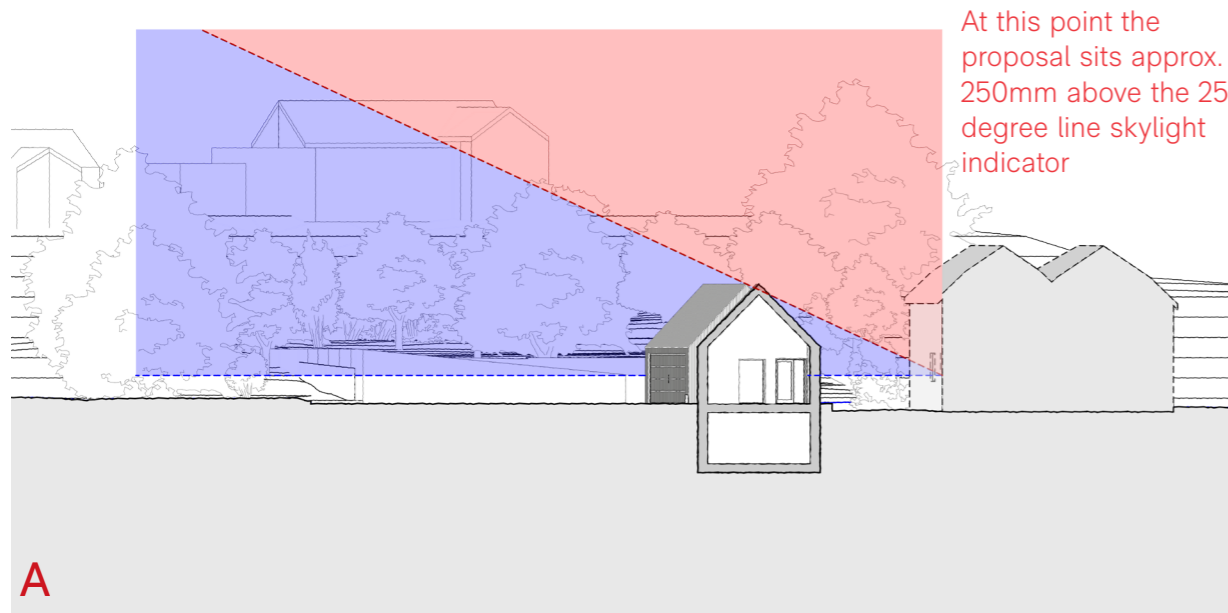
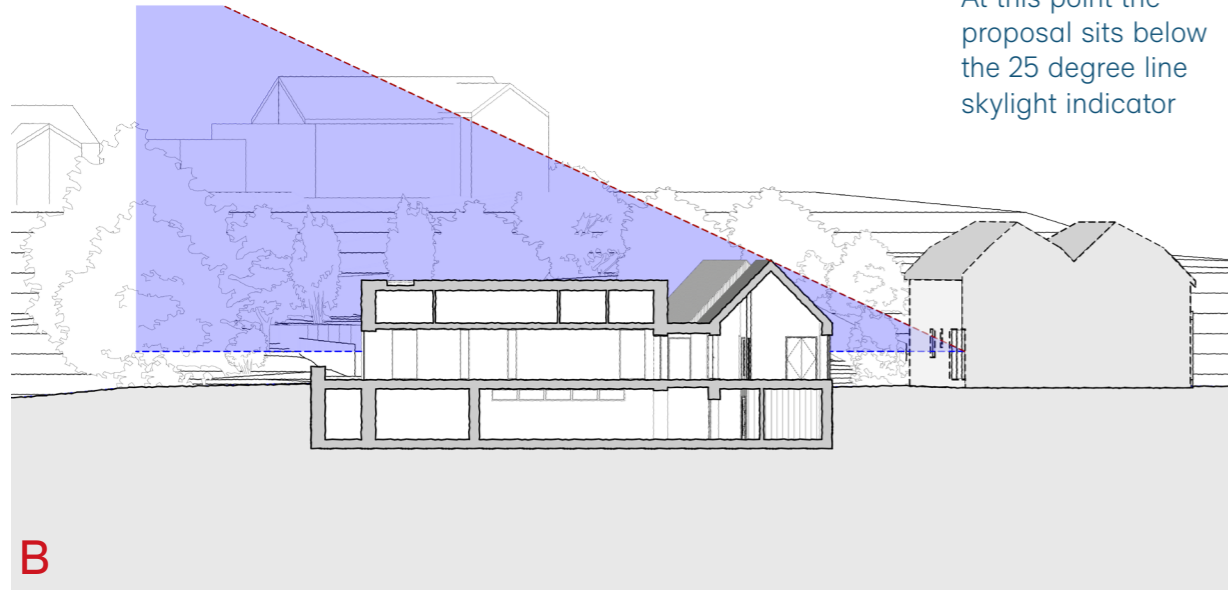


Proposed Design - Daylight & Sunlight



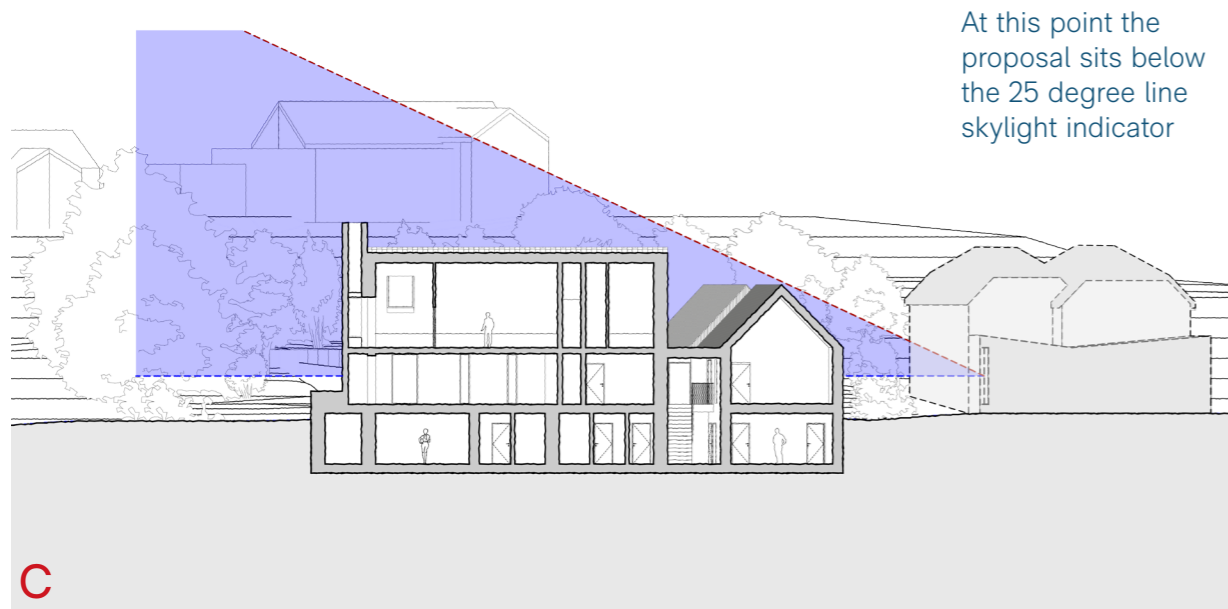
At this point the proposal sits approx. 250mm above the 25 degree line skylight indicator

A
Proposed Site Section A-A (not to scale)



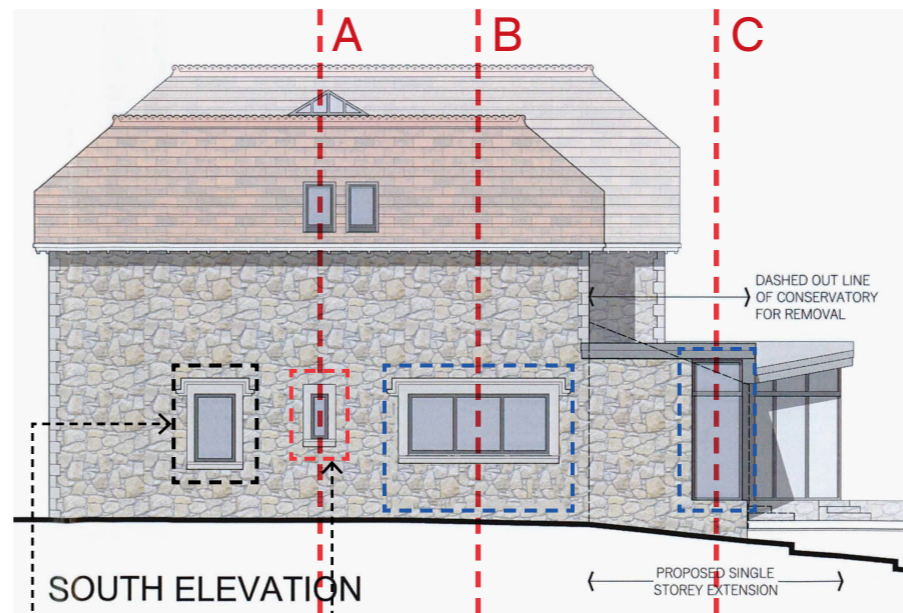
At this point the proposal sits below the 25 degree line skylight indicator

B
Proposed Site Section B-B (not to scale)



At this point the proposal sits below the 25 degree line skylight indicator

C
Proposed Site Section C-C (not to scale)



SOUTH ELEVATION

This window sits opposite the proposed flat roof link that runs between the garage and the main house. This is a secondary window into an office space.

This window is a secondary window into the kitchen.



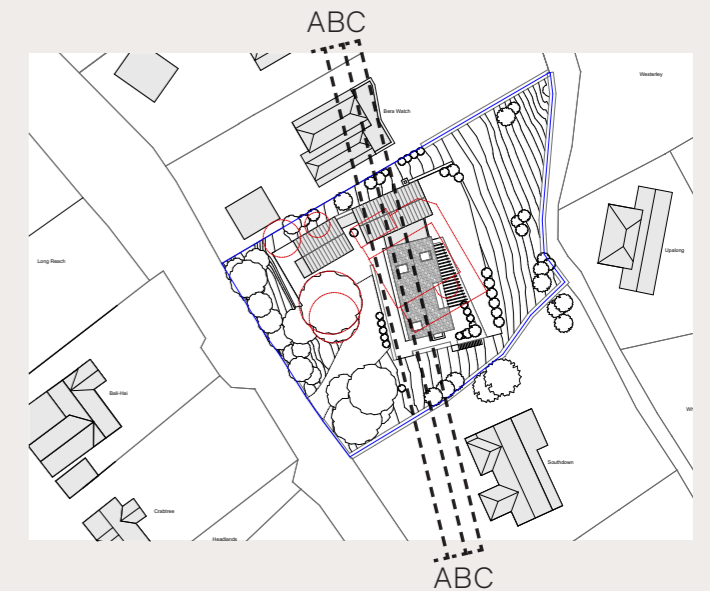
EAST (REAR) ELEVATION

8. Daylight & Sunlight (Pre-Application Response)

It is noted that Bera Watch's southern facing windows currently face out onto a approx. 2m high garden fence and hedge with a number of medium-sized trees located in proximity to the boundary that are providing some further overshadowing.

Notwithstanding this, the diagrams opposite show the assessment of the impact on sunlight/daylight and demonstrate that there would be no material impact to Bera Watch.

The primary windows serving Bera Watch's kitchen and dining space are east facing and so will benefit from uninterrupted sun and daylight for the first half of the day. Hence the rooms retain good levels of sunlight and daylight. We have assessed each of the ground floor windows on the southern elevation shown in the sections opposite. There are three areas of principal window and small fourth window assessed in Sections A-C. Bera Watch's south facing dining area window will not be overshadowed by the proposal as the ridgeline does not sit above the 25 degree line skylight indicator at this point. This is also the case for the main kitchen window, which also remains unaffected. For much of the time daylight and sunlight are therefore, uninterrupted for the Bera Watch's kitchen, dining and study windows. For the smallest window, at its closest point the proposal sits just 250mm above the 25 degree line skylight indicator, when measured from the centre of the window which serves the kitchen area. The small nature of the window and the very small impact in height, means that there is no material loss of sunlight or daylight.





The proposals ridge and eave heights have been reduced. The highest ridge height now matches that of the neighbouring Bera Watch

The proposal has been sunken into the site in order to reduce the visual mass of the building

The proposal has been scaled down and moved further away from the boundaries of the site

Proposed view from the garden

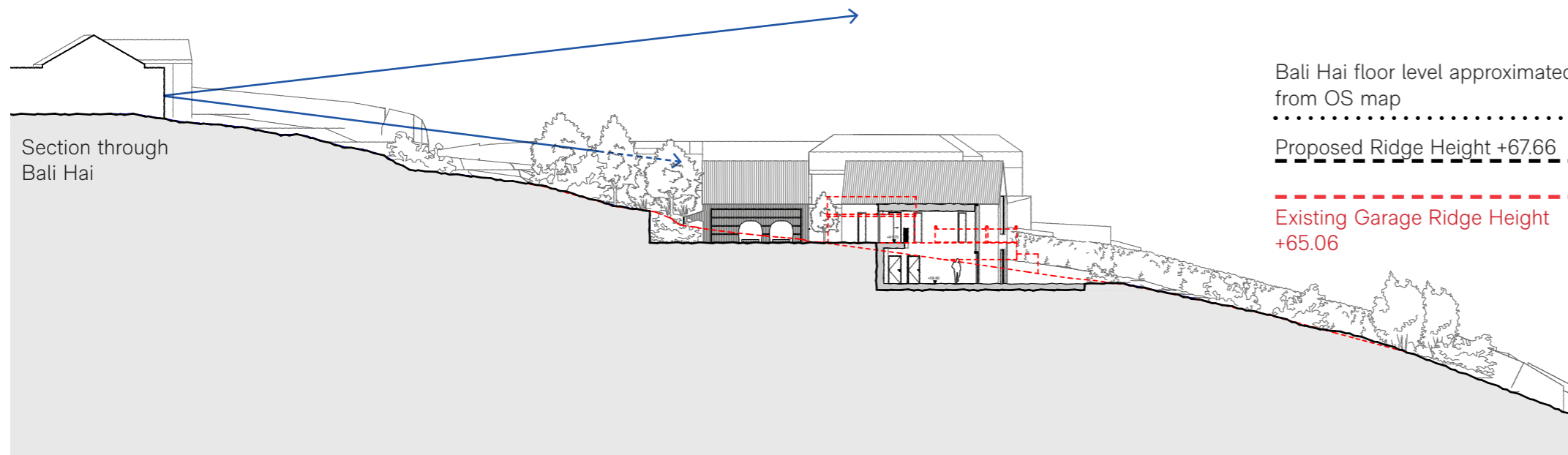
9. Overbearing (Pre-Application Response)

In response to the pre-app feedback that the proposal may be overbearing, the design has been scaled down and moved further away from the boundaries of the site. The ridge and eave heights have also been reduced, with the highest ridge now proposed at the same height as Bera Watch's ridge.

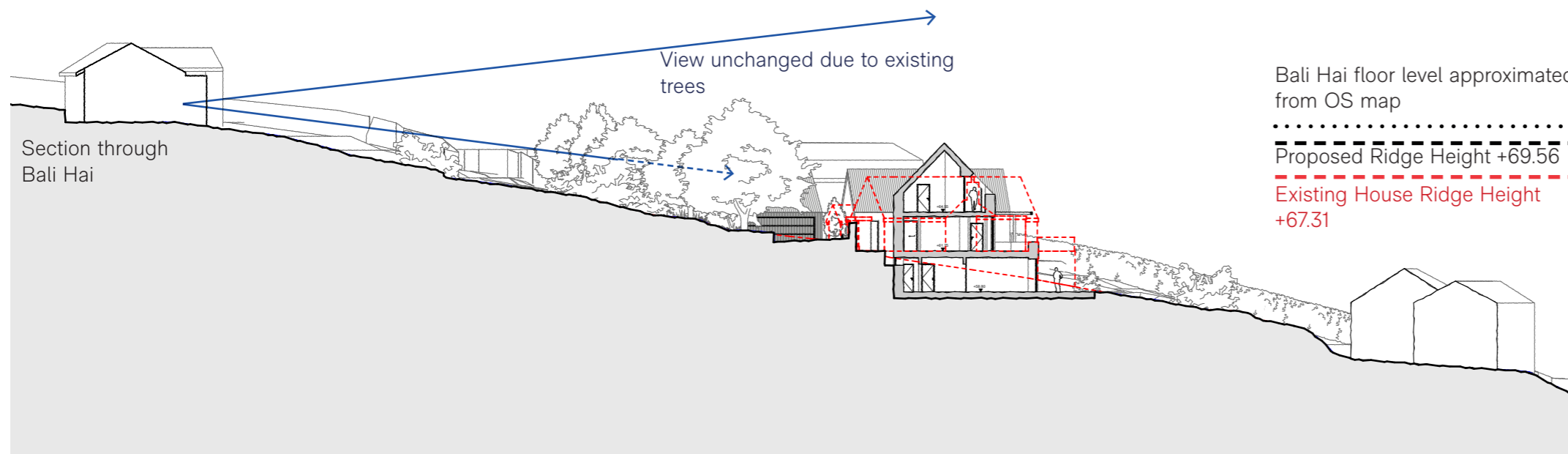
The proposed garage which sits in closest proximity to the boundary with Bera Watch is 2.6m away, matching the distance between the Bera Watch and the boundary. Bera Watch's garage sits much closer proximity to the boundary, approximately only 1.5m away.

Whilst there is a 2-storey building proposed directly opposite Bera Watch, this has been sunken into the site in order to reduce the visual mass of the building. The ridge height of this building sits 1.8m below the ridge height of Bera Watch and is positioned further away from the boundary. Therefore it is not considered that the proposal is anymore overbearing on Bera Watch, than Bera Watch is over the Sea Chimneys site.

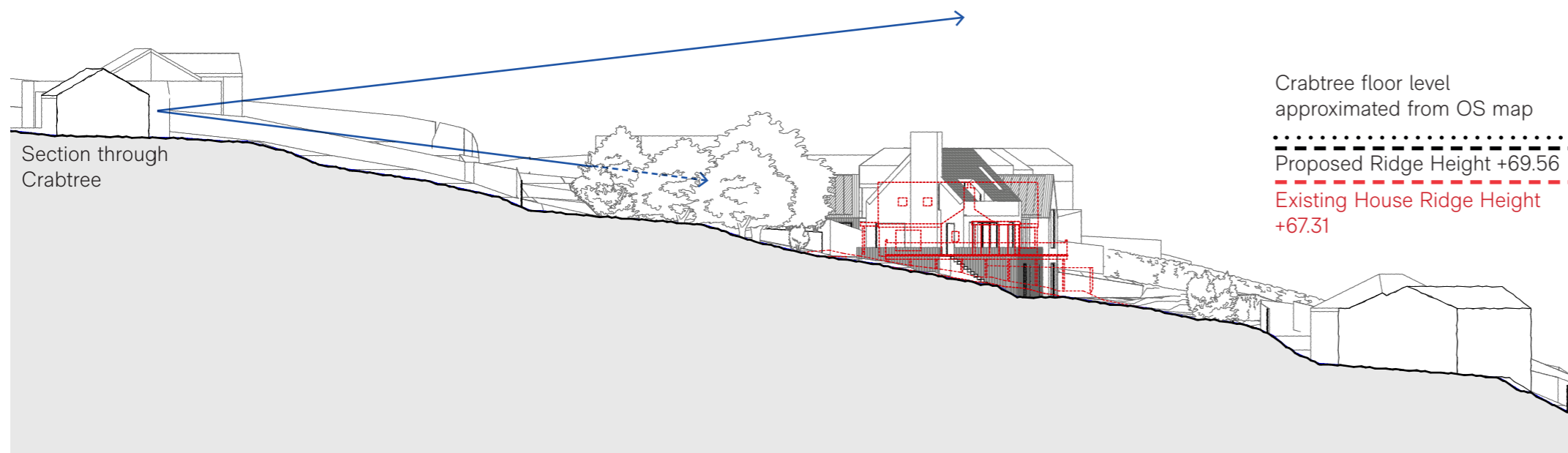
Proposed Design - Outlook of neighbouring dwellings



Proposed Site Section A-A (not to scale)



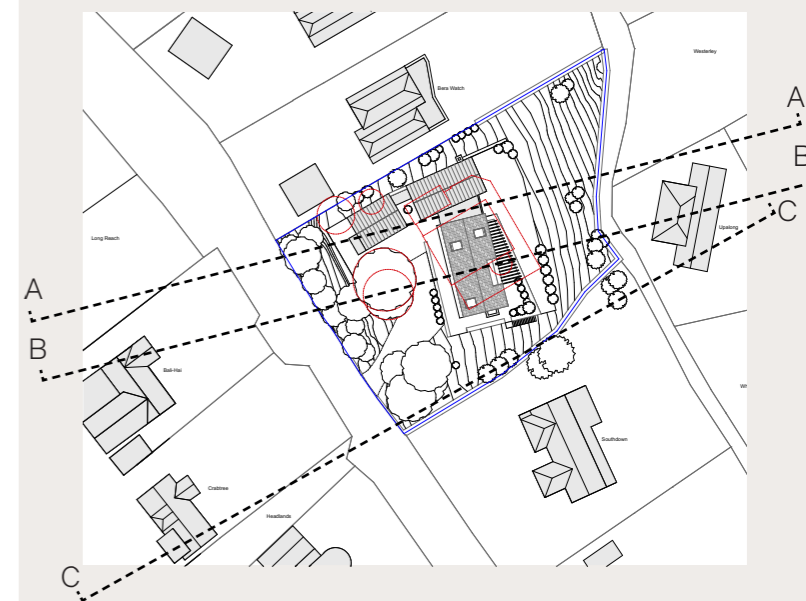
Proposed Site Section B-B (not to scale)



Proposed Site Section C-C (not to scale)

10. Outlook of neighbouring dwellings (Pre-Application Response)

The proposals highest ridge height sits below both Bali Hai and Crabtree's ground floor levels, meaning that there will be minimal impact on the outlook from Bali Hai or Crabtree. It may be possible to see some of the proposed ridge line through the existing bank of trees / hedgerow on Sea Chimneys western boundary, but for the most part the proposed ridge line will sit below the existing bank of mature trees.



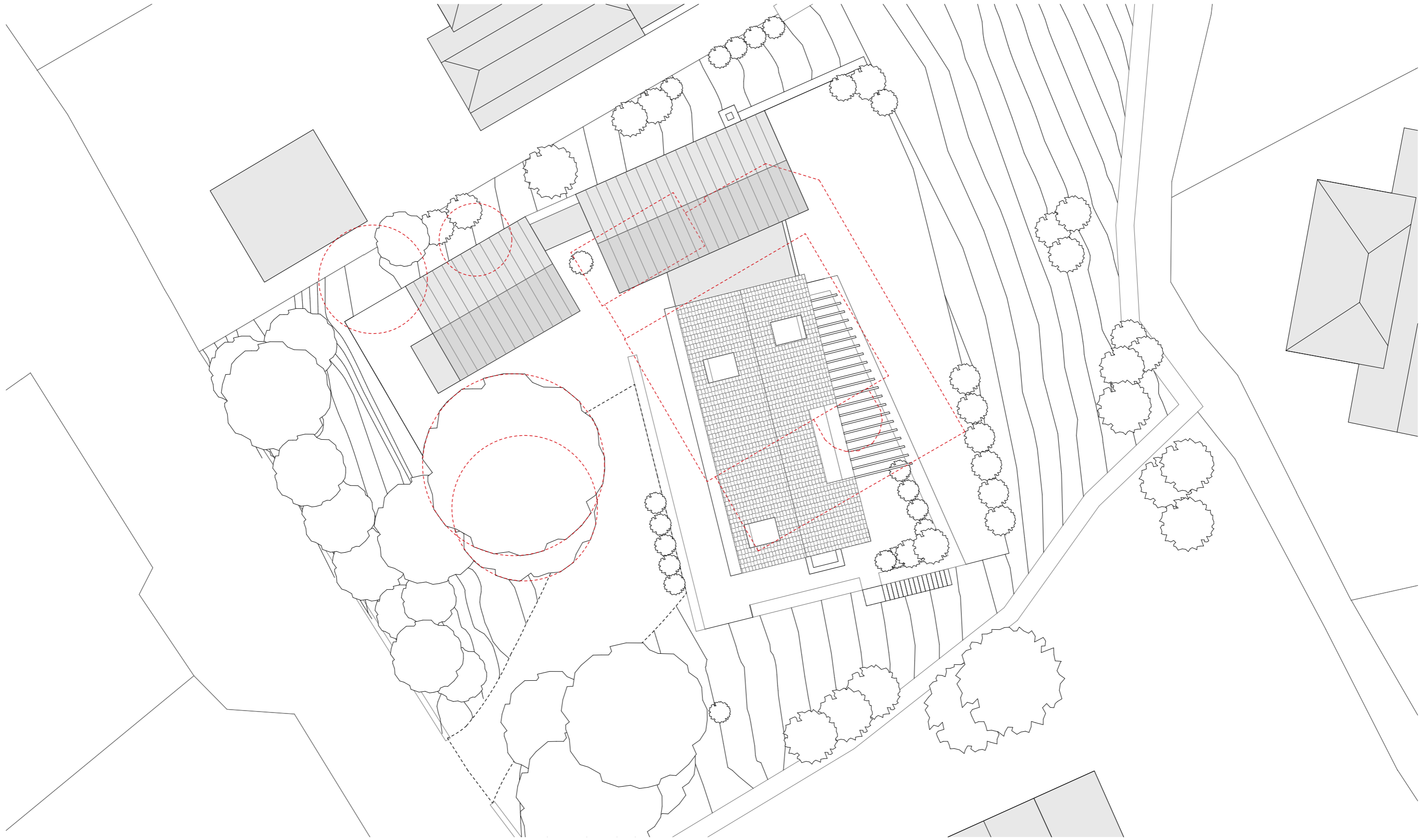


Sketch visualisation of proposals hillside massing

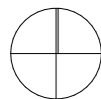
11. Massing and Scale (Pre-Application Response)

Following the pre-app feedback, the proposal has been reduced in scale and its ridge heights lowered. The highest proposed ridge height now matches that of the neighbouring Bera Watch. The proposal has also been pulled in from the sites boundaries, further reducing the mass of the proposal on the site.

Proposed Design - Roof Plan



- Existing building to be removed
- Existing trees to be removed



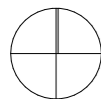
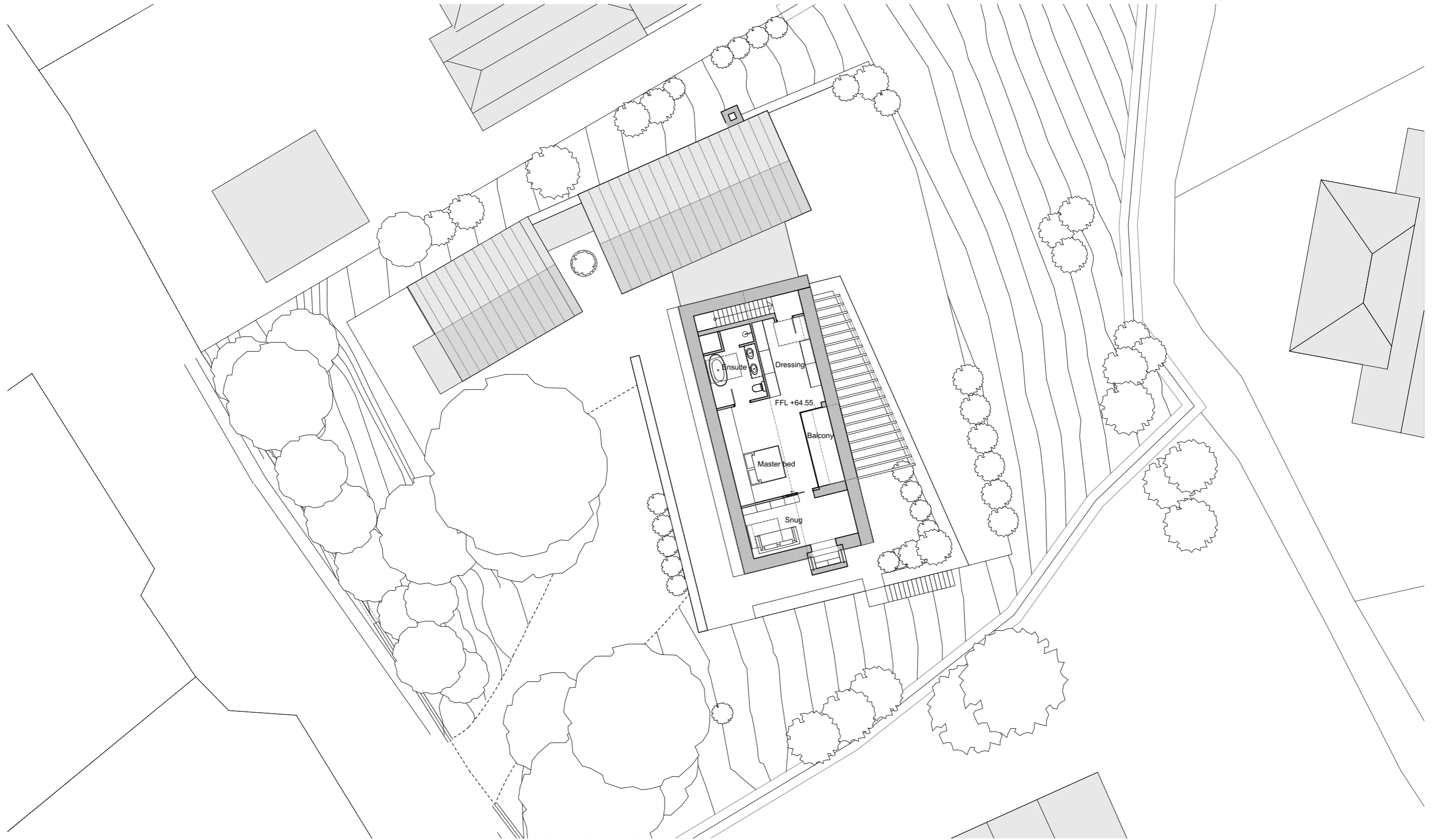
1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

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

M
Q

Proposed Design - First Floor Plan



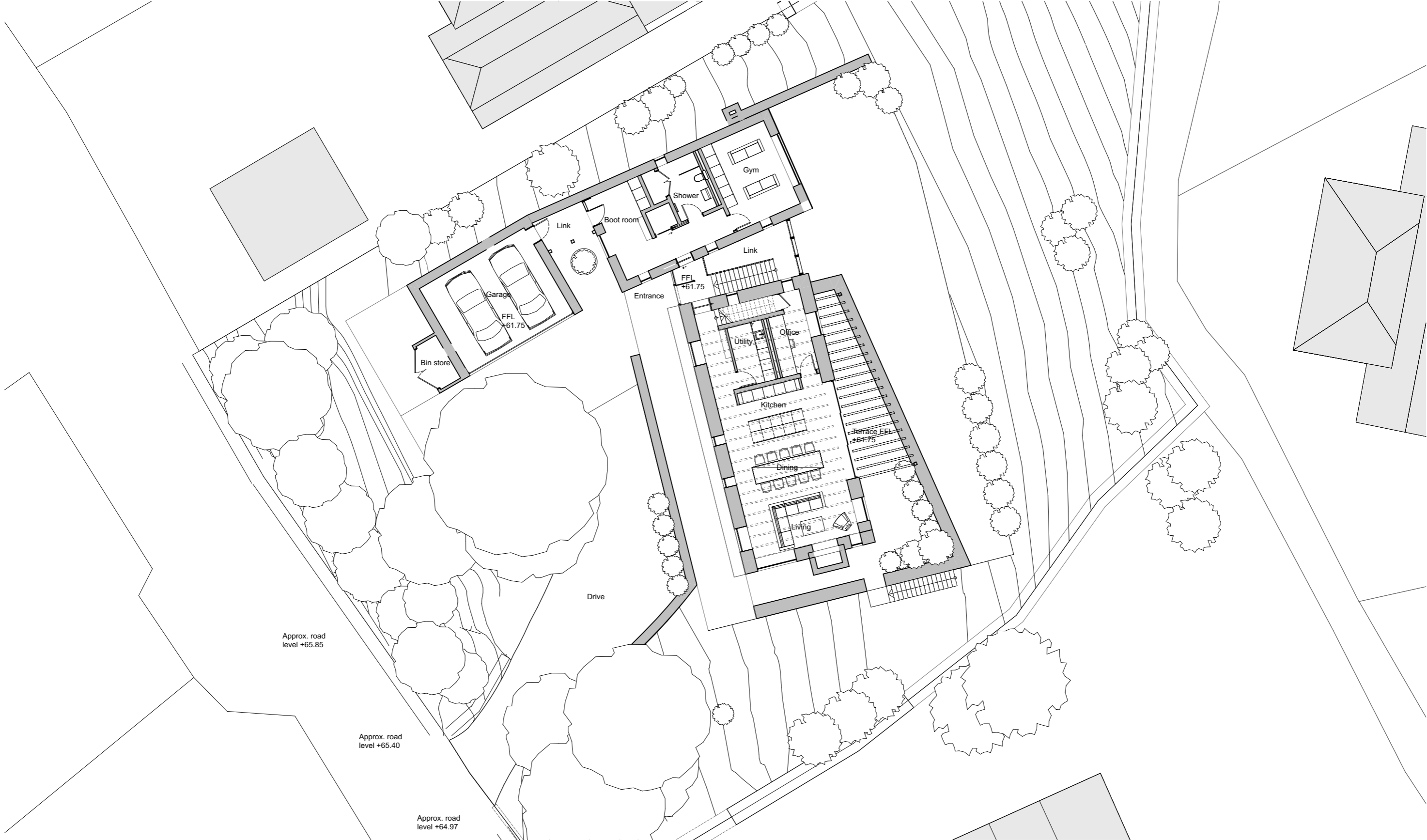
1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

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



Proposed Design - Ground Floor Plan

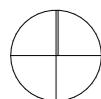
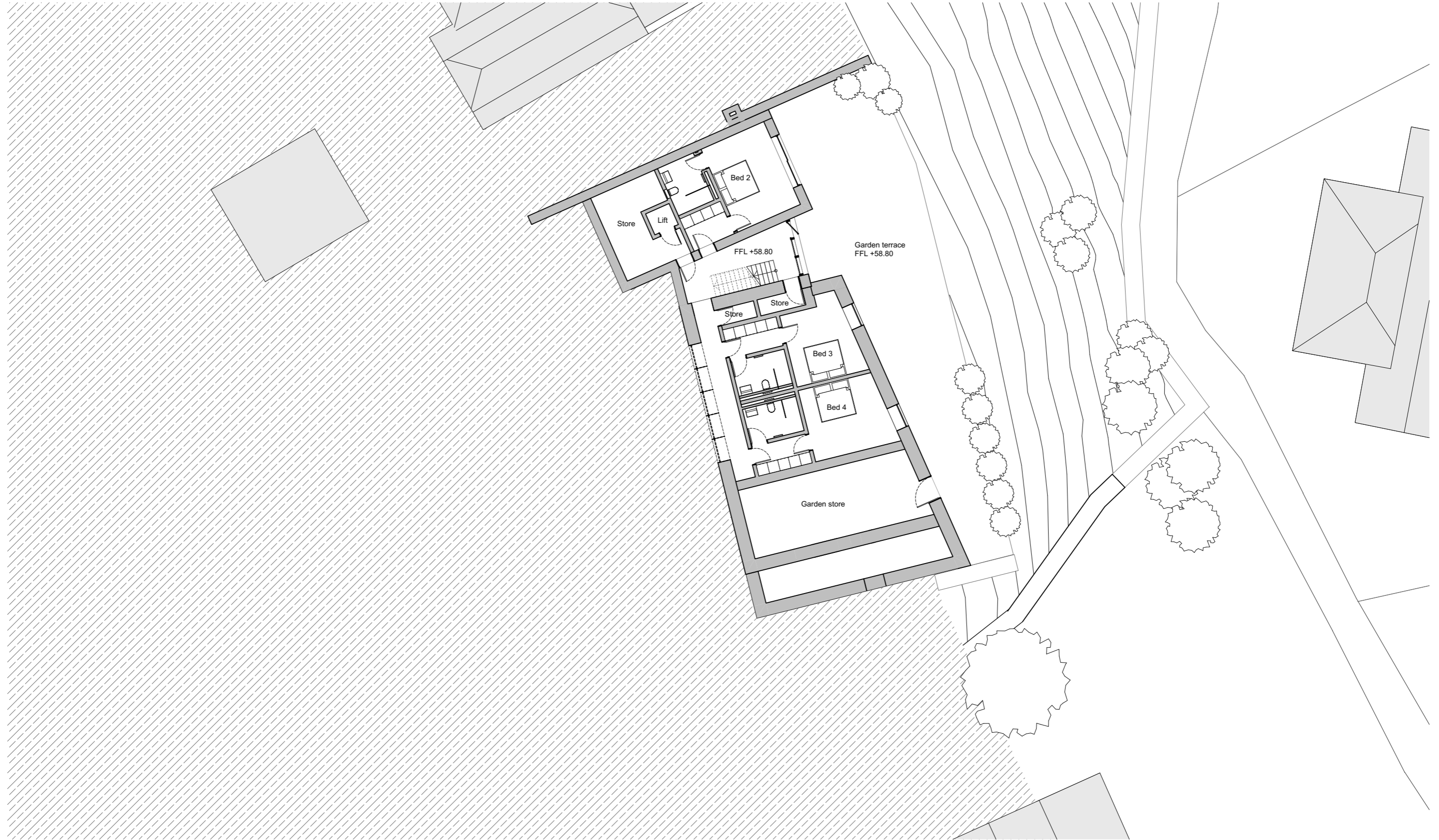


1:100 @ A1 - 1:200 @ A3
0 1 2 3 4 5m

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



Proposed Design - Basement Plan



1:100 @ A1 - 1:200 @ A3

0 1 2 3 4 5m

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



3D view



3D view





Polzeath House



Harbour House



Polzeath House



Harbour House

McLean Quinlan

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2023
Country Life Top 100
House & Garden Top 100

2022
Country Life Top 100
House & Garden Top 100

2021
RIBA House of the Year Longlist
The Manser Medal Shortlist
BD Architect of the Year Awards Shortlist
International Passive House Awards Finalist
UK Passivhaus Awards Finalist

2020
RIBA South West Awards Shortlist
BD Architect of the Year Awards Shortlist
AR House Longlist

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**M
Q**