



10 WESTERN PARADE DESIGN REVIEW



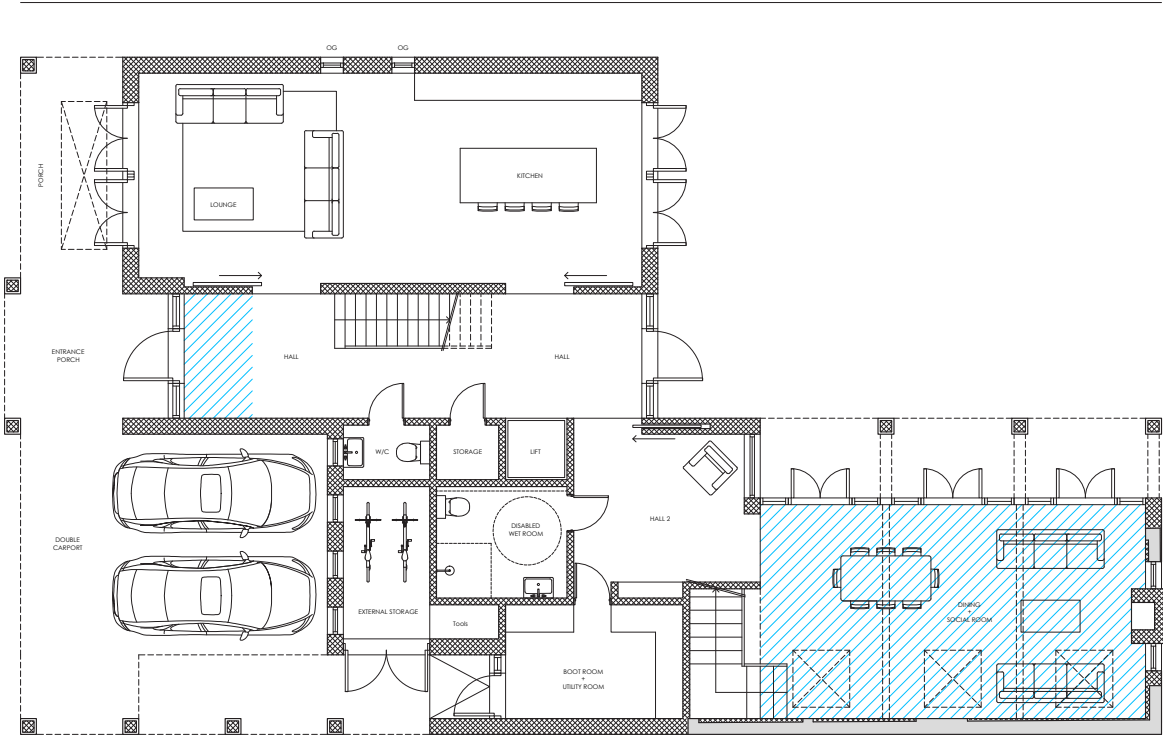
JAMES POTTER
ASSOCIATES

STAGE

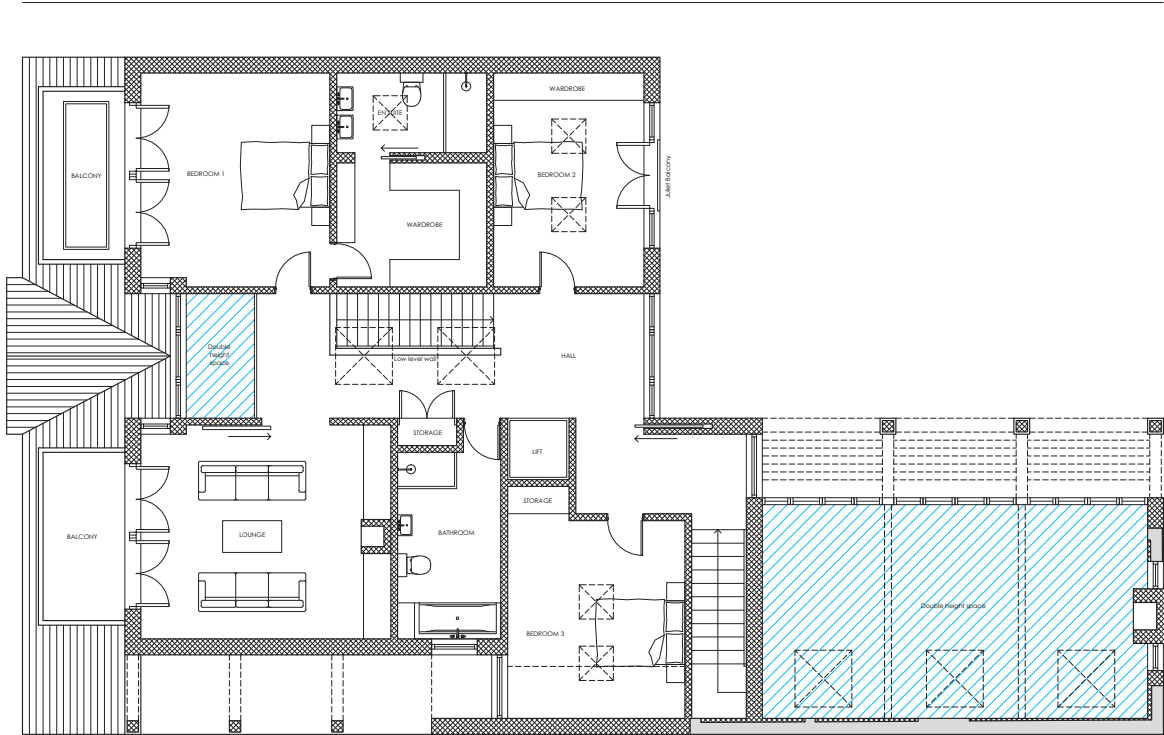
01

A

Stage 1A depicts the initial planning drawings set we presented to the client and council following changes from our initial sketch designs. The scheme transformed a chalet bungalow into a modest house, whilst incorporating the use of the existing outbuilding within the site as part of a multi-functional living space by bridging the gap between the two buildings. The design was to take influence from 'New England/ Hamptons' style houses in terms of form, materiality and features. This included; dark timber cladding, small balconies/terraces, pitched roofs/ canopies and generous yet minimal glazing on the façades.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- MATERIALS KEY**
1. DARK WEATHERBOARDING (To be confirmed by the clients)
 2. DARK BRICKS
 3. POWDER COATED ALUMINIUM GLAZING
 4. PAINTED GALVANIZED STEEL COLUMNS (Marine Grade)
 5. SLATE ROOF TILES
 6. PPC ALUMINIUM



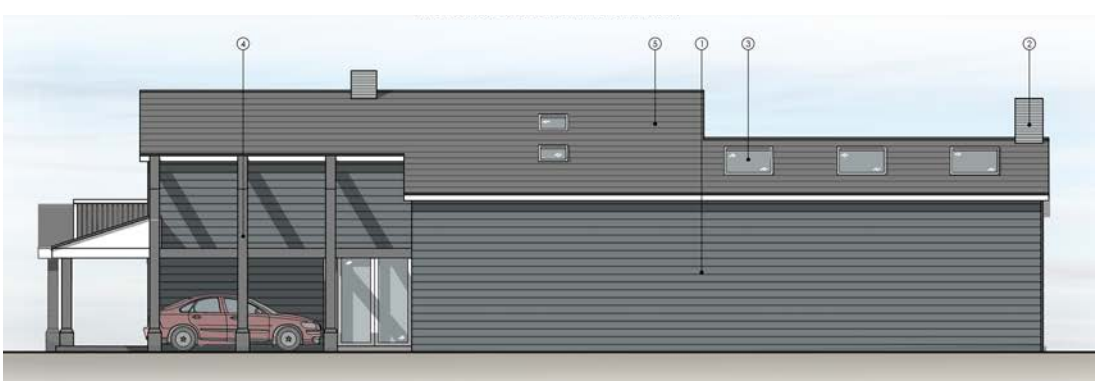
PROPOSED FRONT ELEVATION (South)



PROPOSED SIDE ELEVATION (West)



PROPOSED REAR ELEVATION (North)



PROPOSED SIDE ELEVATION (East)





KEY

- Existing house and garage
- * Indicative landscaping

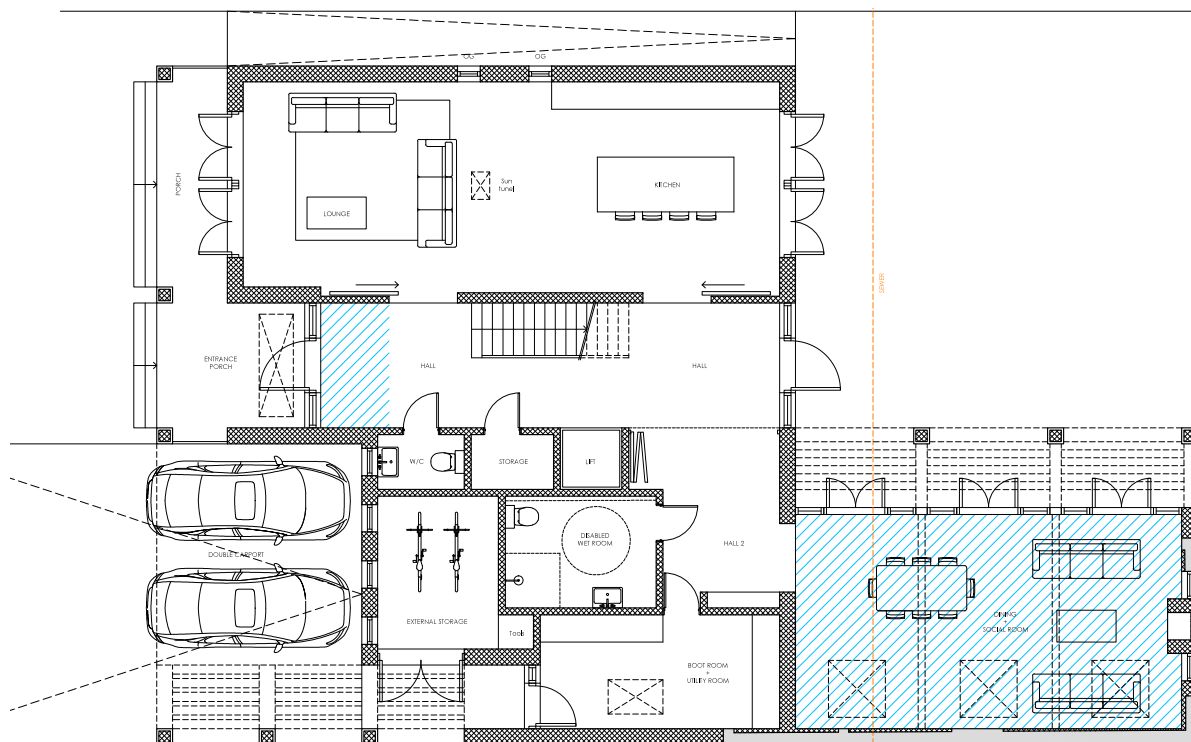
Stage 1B shows the various options we were given from the case officer to present to our client. This was the council working pro-actively with us to find a suitable solution for the scheme.

Option A: This option was leaving the building where it currently was but removing the walk on balconies and replacing them with Juliet balconies.

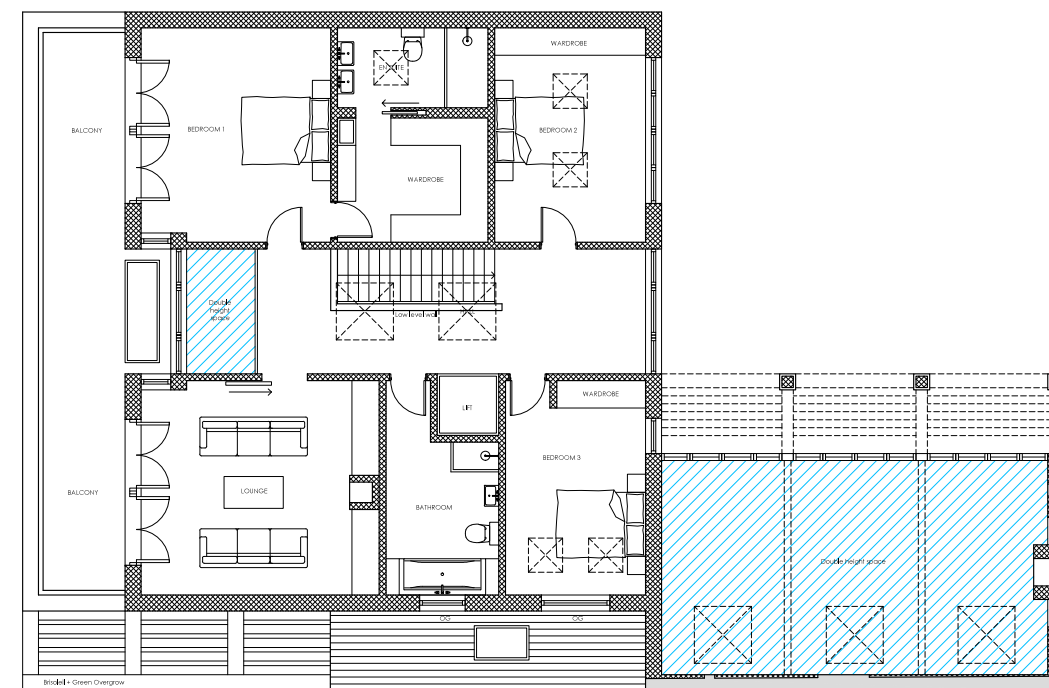
Option B&C: Both of these options placed the balcony in the build line of the neighbouring properties and the existing house. The difference between Options B&C were only related to the ground floor which is not seen on these roof plans.

STAGE 02

Following feedback from the Council and the clients, we produced a design that we hoped would satisfy all parties. This included, as mentioned previously, shifting a large portion of the built form further north. There was also a complete re-design to the front façade, including a new porch/balcony system, removing the gable on the front elevation and replacing the pitch on the balconies to a flat roof to further help reduce the massing. The two storey element on the East elevation was removed and reduced to a single storey element along with removing the 2 storey pergola to again further help reduce the overall massing.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



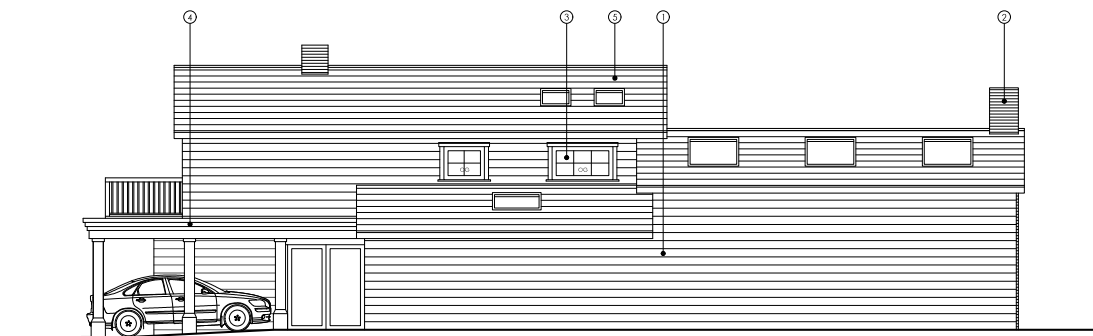
PROPOSED FRONT ELEVATION (South)



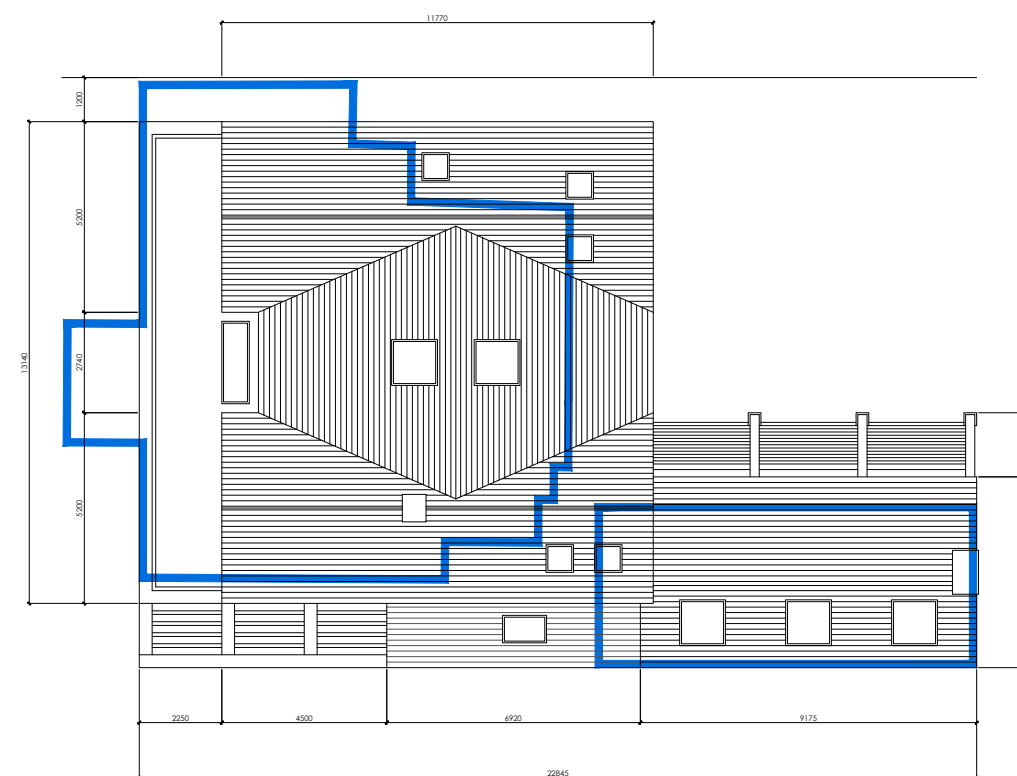
PROPOSED SIDE ELEVATION (West)



PROPOSED REAR ELEVATION (North)



PROPOSED SIDE ELEVATION (East)

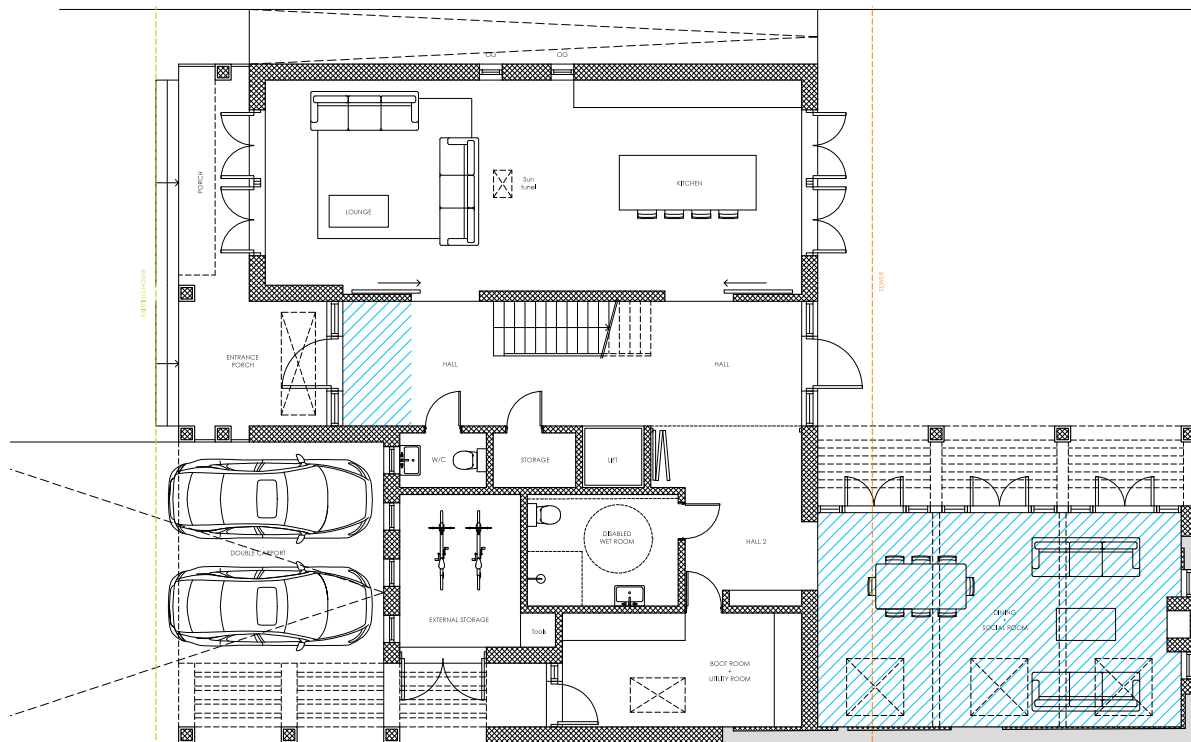


MATERIALS KEY

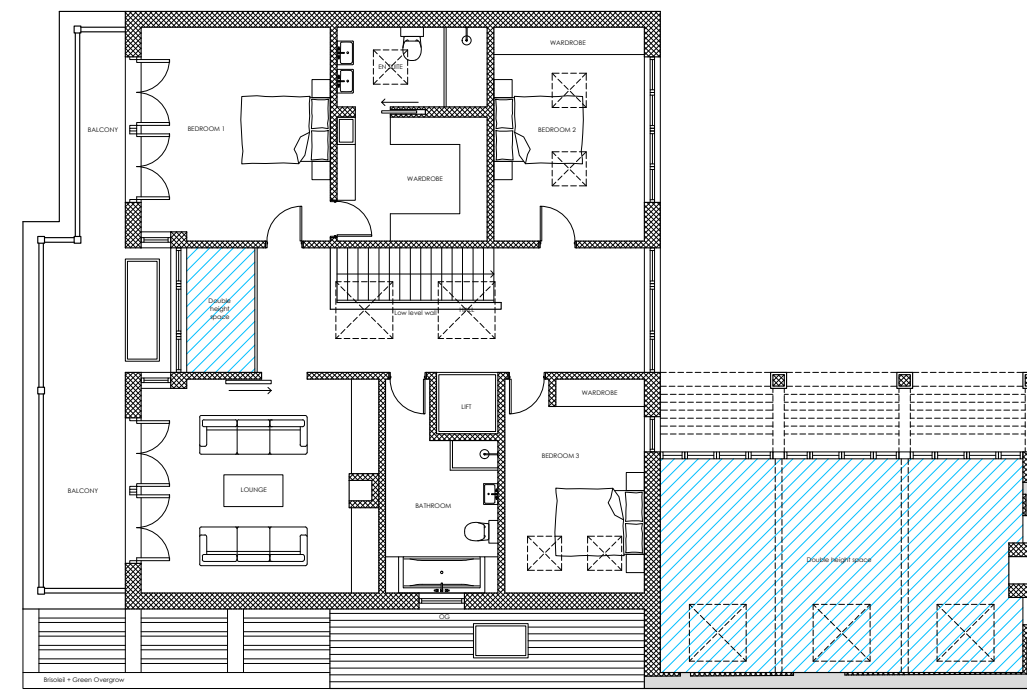
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STAGE 03

Following a meeting between our clients, their neighbours, the Councillor and then finally the planning officer and ourselves, we have further reduced the overall massing of the building and have shifted the proposed building line even further north (500mm). This is the furthest we could shift the massing north according to Southern Water due to the close proximity of their pipe. The first floor balcony area and form has also been reduced on the West elevation to further reduce the massing for the neighbours. Taking the neighbours issues into account on a personal level has been the core reason for many of the amendments, opposed to planning requirements.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



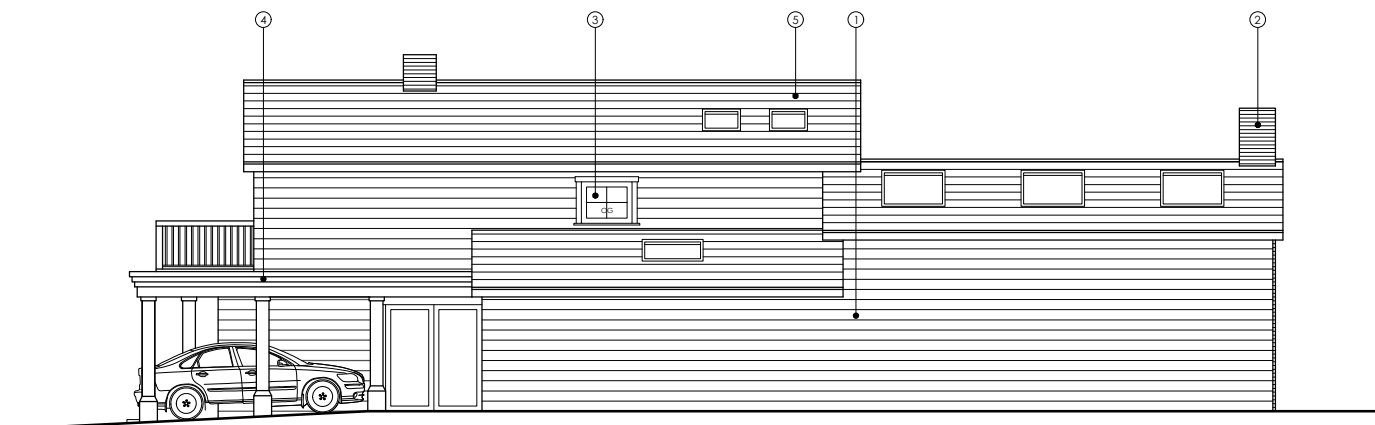
PROPOSED FRONT ELEVATION (South)



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