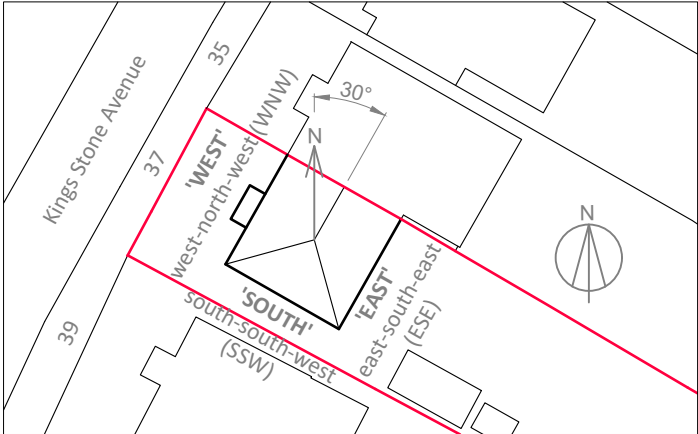
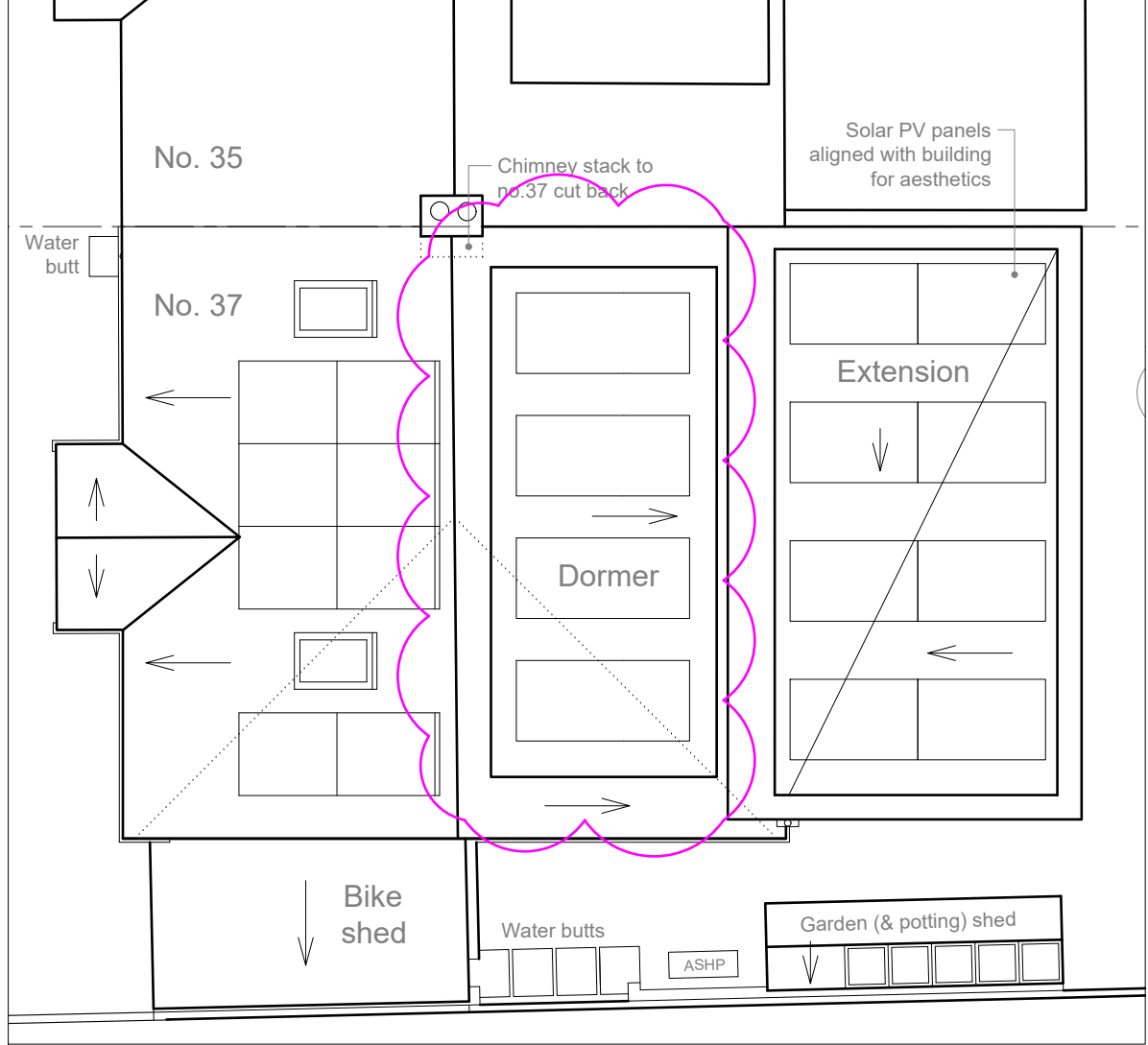
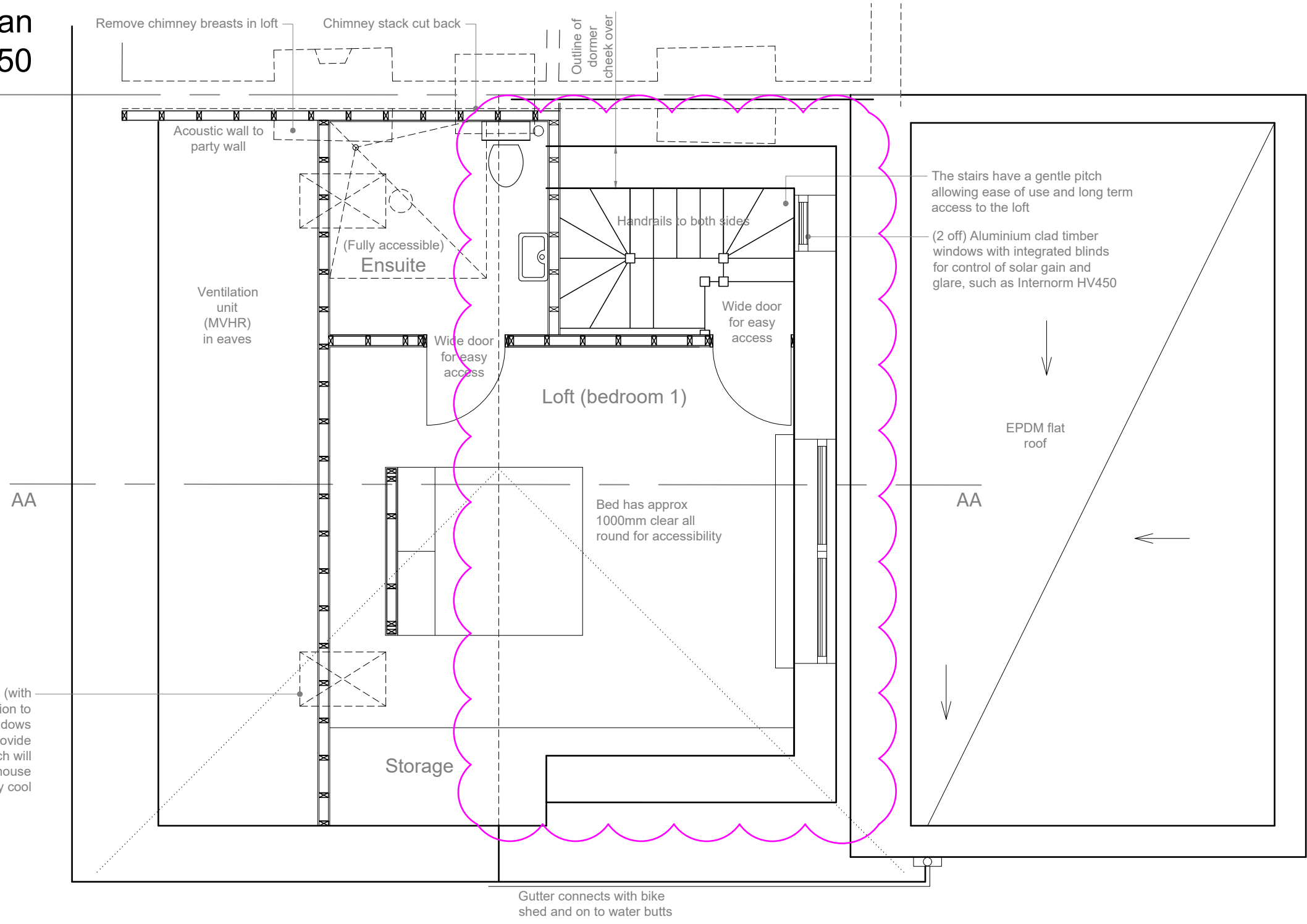
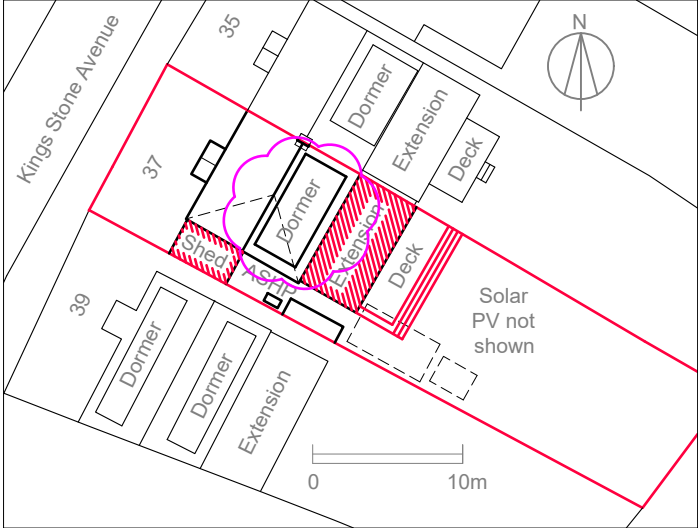


Proposed loft plan
Scale 1:50

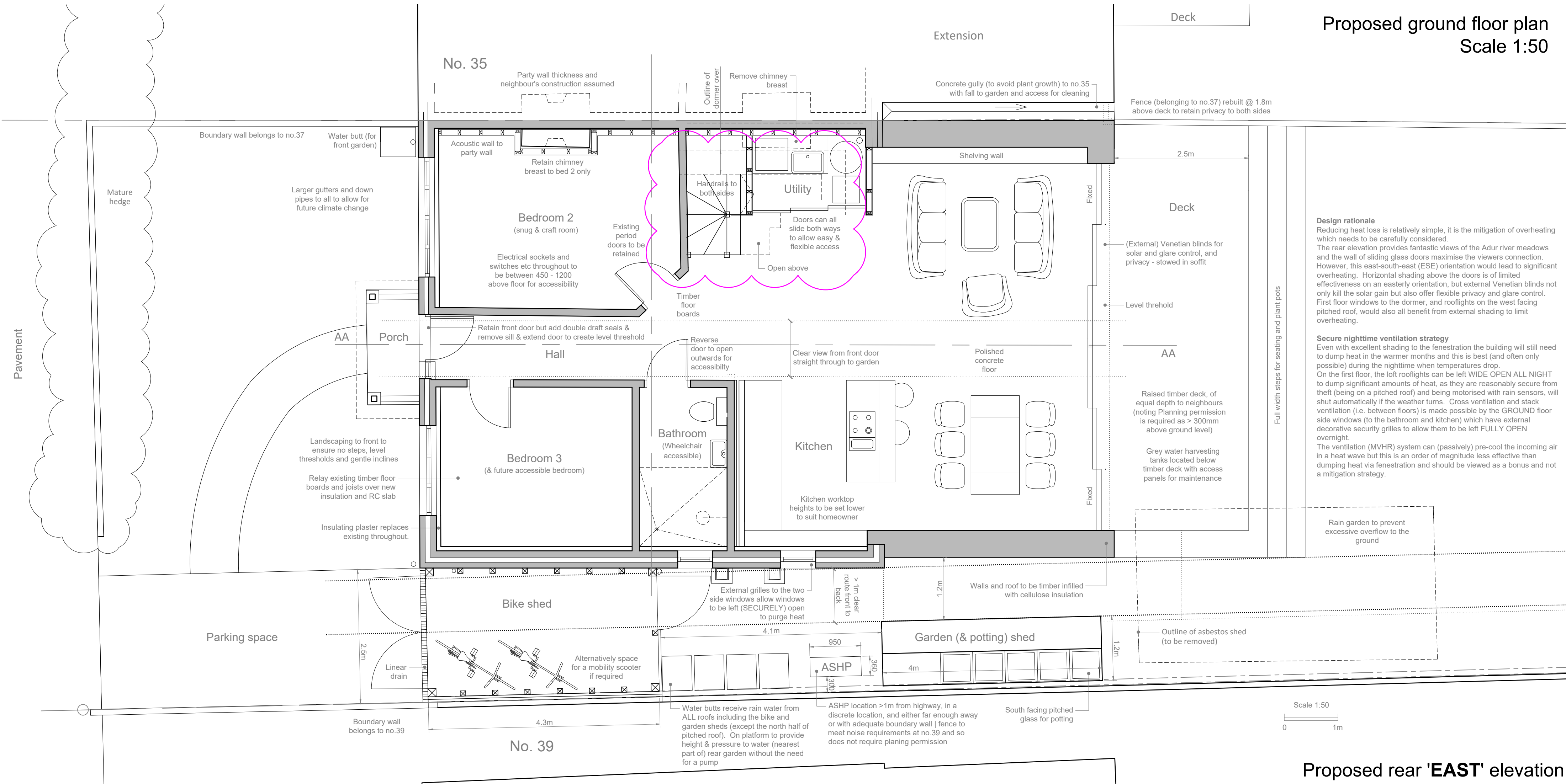
Orientation Plan
Scale 1:500



Proposed Block Plan
Scale 1:500



Proposed roof plan
Scale 1:100

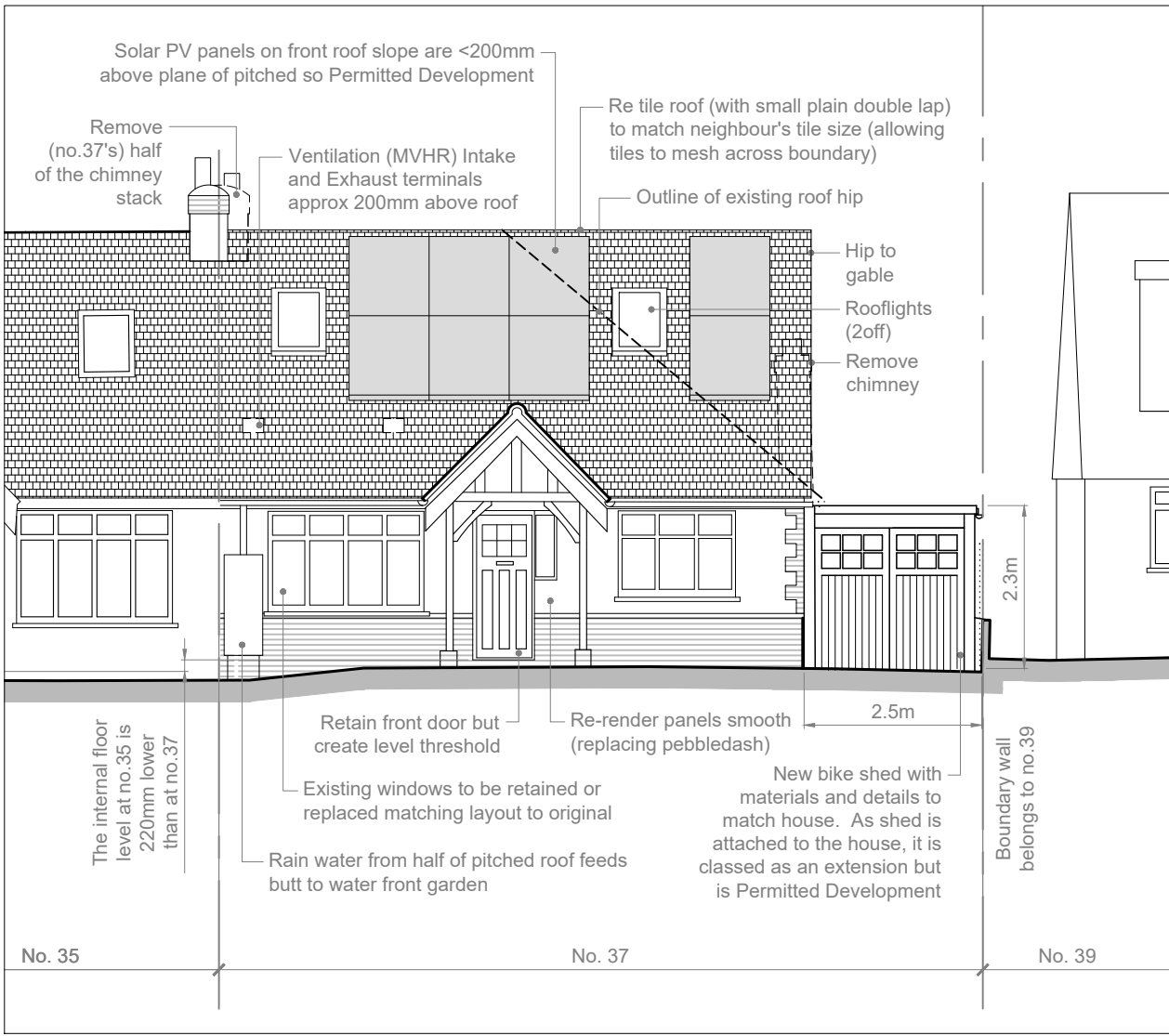


Proposed ground floor plan
Scale 1:50

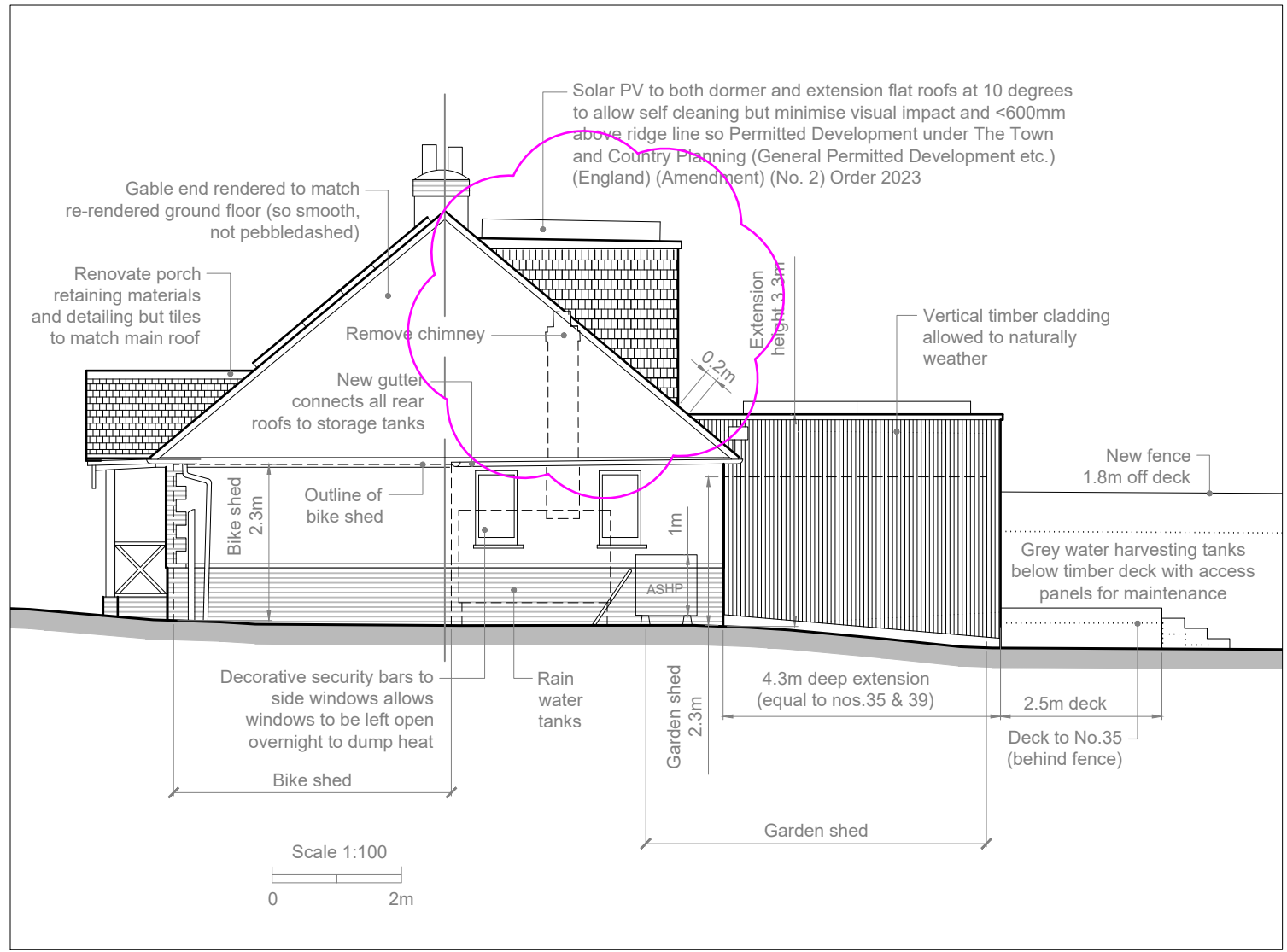
Design rationale
Reducing heat loss is relatively simple, it is the mitigation of overheating which needs to be carefully considered. The rear elevation provides fantastic views of the Adur river meadows and the wall of sliding glass doors maximise the view connection. However, this east-south-east (ESE) orientation would lead to significant overheating. Horizontal shading above the doors is of limited effectiveness on an easterly orientation, but external Venetian blinds not only kill the solar gain but also offer flexible privacy and glare control. First floor windows to the dormer, and rooflights on the west facing pitched roof, would also all benefit from external shading to limit overheating.

Secure nighttime ventilation strategy
Even with excellent shading to the fenestration the building will still need to dump heat in the warmer months and this is best (and often only possible) during the nighttime when temperatures drop. On the first floor, the loft rooflights can be left WIDE OPEN ALL NIGHT to dump significant amounts of heat, as they are reasonably secure from theft (being on a pitched roof) and being motorised with rain sensors, will shut automatically if the weather turns. Cross ventilation and stack ventilation (i.e. between floors) is made possible by the GROUND floor side windows (to the bathroom and kitchen) which have external decorative security grilles to allow them to be left FULLY OPEN overnight. The ventilation (MVHR) system can (passively) pre-cool the incoming air in a heat wave but this is an order of magnitude less effective than dumping heat via fenestration and should be viewed as a bonus and not a mitigation strategy.

Proposed rear 'EAST' elevation
Scale 1:100



Proposed front 'WEST' elevation
Scale 1:100



Proposed side 'SOUTH' elevation
Scale 1:100



PLANNING PROPOSED
2 JULY 2026 REV 2

PLANNING
Deep retrofit, extension & loft
NOT FOR CONSTRUCTION
Client: Victoria Benson
Address: 37 Kings Stone Avenue Steyning BN44 3FJ
Scale: 1:50, 1:100 & 1:500 @ A1
Date: 02.07.26 REV 2 Reduced dormer size
24.06.26 REV 1 Revised ASHP location to side 14.05.26
Drawing: 30101.06
Notes: Plans should be approved by local authority building control prior to commencement of work. No dimensions to be scaled from drawing. All dimensions to be checked on site. All dimensions in mm unless stated otherwise. This drawing is copyright.
And: Jim Miller Design Ltd
01273 233548
jim@jimmillerdesign.co.uk
www.jimmillerdesign.co.uk
92 Livingstone Road, Hove BN3 3WL

Proposed section AA
Scale 1:50

