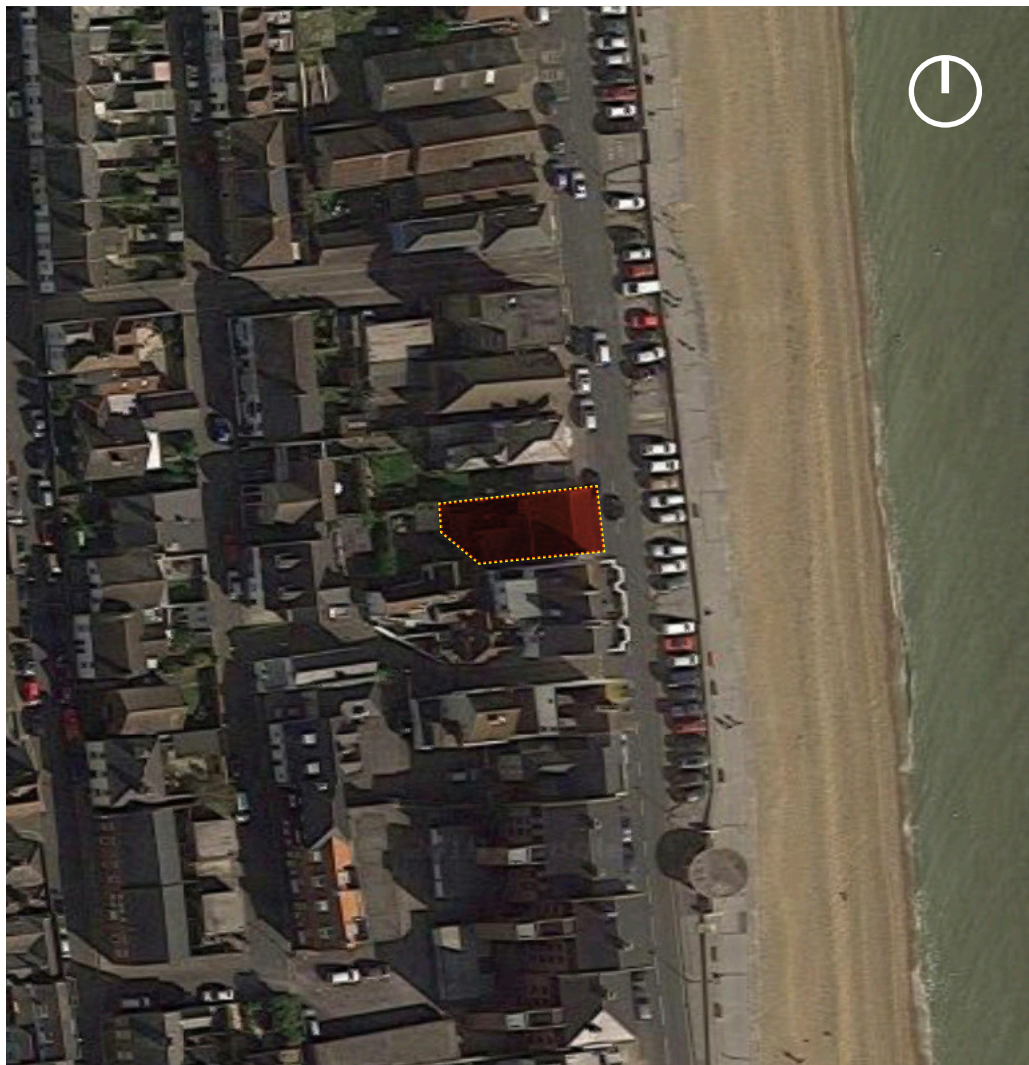


Design & Access Statement for 11a The Marina

Salty Dog, 11a The Marina

Deal, Kent

CT14 6NF



Introduction

This application is submitted on behalf of Pascale Colony and Reuben Billingham, owners of the property at 11a The Marina.

The proposal consists of:

- A set-back, second floor roof extension and roof terrace.
- Refreshing the look of the existing house by replacing / refinishing external finishes.
- Fit new double / triple glazed composite windows in existing structural openings.
- Bringing light into a currently dark ground floor / stair area.
- Improving radiator efficiency.
- Building the new second floor to meet current energy standards.

The supporting documents that accompany this application are:

- Planning Application Forms
- Drawings



Birds eye view of The Marina



Front Elevation



Rear Elevation

Context

The Salty Dog was built in 1970.

The property is not listed or located within a Conservation Area.

The streetscape along the Deal promenade varies considerably in architectural styles and periods.

We are the architects of The North Star, and worked closely with the planning department and Andrew Wallace to build the house.

Layout and Scale

We are proposing for the second floor to be set-back from the front of the house.

The proposal totals 33m² GIA.

Access

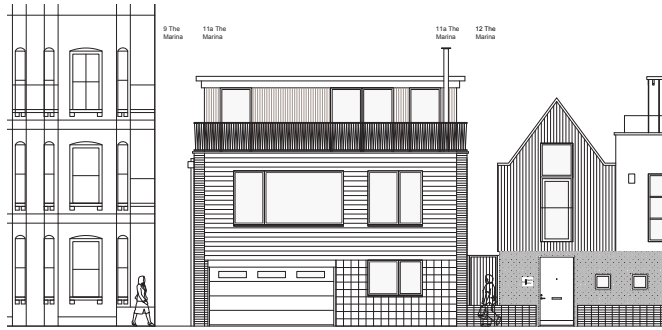
The vehicular and pedestrian access to the property will remain as existing.

Parking

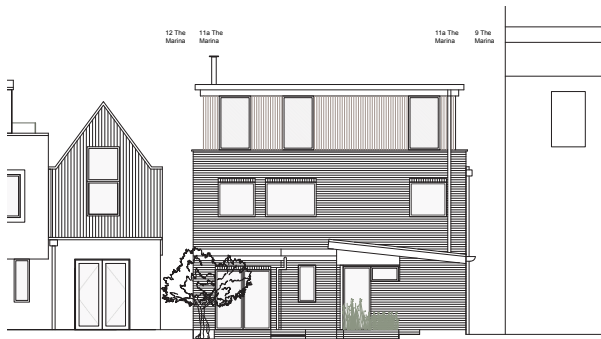
The proposed works will not affect existing car parking arrangements.



Proposed front elevation visualisation



Proposed front elevation



Proposed rear elevation

Appearance

Proposed Building

- Glazed wall tiles at ground floor level.
- Refinish existing garage door.
- Repaint and extend horizontal boards at first floor level.
- Fit light grey framed composite double / triple glazed windows in existing structural openings; and:
 - Extend existing structural openings vertically to first floor, front windows only.
 - Replace existing ground floor rear bedroom window with double casement doors.
 - Replace existing first floor rear WC / stairwell windows with one large window.
 - Replace existing front door with plain, flush door in light grey.
- Brick to match existing.
- Coping stones to top of brick walls.
- White metal steel balustrade.
- White corrugated steel cladding to second floor level.
- Fit white framed composite double / triple glazed windows and sliding door to second floor level.
- White metal roof, capping, soffit and fascia boards to new second floor roof.
- Log burner flue in stainless steel.

Design

We have reconfigured the elevations by replacing or redecorating external finishes, we are also proposing to replace the existing windows with double / triple composite units.

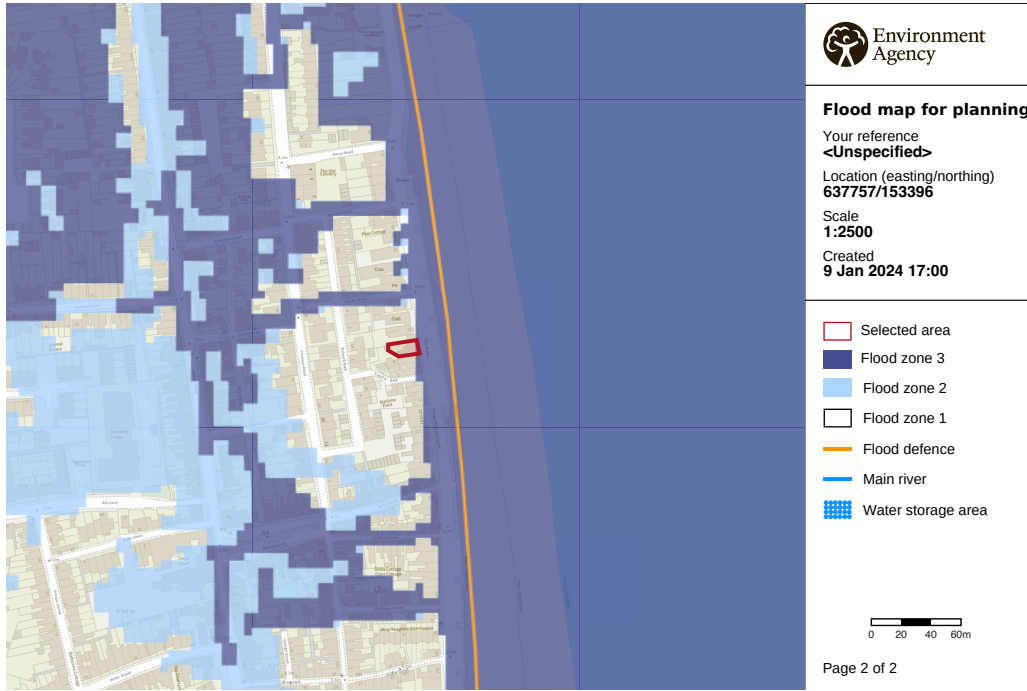
The living accommodation is currently located at first floor level and we intend to keep this arrangement and make the most of the sea views by extending the windows vertically.

The North Star has a terrace at second floor level and we propose to adopt this design for the Salty Dog along with a Master Bedroom and Ensuite.

The second floor has been designed to be set-back, making it recessive and discreet.

The combination of the set-back and the minimal height of the new extension ensures that there is no sense of overbearing onto the street.

Part of our sustainability agenda consists in retaining external finishes to avoid waste, as well as updating radiators and bring light into currently dark areas.



Site Flood Map (Environment Agency)

Design: Flood considerations

The site is located within the Flood Zone 3.

Summary

We want to retain the character of the existing, original building but refresh and modernise it by reducing the rather stern image it currently portrays.