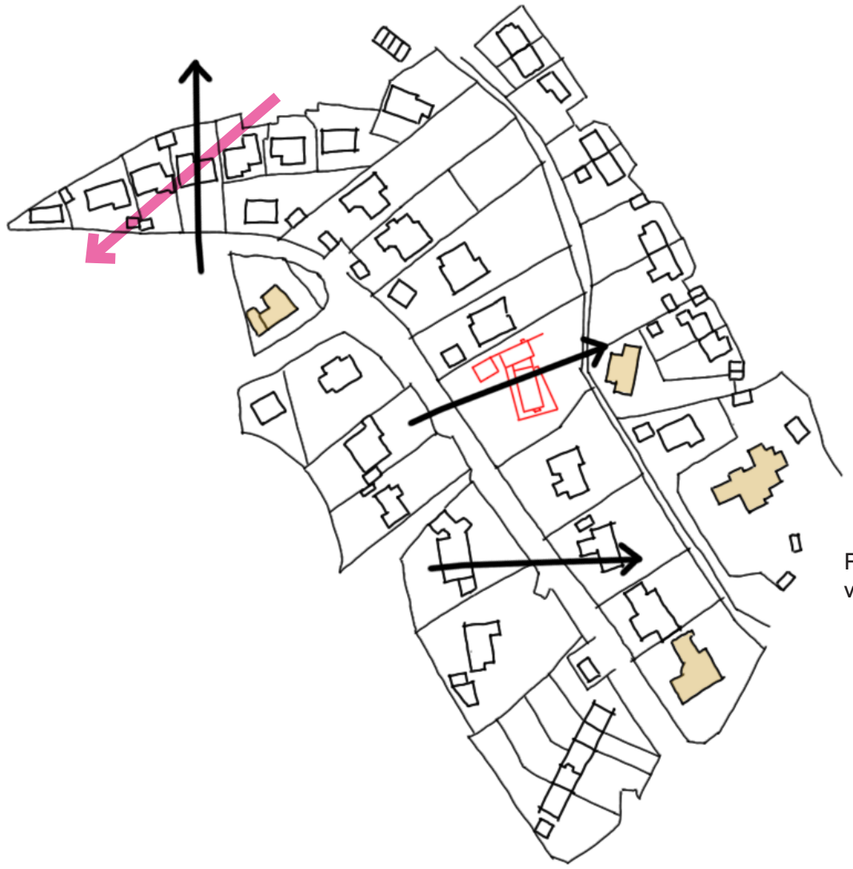
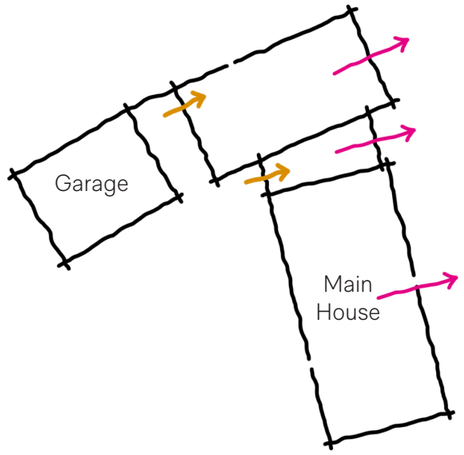


Fig A. Massing in relation to hillside contours



View of Beer

View straight through from main entrance towards the coast

View of the coast

Fig C. Concept plan with views

- Closest valued skyline
- Trend of massing following natural contours
- Outliers to massing pattern
- Sea Chimneys

Fig B. Sea Chimneys proposed massing on hillside

Proposal responds to the rhythm of the gables and follows the natural contouring of the hill

Rhythm of traditional neighbouring gables

Pattern of hillside properties following natural contours, with gable ends facing the village

Massing & Skylines

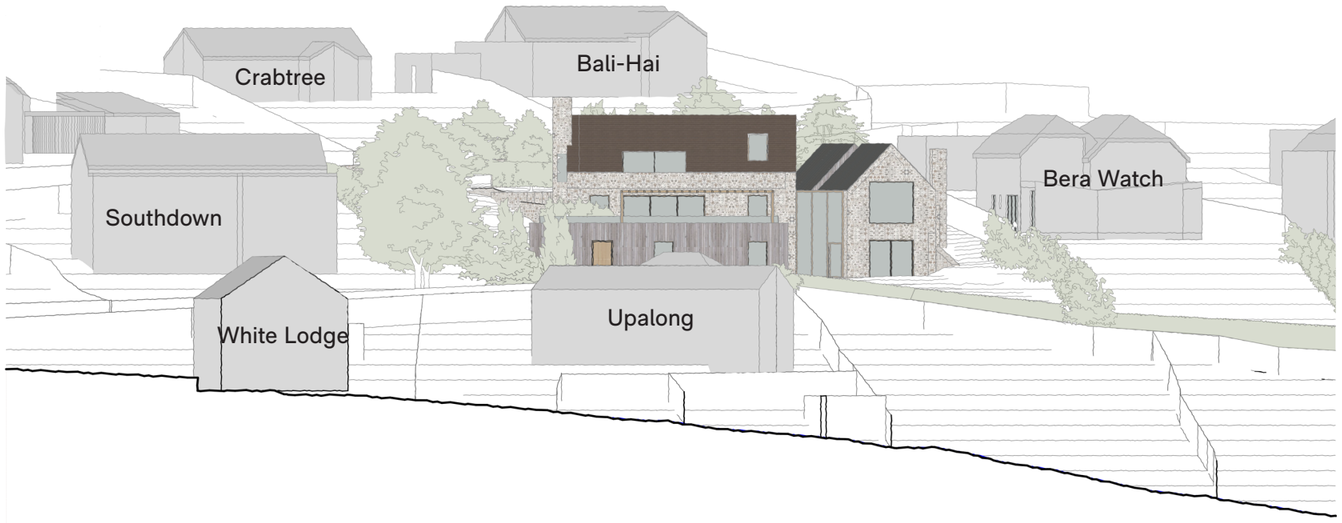
The prominent hillside location of the Sea Chimneys site has been carefully considered as part of the design process, even though it sits outside of Beers ‘valued skylines’. The massing, form and scale of the proposal is careful to sit respectfully within the village and the properties that surround it.

The proposal has been dug into the site to reduce its visible mass and to ensure its scale is in-keeping with the neighbouring dwellings. The proposal has also been carefully positioned half way down the site, pulling it lower on the skyline whilst avoiding any encroachment on the views of the neighbouring properties.

The proposal responds to the curving contours of the hillside as it pivots across the site. The gabled forms run in parallel with the sites natural contours, as they curve around the hillside. Fragmenting the building into two separate forms connected by a glazed link helps to reduce the visual mass of the building even further, whilst maximising the amount of internal space with direct views out across the coast. Incorporating a timber-clad plinth below the larger gable gives the proposal an increased connection to the garden, with access to the outside at basement, ground and first floor levels.

At first floor the coastal views are accessed via a subtle recessed balcony, avoiding the need for a large dormer window. This helps to reduce the amount of visible glazing close to the skyline, whilst also providing access to external space at first floor.

Proposed Design - Proposed Massing on Hillside



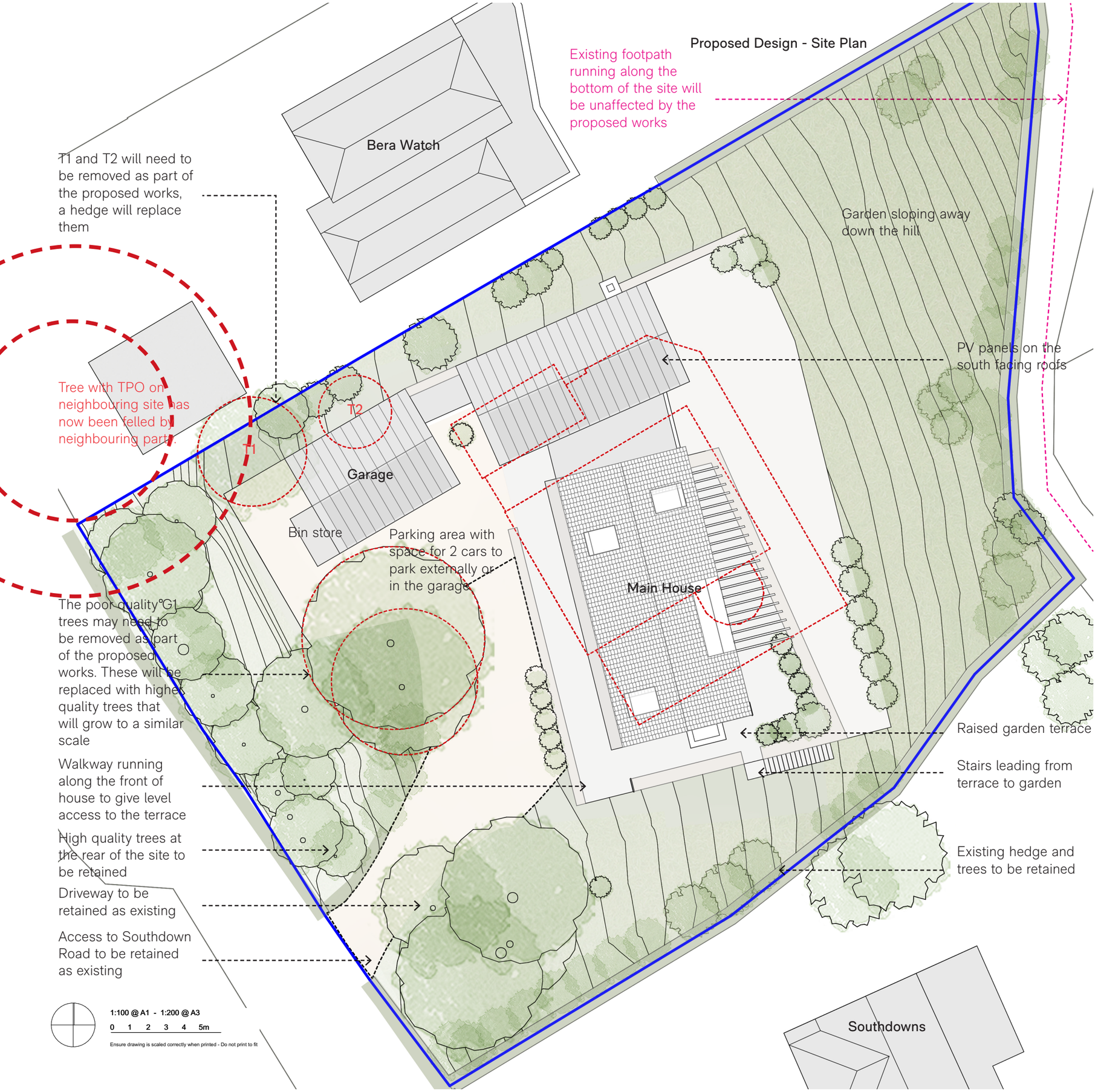
Proposed massing on the hillside

1:200 @ A1 - 1:400 @ A3

0 1 2 5 10m

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

The proposal has been designed to be in-keeping with the neighbouring buildings in relation to its mass and scale. The highest ridge height of the proposed building matches the highest ridge height of the neighbouring Bera Watch. The proposal has also been sunken into the site, allowing the perimeter hedgerow to obscure much of the lower part of the building when viewed from the centre of Beer. Retaining and bolstering the perimeter hedgerow and the mature bank of trees at the back of the site will also help to blend the buildings into the hillside.

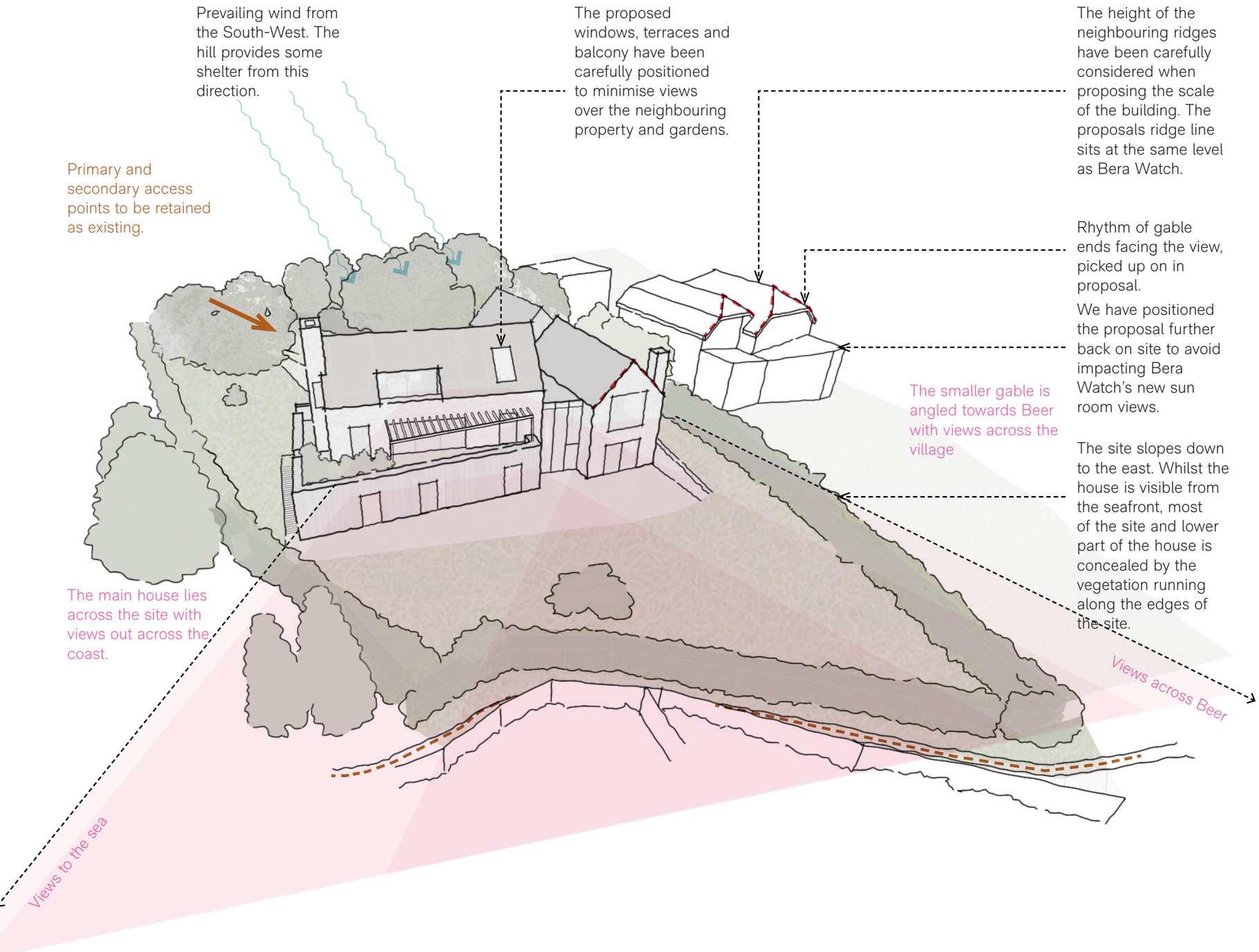


Appearance

The proposal replaces an obsolete, tired building that is out of context with the local vernacular, with a new, sustainable, ecologically sound building that carefully responds to the surrounding character of Beer. The proposal comprises of a cluster of three gabled forms, each angled to respond to the natural contouring of the site, the vistas and the site boundary. These fragmented forms are connected by lightweight, glazed or open links, which help to break down the visual mass of the proposal. The proposal carefully considers the distinctive local vernacular, and the proposed material palette is sympathetic to its surroundings. The use of local stone in combination with clay tiles and timber cladding seeks to help unify the proposal with the local vernacular of Beer. The proposed chimneys are a contemporary take on the arts and crafts influence running through the village. The natural slope of the site has been utilised to further reduce the visual mass of the building. The proposal has been sunken into the site. It has also been positioned centrally on the site where it can be dropped slightly lower on the skyline. The building lines of the residences to the north and south of the site have been considered along with the existing structure to be demolished. The proposal is careful not to encroach on the views of the neighbouring properties.

Landscaping

The proposal has been carefully designed to retain as many of the existing trees as possible, especially the mature trees at the back of the site which sit on the skyline when viewed from the village. These trees also help to obscure the view of the house from the street. The sites perimeter hedgerow, which helps to obscure some of the site from the centre of the village, has also been retained. Additional planting will help to improve the biodiversity levels on site. Improving the connection between the house and the garden has been an key part of the design process. The basement level leads directly out to an external terrace with the garden sloping away beyond. At ground floor level, an eastern facing terrace allows the occupants to walk directly out to the exterior with fantastic views out towards the coast. From here a stair provides easy access down to the garden. There will be some need for retaining walls where the ground levels necessitate.



Use

The proposal provides no change to the residential use of the site. Internal planning has been co-ordinated with the requirements of the client, taking into account local conditions and utilising positive attributes such as views and access points.

Amount

Proposed Gross External Floor Area:
500 sq m: Three storey (Basement, Ground Floor, First Floor), 4 bedroomed, residential house. With a further 46 sq m garage and 51 sq m outdoor store. The raised outdoor terrace at ground floor level is 72 sq m.

Layout

The layout of the proposal responds to the natural contouring of the site. By fragmenting the house into two gable forms joined with a glazed link the visual mass of the proposal is reduced. Bedrooms 2,3 & 4 are located in the basement, with direct access out to the garden. On the ground floor the main entrance leads into the glazed link with the stair directly ahead. To the right an open-plan kitchen, living and dining area makes the most of the extensive coastal views. Next to this are a pantry/utility and an office. On the other side of the glazed link is a boot room and W/C, with lift access down to the basement. There is also a gym. The first floor accommodates a master suite which includes a bedroom, ensuite, dressing room and snug. A recessed balcony provides access to external space with spectacular views out across the coast. The proposal has been designed to be as inclusive as possible with improved accessibility throughout. There is level access throughout the ground floor with lift access to the basement and garden.

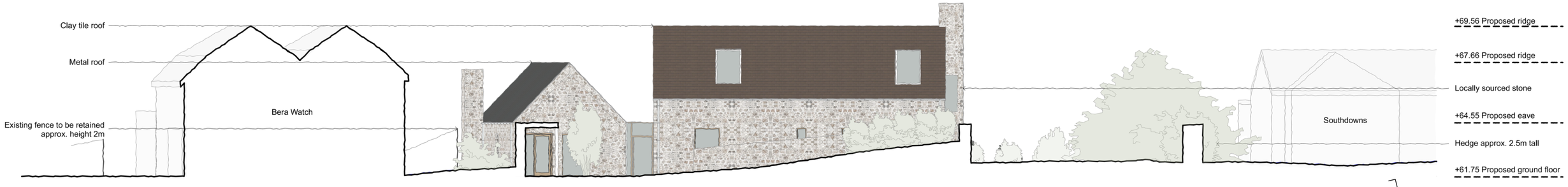
Scale

The scale of the proposal has been carefully considered in the context of the site and in relation to existing buildings within close proximity. The proposal has been positioned half way down the site. The topography and perimeter hedges obscure the lower parts of the property. The ridge levels are in keeping with the neighbouring buildings.

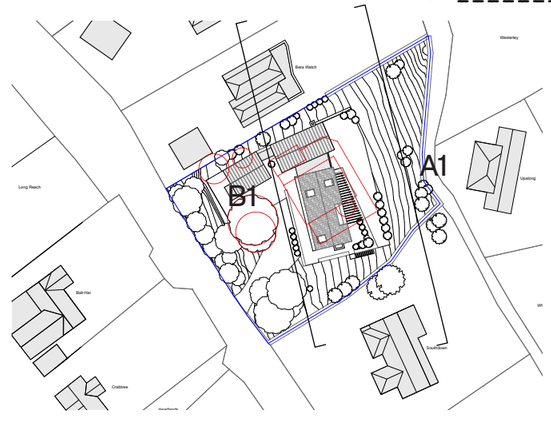
Proposed Design - Elevations

Proposed Elevation - A1

*Please note neighbouring buildings are approximately shown



Proposed Elevation - B1

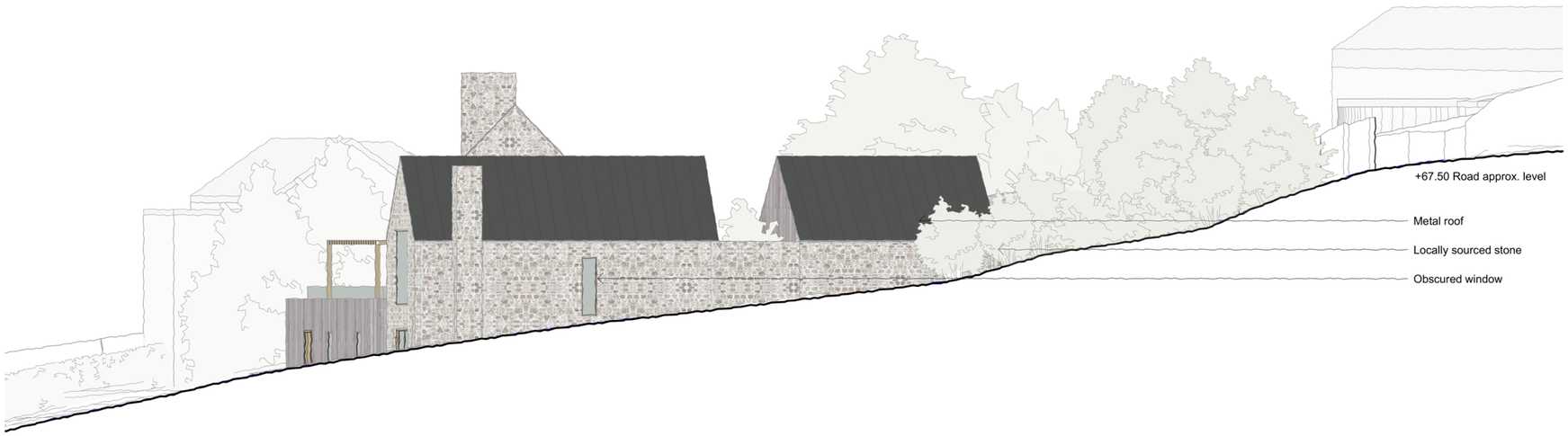


1:100 @ A1 - 1:200 @ A3

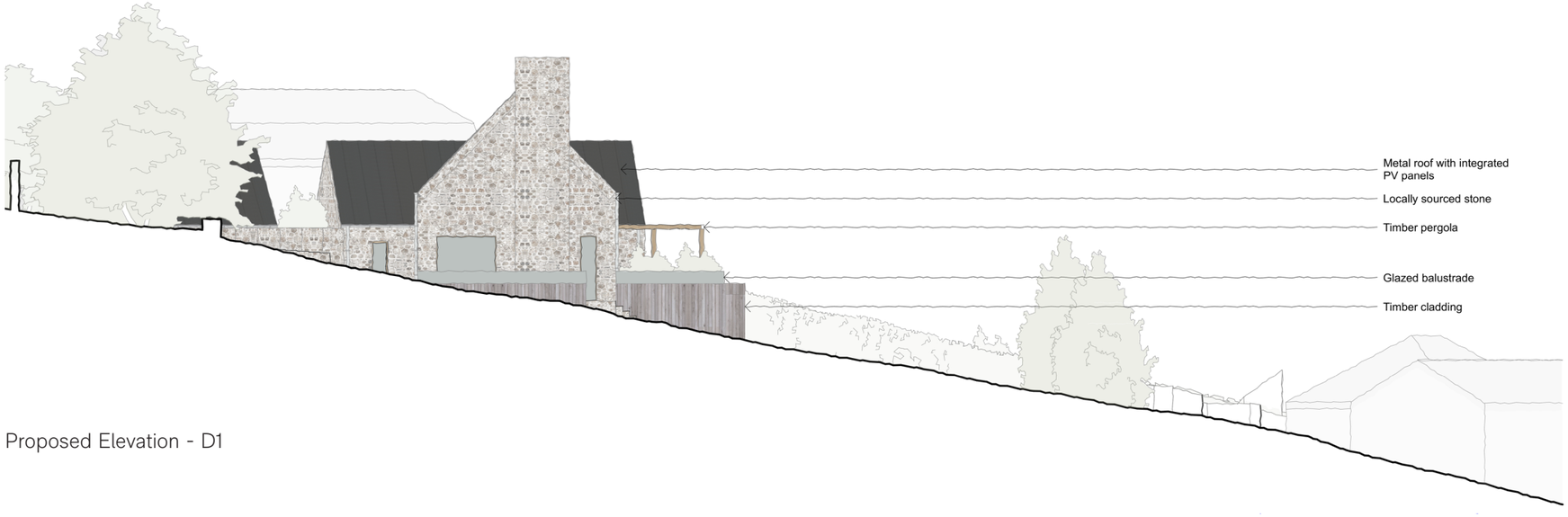
0 1 2 3 4 5m

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

MQ



Proposed Elevation - C1



Proposed Elevation - D1

1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

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

*Please note neighbouring buildings are approximately shown

MQ

Access

Vehicular
The access point on to Southdown Road is to remain as existing.

Pedestrian
The pedestrian access to site is to remain as existing. The footpath running along the eastern side of the site will be unaffected by the proposal.

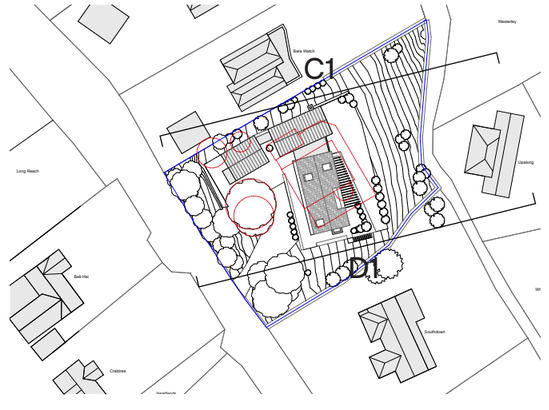
Parking Provision
Residents and visitors parking provision will be included in the design proposal. This will include charging points for electric vehicles.

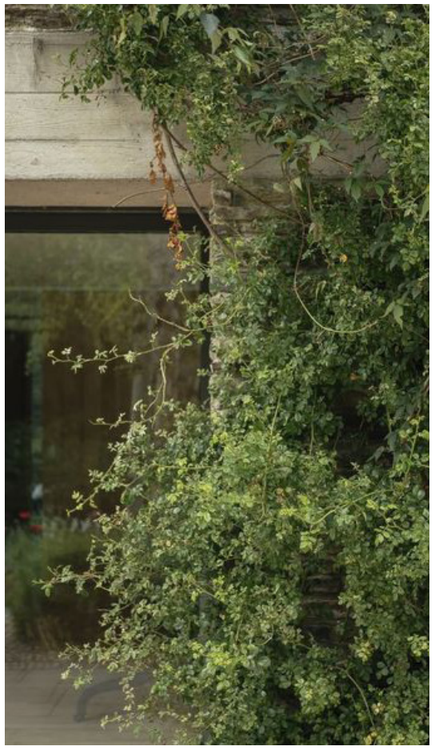
General Note
Level access is included across the ground floor of the property, including to the WC. Inclusive access has been further considered with a lift providing access down to the basement floor. There will also be level access out into the garden and external terraces at both basement and ground floor levels.

Ecology

With the site being located in the Beer Quarry and Caves SAC Bat Consultation Area, the proposal will be careful to limit illumination from the property at night. A lighting assessment is being prepared to insure all lighting is designed in accordance with the institute of lighting professionals & the Bat Conservation Trust.

Assuming a precautionary approach to the Biodiversity Net Gain calculations, the proposal would result in a gain of 0.09 habitat units (a 19.79% net gain), and a gain of 0.15 hedgerow units (96.24%) net gain. Please see Richard Greens Ecology Report and the Biodiversity Metric 4.0 Calculation Tool for more information.





The material palette for Sea Chimneys carefully responds to the distinctive local vernacular of Beer, whilst helping to blend the house into the hillside site. The proposed material palette combines locally sourced stone with clay tiles, timber cladding and zinc roofing. These materials have been selected to help unify the proposal with the local vernacular of Beer.

Stone

As the local quarry that has traditionally supplied Beer stone is no longer in operation, the proposal will use a locally sourced alternative that has a similar hue and that will tie in with the unifying aesthetic of the Beer stone. This locally sourced stone will be used for the main houses gable forms, responding to the pattern of stone gables facing the view along the hillside.

Timber

Timber cladding has been proposed to clad the plinth which forms the base of the house. Over time this material will become grey and natural, blending into the hillside.

Clay tiles

Clay tiles have been selected for the main gable roof to help unify the proposal with Beer's iconic clay tile roofscape. Using clay tiles also help to conceal a discrete recessed balcony at first floor.

Zinc

The proposal includes zinc roofs on the smaller gable roof, the links and the garage. In these areas metal roofing has been chosen to help blend the proposed PV panels into the roof.

Passivhaus principles are central to the house design with an additional focus on sustainable construction materials.

Energy Strategy

The proposed house will achieve much reduced levels of emissions and energy use for space heating, lighting and ventilation (compared to building regulation requirements) by applying the following measures:

- Building fabric will be specified to produce a highly efficient thermal envelope with extremely well insulated thermal elements, high performance glazing and minimal thermal bridges.
- Choice of construction materials, including locally sourced stone, will provide thermal mass which will help to mitigate temperature fluctuations and increases energy efficiency.
- A high level of air tightness will reduce convective losses thereby eliminating inefficiencies by the building services, complimented by the potential use of a mechanical ventilation and heat recovery (MVHR) system.
- Highly efficient low energy lighting and control, maximising the amount of natural daylight through large glazed openings. Landscape design and pergolas will help to regulate solar gains throughout the year. These measures reduce energy demands and increase the sense of well-being for the occupants.
- Considered window placement and a strategically placed courtyard, terrace and a recessed balcony will allow for cross ventilation throughout the property, whilst the narrow plan and rooflights ensure natural light will reach each space.

Renewable Energy

- Photovoltaic panels (PVs) are proposed for the property's south facing roofs.
- A renewable energy heat source such as an air source heat pump (ASHP) or Ground Source Heat Pump (GSHP) (to be determined subject to site suitability).

Materials & Resource Use

Responsible procurement policies and specification of efficient construction materials will reduce wastage and encourage reuse or recycling of materials; thereby reducing the environmental impact of the dwelling during construction and long into its life. The design employs the following criteria:

- Sustainable and/or local material sourcing (reclamation, local manufacture, etc.).
- Inherently environmentally inert, long life and low maintenance materials.
- Recycled rainwater from the roofs for use in the landscape