



Existing site

Existing Site - Massing & Scale

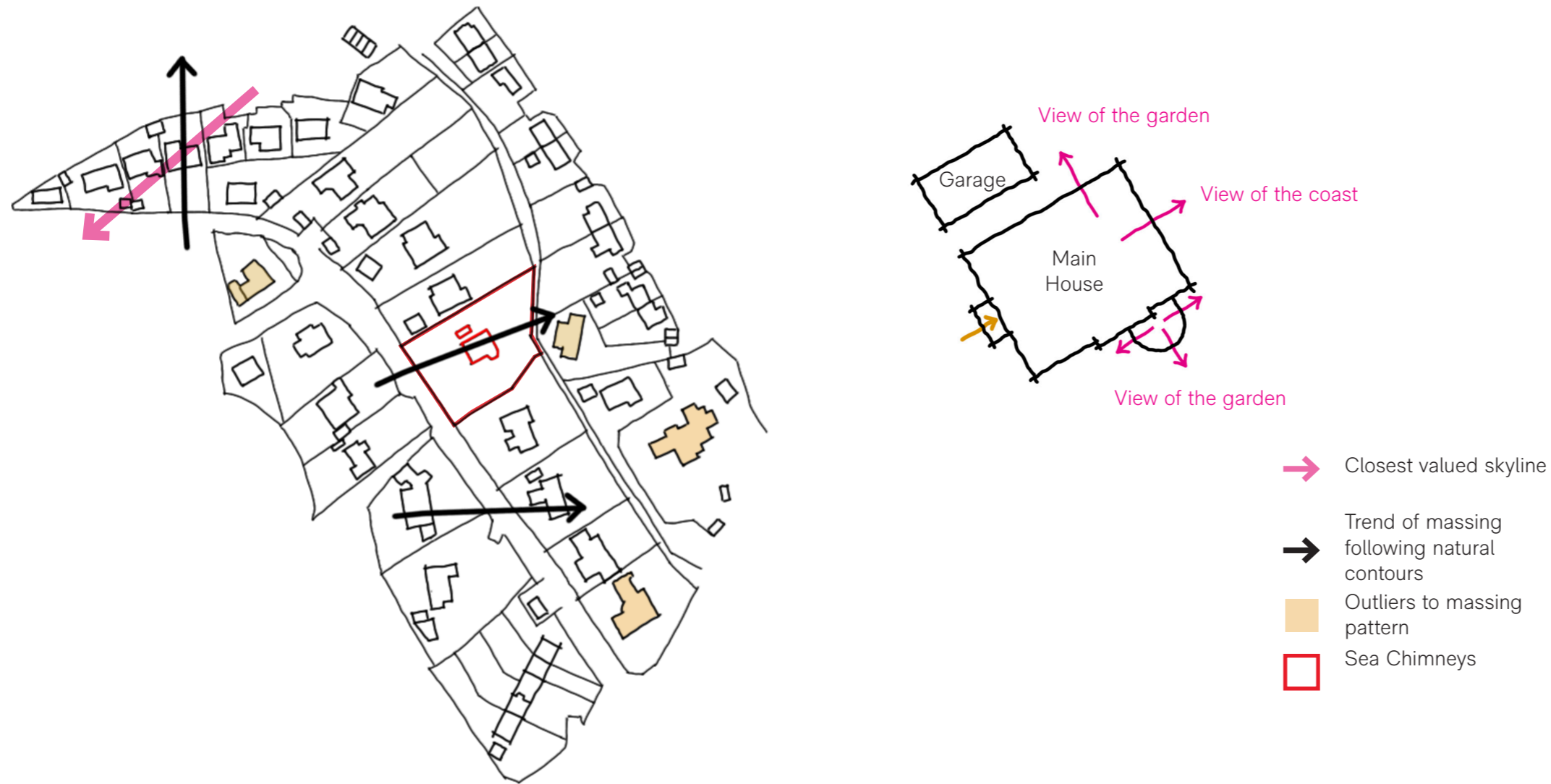


Fig A. Massing in relation to hillside contours

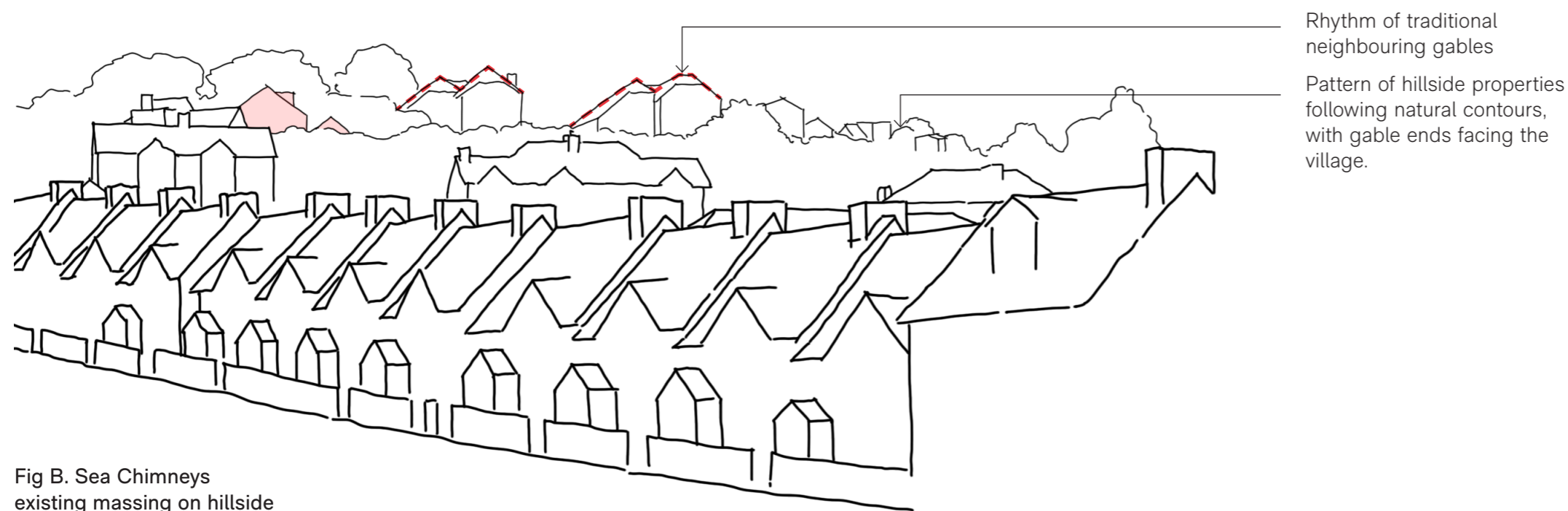


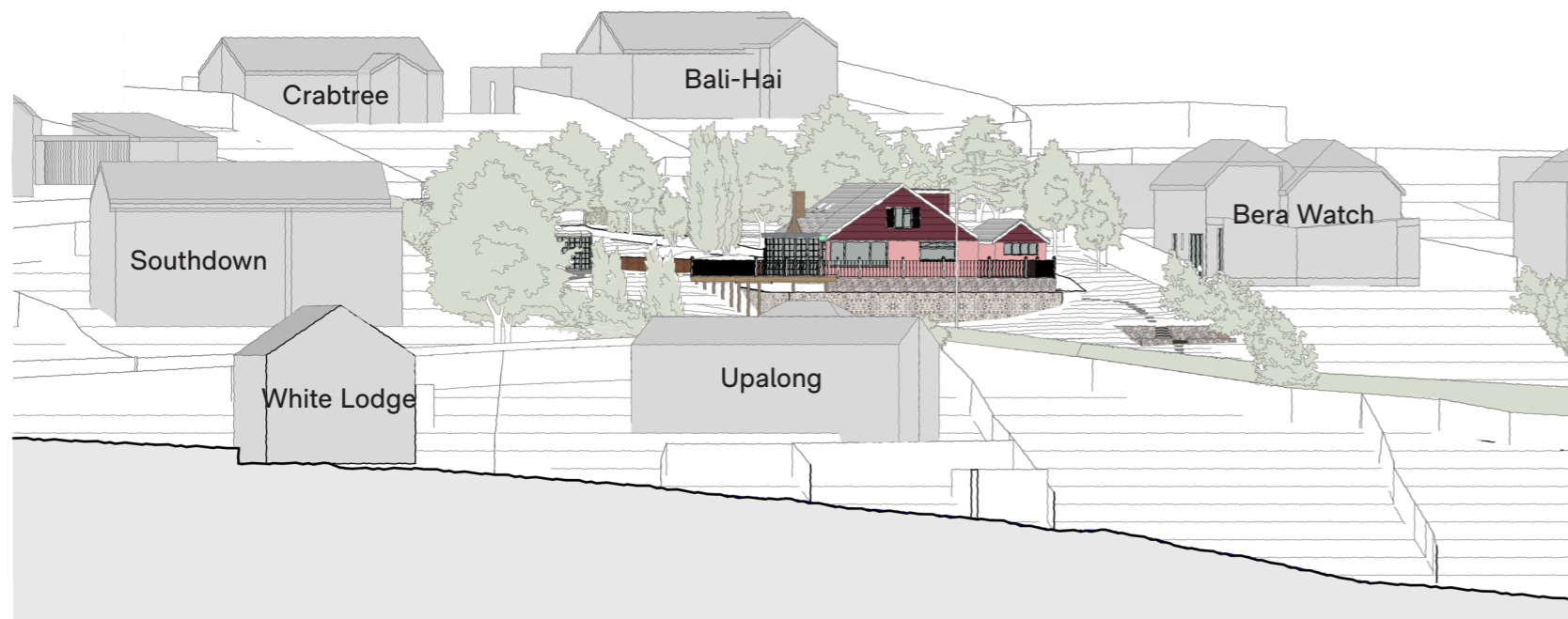
Fig B. Sea Chimneys existing massing on hillside

Massing & Scale

Sea Chimneys sits in a prominent hillside position close to the skyline when viewed from Beer village centre and the shore front. Sea Chimneys is not located in one of the four designated prominent skylines around Beer village.

The majority of buildings surrounding Sea Chimneys at this elevation follow the natural contours of the hillside as it curves around the edge of the village. This helps to reduce the visual mass of the buildings on the skyline.

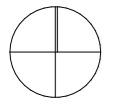
Existing Site - Existing Massing on Hillside



Existing massing on the hillside

The existing chalet-style building is out of keeping with the wider context of Beer. The pale pink render and red painted timber stands out on the hillside. The existing building is also smaller in scale and mass than its neighbouring dwellings at the same elevation. The Sea Chimneys site sits close to the skyline when viewed from the centre of Beer, however the row of trees running along the back and edges of the site helps to blend the building into the hillside.

# Existing Site - Topographical Survey



1:100 @ A1 - 1:200 @ A3  
0 1 2 3 4 5m

Ensure drawing is scaled correctly when printed - Do not print to fit

NOTES		
P1	19/03/2024	Planning Issue
REV	DATE	DESCRIPTION

PROJECT DETAILS	
Sea Chimneys	
Southdown Road	
Beer	
Seaton	
EX12 3AE	

DRAWING DETAILS	
Existing Topo	
SCALE	DATE
ISSUED AT 1:100 @ A1	19/03/2024
DRAWING NO.	REVISION
222.34.13000.SITE	P1

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Existing Site - Site Plan

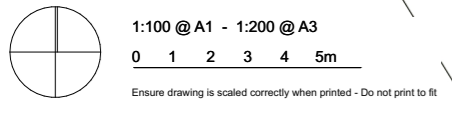
Existing Site Opportunities and Constraints

Opportunities

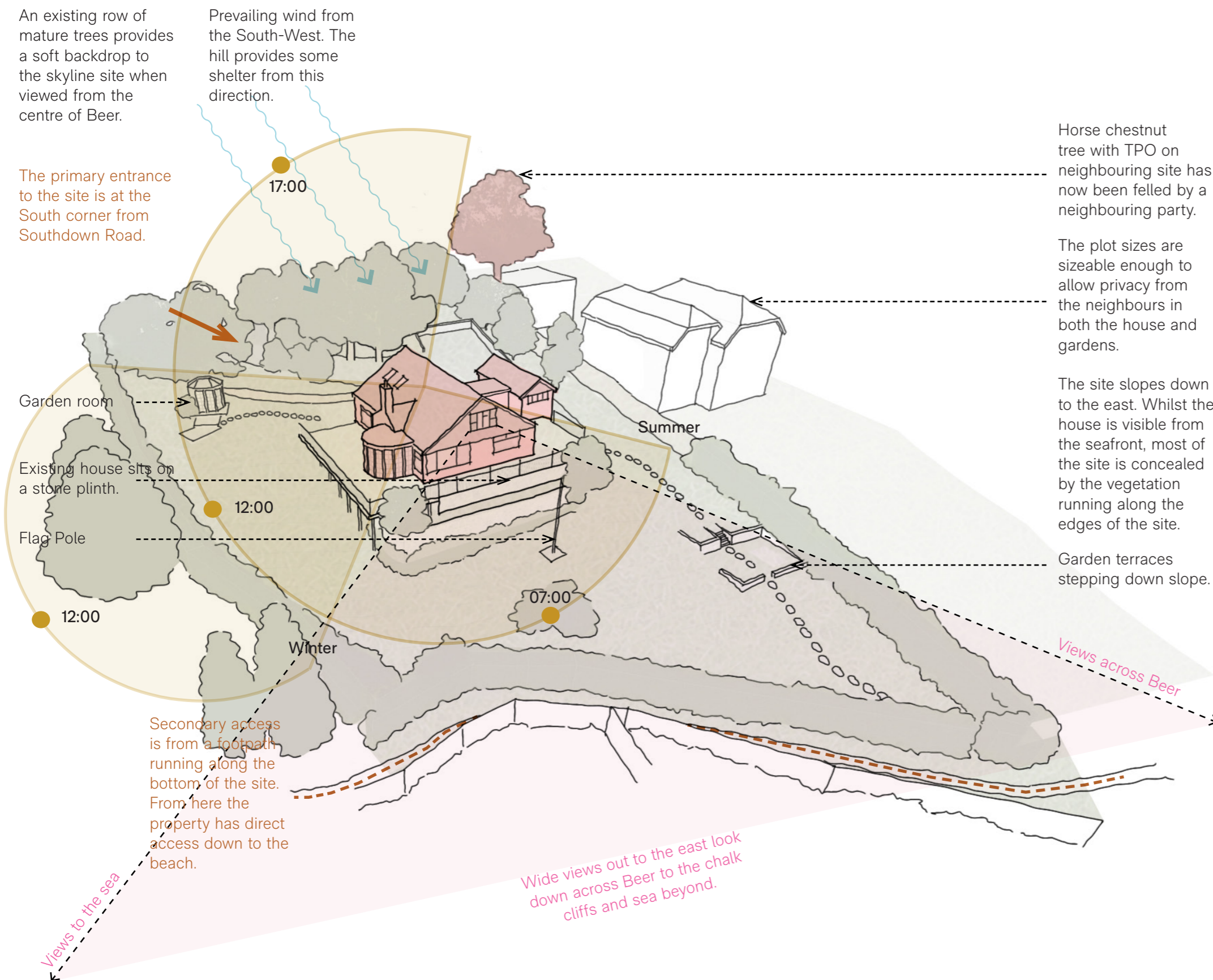
- The natural slope of the site provides an opportunity to create a three storey house without creating a large visual mass on the hillside, by partially sinking the proposal into the site.
- The site has spectacular views out across the Jurassic coast and the historic village centre of Beer. The proposal seeks to make the most of these views from all levels of the house.
- There is an opportunity to improve the biodiversity levels on site, whilst incorporating additional ecological enhancements such as bat and bird roosting provisions.

Constraints

- Sea Chimneys sits close to the skyline when viewed from the centre of Beer. The natural contouring of the hill and the massing of the proposal on the skyline has been carefully considered throughout the design process.
- There are a number of mature trees at the back of the site which are visible on the skyline when viewed from the centre of Beer. The proposal is careful to retain these trees. Where the loss of trees is unavoidable, additional planting has been proposed in alternative locations.
- The impact of the proposal on the neighbouring properties has also been carefully considered. The proposal has been positioned to limit any impact on the views of the coast from the neighbouring properties, whilst also maximising its own access to these views. Over-looking of the neighbouring properties has been avoided, with windows instead looking to the east and west across the site. Additional planting along the edges of the site is also proposed to further screen the neighbouring properties.
- There is a public right of way running beyond the eastern boundary of the site. Tall hedges block much of the proposal from view from the path, although there are a couple of points where the proposal will be visible.



## Existing Site - Site Analysis



### Sun Path

With its hillside position, Sea Chimneys has good access to natural light throughout the year.

### Prevailing Wind

The prevailing wind comes towards the site from the South-West, however the hill and trees behind Sea Chimneys help to shelter it from this position.

### Privacy and Access

There are two points of access onto the site. The primary and vehicular entrance is from Southdown Road at the South corner of the site. The second point of access is a pedestrian footpath running along the bottom of the site. This footpath provides the property with direct access down to the beach. The garden is overlooked in places by neighbouring properties.

### Views

The wide view to the east provides a panorama of Beer and the coastline. From the site you can see as far as the cliffs beyond Seaton.

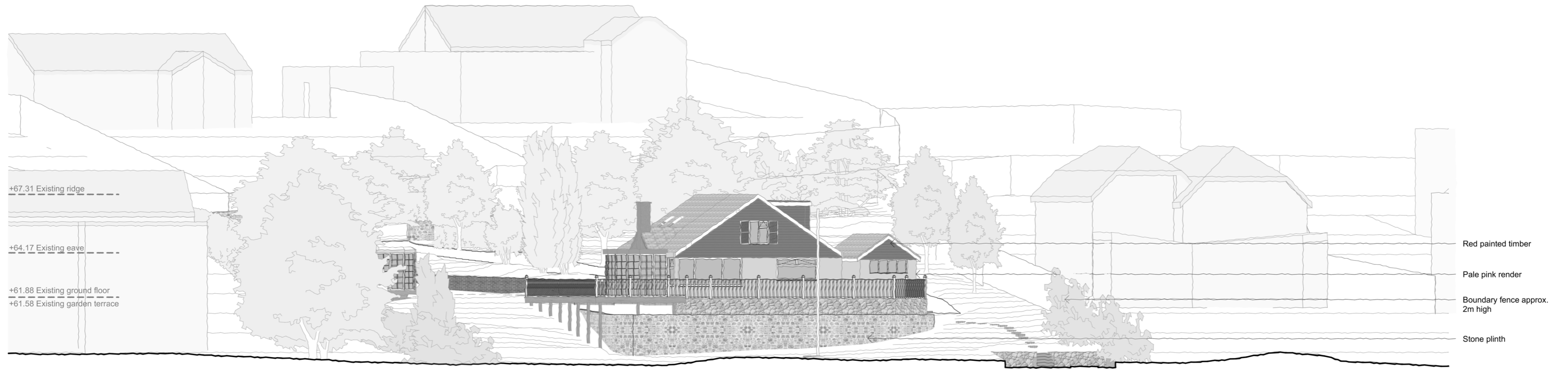
### Massing

The existing massing on site consists of the main house which is a larger gabled form and the garage which is a smaller gabled form, all of which are sat up from the site on a stone plinth. A semi-circular conservatory and third gable form with chimney extend the house to the south, these sit on a timber deck supported by stilts.

### Topography

The site slopes down to the east, providing the house and gardens with fantastic coastal views. Whilst the house is visible from the seafront and from the centre of Beer, most of the site is concealed by the vegetation running along the edges of the site. The house and gardens are also mainly shielded from view further up the hill by the bank of trees running along the western border of the site. The existing house is made level through the use of a stone plinth beneath it. A timber deck with stilts has also been used. Despite its hillside position Sea Chimneys has been designated as low risk for surface water flooding by Devon Council.

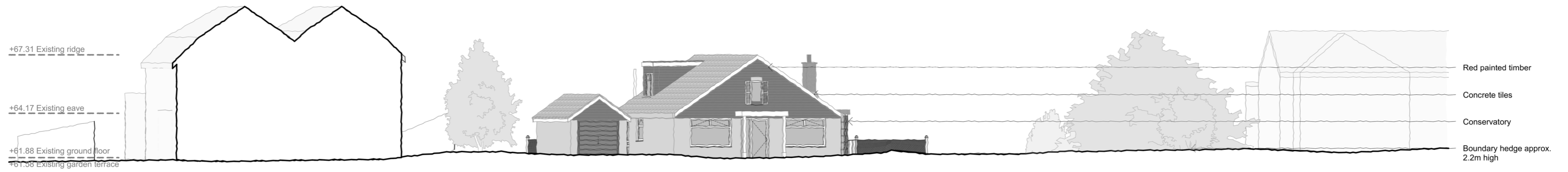
# Existing Elevations



A1

Existing East Elevation

1:100



B1

Existing West Elevation

1:100

1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

Ensure drawing is scaled correctly when printed - Do not print to fit

**M  
Q**

# Existing Elevations



1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

Ensure drawing is scaled correctly when printed - Do not print to fit

