

135 Marine Parade

24/00352/FUL



Existing relationship with Junction



Marine Parade Frontage



Existing relationship with Junction



Relationship to 134 Marine Parade



Existing relationship with 134 Marine Parade



Existing windows to rear



Streetscene of Thames Drive



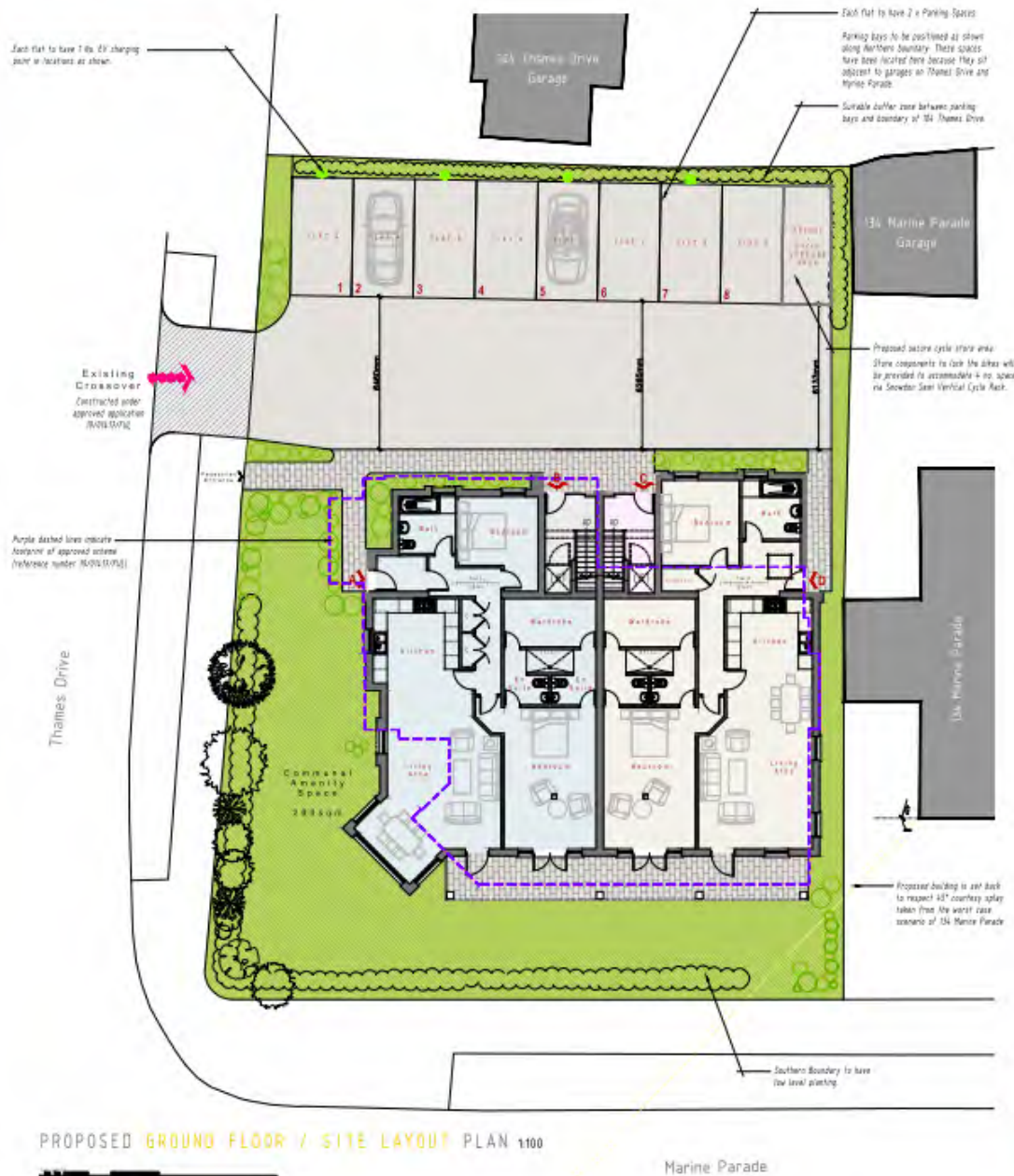
104 Thames Drive facing Site



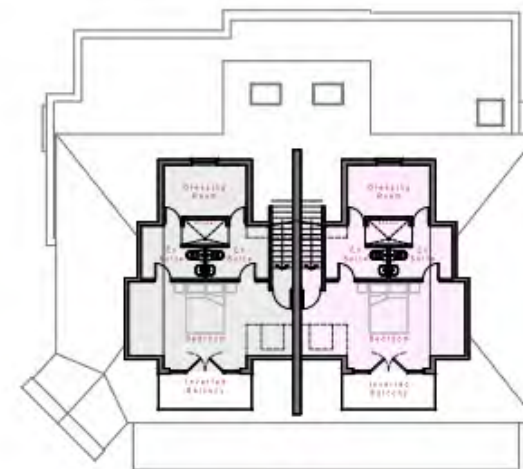
Existing West Elevation

Proposed Site and Floor Plans 4 Units

Blue line indicates footprint of approved conversion scheme



PROPOSED GROUND FLOOR / SITE LAYOUT PLAN 1:100



PROPOSED SECOND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

APARTMENT INFORMATION

A	2 Bedroom (4 Person) - 125sqm	C	2 Bedroom (4 Person) - 74sqm
B	2 Bedroom (4 Person) - 153sqm	D	2 Bedroom (4 Person) - 123sqm

IMPORTANT NOTE

The site has received planning approval an appeal reference number 10/014/19/PLU to form six self-contained flats with balconies/terraces by extending the existing dwelling.

This is a revised scheme of the approved to form four self-contained luxury flats with balconies by demolishing the existing dwelling and constructing a new proposed building.

Rev. C - Amendments made to suit requests by LA Planning Officer (14th May 2011)
Rev. B - Amendments made to suit requests by LA Planning Officer (14th May 2011)
Rev. A - Amendments made to suit representations by LA Planning Officer (14th May 2011)

PaPR Property Development Ltd
 135 Marine Parade
 Leigh-on-Sea
 Essex
 SS9 2JF

Demolish Existing Detached Dwelling and Construct Proposed Luxury Apartment Building

PROPOSED PLANS

Plan 15
 Rev: 1.000/01
 Date: 23.12.2020

Rev: 1.000/01
 Date: February 2021
 Rev: 1.000/01
 Date: February 2021

BDA
 ARCHITECTURE
 RIBA
 Chartered Practitioner

Proposed Elevations

001 The proposed building will not be taller than the existing building. The proposed building is to be the same as the approved scheme, which is approximately 20m taller than the roof of the existing building. The proposed building is fully in accordance with the current planning which allows the proposed development to be of a height that is in accordance with the current planning, which is a not and therefore it will be in accordance with the existing planning.

Table 1: Proposed Development Parameters and Constraints (Showing Immediate Context)	100m	150m	200m	250m	300m	350m	400m
Maximum Height (m)	15	20	25	30	35	40	45
Maximum Floor Area (sqm)	100	150	200	250	300	350	400
Maximum Number of Floors	3	4	5	6	7	8	9



IMPORTANT NOTE

The site has received planning approval on application number 19/01470/1 to form six self-contained flats with balconies/terraces by extending the existing building.

This is a revised scheme of the approved 10m floor self-contained luxury flats with balconies by demolishing the existing building and constructing a new proposed building.

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 125 Marine Road
 Brighton BN1 2PE
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Full Planning Approval
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Existing Streetscene



EXISTING **WARRINGTON** STREET SCENE 1200



EXISTING **WARRINGTON** STREET SCENE 1200

Approved Streetscene



AS APPROVED **WARRINGTON** STREET SCENE 1200
(Maximum Reference Asset WARRINGTON)



AS APPROVED **WARRINGTON** STREET SCENE 1200
(Maximum Reference Asset WARRINGTON)

Proposed Streetscene



PROPOSED **WARRINGTON** STREET SCENE 1200



PROPOSED **WARRINGTON** STREET SCENE 1200



Proposed CGI



135 Marine Parade Planning History

19/00284/FUL

Conversion Refused

7 Units



PROPOSED ELEVATION 1:100



PROPOSED ELEVATION 1:100



PROPOSED ELEVATION 1:100



PROPOSED ELEVATION 1:100

19/01419/FUL

Conversion Allowed on Appeal

7 Units



Existing dormer to be re-built with synthetic through colour render (colour: black TIC) gable as shown.

Feature surround to be finished in synthetic through colour render (colour: black TIC).

New glazing to be P.F.C aluminium units (RAL: 7015).

Sections to be finished in vertical timber cladding as shown.

Ground balcony / terrace glanding to be 900mm high to ensure private amenity.

Open dashed lines denote the previously released application.

Feature surround to be finished in synthetic through colour render (colour: black TIC).

New glazing to be P.F.C aluminium units (RAL: 7015).

To be finished with synthetic through colour render (colour: white).

Ground balcony / terrace glanding to be 900mm high to ensure private amenity.

Open dashed lines denote the previously released application.



Re-built existing balcony over as shown.

Feature surround to be finished in synthetic through colour render (colour: black TIC).

Feature surround to be finished in synthetic through colour render (colour: black TIC).

New glazing to be P.F.C aluminium units (RAL: 7015).

Sliding doors to be P.F.C aluminium units (RAL: 7015).

Sections to be finished in vertical timber cladding as shown.

Ground balcony / terrace glanding to be 900mm high to ensure private amenity.

Extend existing pitched section of roof as shown. Allow to re-fit with grey composite tiles.

Feature surround to be finished in synthetic through colour render.

New glazing to be P.F.C aluminium units (RAL: 7015).

Feature surround to be finished in synthetic through colour render (colour: black TIC).

Sections to be finished in timber cladding as shown.

Ground balcony / terrace to be 900mm high to ensure private amenity.

Open dashed lines denote the previously released application.

Open dashed lines denote the previously released application.

21/01685/FUL

New Build Refused & Dismissed at Appeal

7 Units



