROPOSALS (SDS1).

THE PROPOSAL IS FOR A CARBON NEGATIVE FACADE AND ROOF COMPATIBLE WITH NATIONAL PLANNING POLICY FRAMEWORK, KENT DESIGN GUIDE AND LOCAL HOUSING POLICIES PROVIDING

- ADDITIONAL HABITABLE SPACE IN A HIGHLY SUSTAINABLE LOCATION.
- OFFERING RESOURCE AND ENERY USE REDUCTION.

THE PROPOSAL CAREFULLY CONSIDERS THE SURROUNDING CONTEXT AS FOLLOWS (SDS 3/4)

TO THE NORTH THERE IS A TERRACE OF SIMILARLY BUILT VICTORIAN HOUSES, THESE HAVE A PLAIN WHITE RENDERED FACADE, ORIGINAL GEORGIAN SASH WINDOWS HAVE BEEN REPLACED WITH PVC UNITS, SOME MORE SYMPATHETIC THAN OTHERS. SOME HOUSES IN THE TERRACE FEATURE PLASTIC CLADDING, THAT SEEKS TO REPLICATE ORIGINAL TIMBER CLAPBOARDING.

TO THE SOUTH A NEW CONTEMPORARY DWELLING HAS BEEN CONSTRUCTED/FASHIONED FROM SOME RETAINED PARTS OF A FORMER SINGLE STOREY BUNGALOW. THE SCHEME IS A SIMPLE MODERN VILLA DESIGN WITH A ROOF TERRACE AT FIRST FLOOR. THE SINGLE STOREY NATURE OF THAT BUILDING CONTRASTS THE BUILDINGS ADJACENT IN THE CONSERVATION AREA STREET SCENE AND THE SQUAT SCALE COMPARED TO ITS NEIGHBOURS MEANS THE APPLICATION SITE IS VISIBLE FROM THE CONSERVATION AREA.

TO THE WEST THERE IS FLATTED DEVELOPMENT AND TERRACED BUNGALOWS AS WELL AS SINGLE STOREY GARAGE BLOCKS IN THE ADJACENT ROAD - CASTLE BAY.

TO THE EAST THERE IS A DWELLING ATTACHED TO THE G2 LISTED REGENCY COTTAGE KNOWN AS STONESTHROW, THIS HAS LITTLE IN THE WAY OF A TRADITIONAL FRONT, IT IS RECOGNISABLE ONLY BY A DOOR AND GARAGE. IT IS SUBORDINATE TO A DOMINANT RAGSTONE BOUNDARY TREATMENT TO REGENCY COTTAGE THAT EXTENDS NORTH TO SAFFRONS. RAGSTONE WALLS ARE COMMONPLACE THROUGH SANDGATE AND A CONTRIBUTOR TO THE UNIQUENESS OF THE VILLAGE.

GENERALLY THE IMMEDIATE SITE SURROUNDINGS ARE DOMINATED BY TWO FEATURES, THE IMPOSING HILLSIDE, AND EXPANSE OF BEACH AND THE ENGLISH CHANNELS. BUILDINGS DO NOT DOMINATE THE LANDSCAPE DUE TO THE SMALL SCALE 1-4 STOREYS.

SUNNYSIDE GENERALLY.
HAS NO PREVAILING STYLE.
THE ONLY COMMONALITY IS THAT HOUSES ARE EITHER DETACHED OR TERRACED.
WHERE THEY ARE DETACHED, THEY ARE ALL UNIQUE AND NONE ARE OF SIMILAR PERIOD OR ARCHITECTURAL STYLES. THIS ECLECTIC MIXTURE CREATES A CHARACTER IN ITSELF WHICH IS UNLIKE OTHER MACRO LOCALITIES WHERE IT IS NORMAL FOR SMALL GROUPINGS OR PAIRS OF DWELLINGS TO SHARE SIMILAR STYLES.

THE CENTRAL DESIGN RESPONSE IS THEREFORE TO PROVIDE A GLASS FACADE WHICH IS REFLECTIVE OF THE WIDER ESCARPMENT. THE BALUSTRADE IN WHITE CERAMIC CLADDING IS CONSISTENT WITH WHITE RENDERERS BUT WILL NOT DISCOLOUR AS OTHER RENDERERS DO. THE PROPOSAL ALSO PROVIDES A CONTEXT TO OTHER BUILDINGS (PARTICULARLY THE G2 LISTED REGENCY AND GRAFTON PAIR), THE PROPOSAL IS DELIBERATELY PLAIN IN DETAIL SO AS NOT TO COMPETE WITH THIS PAIR.

GLAZING ON THE SOUTH FACADE WITH MINIMAL 50MM PROFILES IN ALUMINIUM WILL ENSURE LONGEVITY OF APPEARANCE, LARGE GLAZING PANELS WILL REFLECT THE SEA AND SKY RATHER THAN IMPOSING AN IMAGE ON THE STREET SCENE.

SDS 5. THE RELEVANT PART OF THE CHARACTER ASSESSMENT IN THE SDS RELATES LARGELY TO THE REGENCY COTTAGES, THE SITE IS NOT ELEVATED ENOUGH TO DISRUPT GREEN BAND OF THE ESCARPMENT, THEREFORE THE RELEVANT CONSIDERATIONS ARE THE SETTING OF THE COTTAGES AND THE EFFECT ON THE CONSERVATION AREA STREET SCENE (ESPLANADE).

SDS 8 - THE PROPOSAL FALLS WITHIN AN AREA OF LAND INSTABILITY.
THE PROPOSALS HAVE CONSIDERED INVASIVE SITE INVESTIGATIONS BY PETER BAXTER ASSOCIATES WHO HAVE CARRIED OUT SIMILAR ASSESSMENTS ON SUNNYSIDE BETWEEN 2013 AND 2020. THEY ARE BOTH FAMILIAR AND EXPERIENCED WITH THE UNIQUE STABILITY ISSUES.

THE PROPOSAL IMPORTANTLY DOES NOT INCLUDE FOR NEW EXCAVATION AND SEEKS TO RE-UTILISE EXISTING GROUND FLOOR STRUCTURES AND FOUNDATIONS, PROVIDING NEW STRUCTURE AT FIRST FLOOR.

THE SANDGATE DESIGN STATEMENT CHECKLIST.

- Is its position and size in keeping with neighbouring buildings?
- THE PROPOSAL IS FOR A LOFT CONVERSION RESULTING IN A TWO STOREY BUILDING. THE SITE IS SURROUNDED BY SINGLE, TWO, THREE AND FOUR STOREY BUILDINGS, THEREFORE A TWO STOREY BUILDING IS NOT CONSIDERED INCONGRUOUS.
- Is the roof height and pitch appropriate for the area and the style of building?
- THE PROPOSAL TO THE SOUTH WITHIN THE CONSERVATION AREA HAS BEEN APPROVED AND BUILT WITH A FLAT ROOF. AS THE ROOF IS OVERLOOKED BY PROPERTIES FURTHER UPHILL, A FLAT GREEN ROOF IS CONSIDERED AESTHETICALLY APPROPRIATE.
- Are the construction materials in common use in Sandgate and the Character Area in particular and is their colour appropriate? out of character with the building itself or with neighbouring properties or with the Character Area as set out in this Design Statement?
- THE GROUND FLOOR EXISTING RENDER IS MIXED PAINTED PEBBLE DASH, TEXTURED LIGHTWEIGHT RENDER AND SAND CEMENT OVER BRICKWORK. THE PROPOSAL INCLUDES NEW TERRAZZO CLADDING TO THIS FACADE IN A COLOUR AND TEXTURE PALETTE THAT RELATES TO LOCAL RAGSTONE AND CONTAINING SANDSTONE AND GRANITE FRAGMENTS.
- Are the type of windows to be used appropriate for the building and the area, and is their size and proportion in keeping?
- SEE BELOW THE FENESTRATION PROPOSED IS SUITABLE FOR MODERN ARCHITECTURE AND SIMILAR GLAZING IS SUCCESSFULLY EMPLOYED IN SIMILAR MODERN SURROUNDING BUILDINGS.
- Is what I am proposing in accordance with the Design Principles of this Design Statement?
- THE DESIGN PRINCIPLES HAVE BEEN CAREFULLY CONSIDERED AND RESPONDED TO, THE ASSESSMENT OF COMPLIANCE IS SUBJECTIVE AND THERE ARE PROPONENTS OF CONSERVATION SCHEMES AS WELL AS CONTEMPORARY ARCHITECTURE LOCALLY.
- Are the parking arrangements sufficient, safe and inconspicuous so that, for example, the garage does not dominate the frontage?
- PARKING IS AMPLE FOR ONE DWELLING AND INCLUDES A DETACHED GARAGE TO BE RETAINED.
- Does what I am proposing enhance distinctive features and/or help remove uncharacteristic ones?
- THE EXISTING BUILDING HAS NO GOOD QUALITY ARCHITECTURAL FEATURES AND DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE STREET-SCENE. THE PROPOSAL IS FOR HIGH QUALITY MODERN ARCHITECTURE WITH HIGH QUALITY MATERIALS.
- Will there be sufficient storage to allow the garage to be used for its proper purpose and avoid on-street parking?
- YES - SEE PLANS - STORE ROOMS INCLUDED.
- Will it make a positive contribution to the character of the area?
- YES - WITH CAREFULLY CONSIDERED HIGH QUALITY MODERN ARCHITECTURE.
- Are you retaining all existing hedgerows and native trees and respecting the boundary treatments of the Character Area?
- YES-
- Will what you are proposing harmonise with existing buildings and make a positive contribution to the character of the area?
- YES THE SCHEME RENOVATES POOR QUALITY MATERIALS, PROVIDES AN IMPROVED CONTEXT FOR A GRADE 2 LISTED PAIR TO THE SOUTH EAST AND MAINTAINS A LOW SCALE PRESERVING VIEWS FOR SURROUNDING OCCUPIERS TO THE NORTH. A HARD TILED ROOF WILL BE REPLACED WITH LIGHT GLAZING AND A GREEN ROOF THAT WILL PROVIDE A VISUAL IMPROVEMENT FOR OVERLOOKING SITES. THE PROPOSAL RE-ESTABLISHES AN ARCHITECTURAL PAIRING BETWEEN THE TWO DWELLINGS GALLEY QUAY AND HEATHERBANK WHICH WERE PREVIOUSLY ONE PLOT.

