

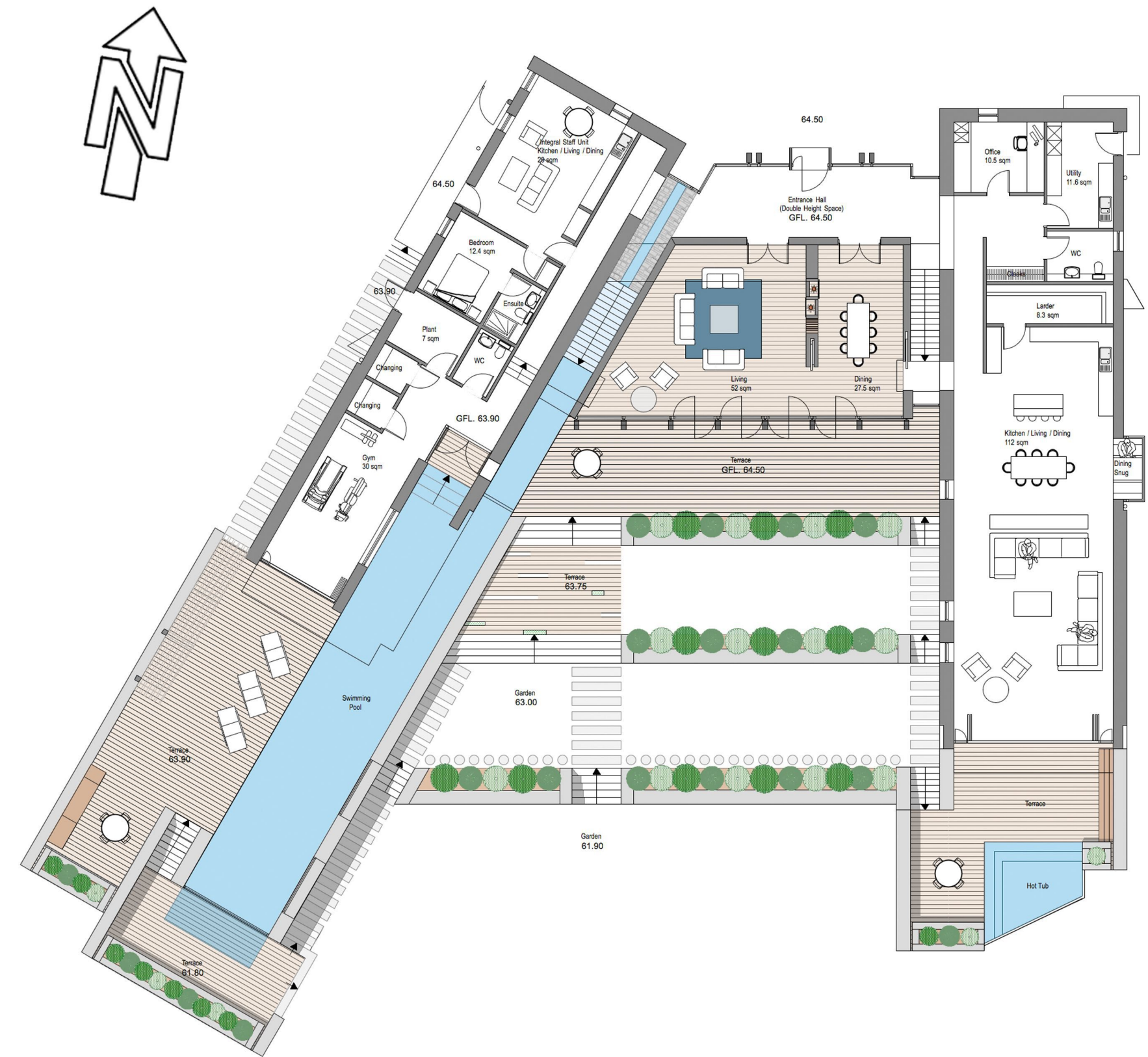


Proposed 3D Visualization of Southern View

The site occupies a spectacular elevated position on the south coast of the island and enjoys excellent views along the coast



Proposed 3D Visualization of Southern View Showing Site Context



Proposed Ground Floor Plan

The proposal is for a two storey 5 bedroom dwelling with a total floor area of 721sqm, 30% larger than the existing (including 30sqm permissible through exempted development rights). The massing of the proposed building has been designed to limit the impact on the headland. This is achieved by having a flat roof instead of a traditional pitched roof, thus lowering the height of the proposed dwelling by 1.63m below the existing ridge line.

This results in an additional benefit of providing more green backdrop zone behind and above the proposed building, than is currently the case and which further helps to reduce the landscape impact, as the building would no longer protrude above the skyline, as is presently the case

To further reduce the impact of the building, materials have been carefully chosen and applied so that the building “grows” out of its cliff top setting and be of its place. Dry laid stone walls, with planted terraces and green roofs will help make the building recede into its setting, unlike the existing building which is brilliant white render with reflective glazed roof tiles.

The proposed building is U-shaped, with the prongs facing the sea, to ensure maximum benefit of the views. The east wing is for the occupants; the west wing is for guests and includes the staff flat. The connecting element provides the entrance on the land-side with the principal living rooms facing the sea. This modulation will cast strong shadows across the building, making it even more recessive.