

Proposed restoration, remodelling & extensions
at
The Breakers, 29 Tamarisk Way
East Preston, West Sussex, BN16 2TE

A Design & Access & Heritage Statement

30th November 2020 . Rev C



The Breakers viewed elevated from the north north west prior to sale in June 2019.

Introduction

This statement relates to an application to Arun District Council for proposed restoration, remodeling and extensions at The Breakers, No. 29 Tamarisk Way, East Preston including removal and reconstruction of an existing western single storey wing which will continue to contain a log store, mower tractor store and gardeners w.c. and the removal and rebuilding of a pool house, with vegetable and quite garden between, combined with a new secure garage for three cars and in increase in depth to an existing garage.

This application includes proposed replacement windows, a proposed rebuilt southern rear garden balcony and change of roof covering.

Internally the walls are to be insulated and re lined and the rooms reorganised utilising the existing openings moving the kitchen and living to the first floor with main bedroom accommodation on the ground floor. The existing building painted brick façade is to be retained and is to be treated to carefully considered detailing commensurate with the era of the main house which we believe should have been originally incorporated.

The proposed newly rebuilt elements will be painted brick ,with a brick similar to the existing main house, with tile creasing and plasterwork detailing.

The Breakers is located within the Willowhayne which is a private seaside estate on the coast of East Preston, within Arun District Council. It is not a Listed Building (as identified by Historic England), however it has been identified as a Locally Listed building within the Councils 'Local List of Non-Designated Heritage Assets'.

East Preston lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train via Angmering Station, which is approximately 1.4km from The Breakers.

Tamarsisk Way is in the built up area boundary and not in a conservation area and is ostensibly characterised by its large properties and forms part of the Willowhayne Private Sea Estate which was created in 1930 when a private company was appointed to purchase land and develop the area for a select number of private homes.

Located on the southern side of Tamarisk Way are a number of substantial dwellings that have access to the greensward leading to the foreshore.

The Breakers lies at the west end of Tamarisk Way on the South Side and was purchased by Mr & Mrs Folland in June 2019.

Prior to the purchase the previous owners undertook a 9year refurbishment, which primarily focused on cosmetics and was partially re-wired in 2010.

It was constructed between the wars approximately 1935 and although it was thought the original architect was Harry Osborn, this may not have been the case.

It could be said that it is a similar style to other projects of his, as he was known for working in the Tudor Revival Style.

The Breakers is a bit of a fusion of romantic English traditionalism with a hint of Deco Modernism with elements like the balcony on the south side.

Essentially the building has a painted brick façade with an element of stone facing to the entrance way and it has steep roofs which are thatched.

The original house was smaller and mainly comprised the stone walled element and has been increased in size with extensions throughout its life, which are all in brick and painted.

Improving and Enhancing the existing buildings thermal properties is considered to be of high importance and this is proposed to be achieved by insulating and re lining internally and also by inserting high performance metal windows in the existing openings.

The thatch as a roofing material is a little peculiar for a property in this location, being right on the seafront. It currently is not in particularly good condition and could benefit from being re thatched which is not ideal as it is believed to have been done in 2009.

Changing the roofing material for a more appropriate one for safety reasons forms part of our proposals.

In 2014 the property opposite called Little Thatches, 34 Tamarisk Way experienced a thatch fire. That property was razed to the ground and whilst doing so putting the residents of the surrounding homes under extreme concern of transfer of fire to their properties and homes.

Thankfully there was no loss of life in that instance but this has highlighted the risk that exists to The Breakers also on Tamarisk Way.

This risk to The Breakers has increased in recent years since then with hot dry summers and has escalated this year with the increased burning of bar-b-ques on the greensward and beach which is just metres away from the property and is totally uncontrollable.

The applicants instructed an independent Fire Risk Assessment survey of The Breakers undertaken by David Batchelor of Fire Safety Sussex, which forms part of this planning application. This accompanying report is particularly damning in relation to the Breakers as it currently is as a thatched property and in respect to how it could be tended to in the event of a fire.

These findings have independently and professionally informed the applicant that, for the occupants' safety and the safety of The Breakers as a property and the immediate neighbours homes, the roofing material should be changed to a non combustible material.

The report also highlighted that the vehicular access and egress for fire appliance attendance was compromised due to the distance between the piers when the automated gates are open. The narrowness of the aperture has proved awkward for the owners with new vehicles becoming larger over the years particularly with a trailer hitched so for both of these reasons this application seeks to slightly widen the openings by retaining the far west and far eastern stone piers and reconstructing respective corresponding stone piers which match and correlate with the existing piers and the smaller pier tops.

The piers will be similar to the existing ones but at a distance of 3.8m apart which is effectively achieved by adding an extra metal gate arch pattern section to either side of the existing metal gates. By adopting this approach the access and egress are made safer and will be wide enough to allow a fire appliance to tend to the property but visually there wont actually be that much of a change.

Historical Assessment of The Breakers

No plans of The Breakers have been located, possibly lost.

We do know that The Breakers was constructed, as we know it, between the world wars in 1936. It was added to during its 85 years and currently has six sleeping areas and is circa 6,000 sq ft gross internal area over three floors with a top second floor loft room with full sized snooker table.

The land was purchased in 1930 and under the terms of the covenants a property had to be constructed within two years of purchase. No records of this construction were found.

In 1934 an application was made by JW that shows the outline of the thatch in one drawing.

After purchasing the property in November 1935, further plans were submitted by the new owner, a local builder, Bertie Godfrey and it was remodeled and extended between 1934 and 1936.

The original property was built by the same builder as No.31 Flagstones, immediately to the west of the Breakers, who built it for his sister and it had 5 owners between 1930 and 1937.

The Breakers was sold again in 1937 and first appeared on an ordnance survey map in the edition 1938-1943.

It had been thought that Harry Osborn designed the original house but he was not involved in the remodeling as it is understood that he did not like the use of thatch, being considered to be a cheap material, and the house did not have any type of 'Tudor style features' that he was renowned for as can be seen on No.s 31 and 25 Tamarisk Way.

In fact the eastern side of The Breakers where most of the additions were concentrated is quite utilitarian and stark with several outside services on the external walls, which is in contrast to other designs of Harry Osborns.

The original plans were approved by Worthing Rural District Council but no copies can be found.

The front of the property constitutes a large area of gravel used as an in and out driveway with the access and egress either side of a grass area with a feature holm oak. The rear south facing garden was designed in 1936 and based on the plan of a winning garden of the Chelsea Flower Show in that year.

More recently the garden was updated with extensive Mediterranean style planting suitable to the marine climate allowing it to remain lush and colorful throughout the seasons.

It is believed that some of the roof was re thatched in 2009.

The swimming pool was built in 2010 and is heated via an independent gas fired boiler and solar cover.

The property had partial re-wiring in 2010 along with other cosmetic 'upgrades' prior to being put on the market for sale.

Despite these cosmetic upgrades the building is not in the greatest of condition. The windows and fitment of the windows allow water to penetrate the external fabric and unless tended to will be to the detriment of a future heritage asset. Also the house is incredibly thermally inefficient. This can be addressed by the replacement of the windows for a more thermally efficient product and also the addition of wall insulation internally.

A recent planning application was made to insulate and re clad the property and also change the roof material for the same reasons outlined but this was withdrawn as it was felt that the cladding approach was not appropriate.

This planning application takes a similar tack to the previous planning application in that there are correlated issues that need to be addressed including the necessary change in roofing material to a non combustible one and also window and insulation improvements but overall we have approached this in a considered, sympathetic manner, with the aim of creating a lasting heritage asset.



View of The Breakers from the south garden looking northwards

The Proposal

We have deigned a new required secure 3 car garage at the front of the property. It is in a similar position and relationship as No.27 Mistral House, which is The Breakers immediate neighbour to the east.

The garage has taken design influences from the main house with its proposed enhanced detailing and with traditional Sussex style plain clay roof tiles, hipped at both ends and with buttresses at the corners and with eyebrows in the roof tiles over each door. We have also introduced some further fine detail that we would like to see built in to the elevation in terms of the fretwork over the garage doors.

Behind the new garage to the south we are proposing to remove and rebuild the existing single storey wing to store a sit on mower tractor and log store with a replacement gardeners w.c. This will connect with the main house in a similar way that it does currently but will have an access, expressed by a sweeping eyebrow above in the roof tiles similar to the eyebrows found elsewhere on the main property, where you can walk through via some double door gates through to a private secluded courtyard garden.

Behind that to the south, there is currently a secluded garden courtyard and swimming pool building.

We felt the principle of this quite courtyard garden should be retained and we are proposing its reinstatement by way of recreating it as a contemplative garden with covered seating area, some vegetable growing spaces and ordered planting which we are calling the 'Knot Garden'.

Bordering the southern edge of the Knot garden we are proposing to redesign the existing pool plant building, that will be removed and re housed in the poolroom which relates directly with the existing swimming pool to the south and also back to the knot garden to the north connecting and creating a flow between the two areas.

The windows and fitment of the existing windows allow water to penetrate the external fabric and unless tended to will be to the detriment of the heritage asset. Also the house is incredibly thermally inefficient so this is proposed to be addressed by the replacement of the windows for a more thermally efficient metal window product, which will also contribute to the feel of the house with this blend of English traditionalism with Art deco overtones.

For the reasons of fire safety and fire risk to The Breakers, together with its occupants and the neighbouring homes outlined in the accompanying Fire Risk Assessment with its findings that highlighted the realistic anticipated fire service response times that could result in the loss of The Breakers in its entirety, this application seeks to change the existing combustible thatch roof covering for a plain clay tiled roof as a matter of urgency.

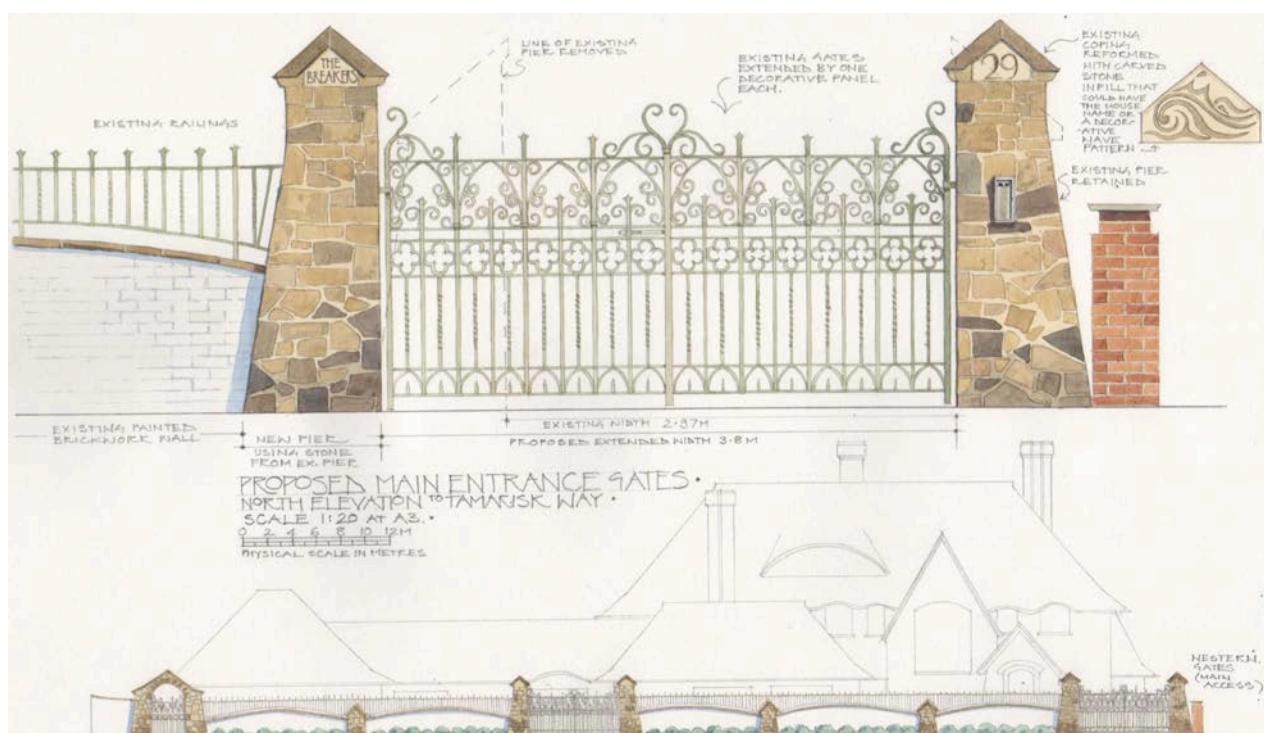
The plain clay tiles selected, combined with the rainwater goods will all contribute to the notion of romantic English traditionalism, arts and crafts with a hints of Deco Modernism and should appear on all of the property in order to reinforce this notion.

For further understood reasons of safety mentioned, this application package also includes for the proposed adjustment to the access and egress points on the northern boundary.

This application proposes to slightly widen the openings by retaining the two far west and far eastern stone piers and reconstructing respective stone piers which match and correlate with the existing piers and the smaller pier tops.

The piers will be similar to the existing ones but at a distance of 3.8m apart which is effectively achieved by replicating an extra metal gate arch pattern section to either side of the existing metal gates.

By adopting this approach the access and egress are made safer and, even with the slight reduction in aperture by the protrusion of the metal gate hinges, the opening will be wide enough to allow a fire appliance to tend to the property and visually there wont actually be that much of a change.



Proposed minor widening of existing northern boundary access gate piers on Tamarisk Way for safety reasons.

Not to scale

Design

The Breakers was built between the two world wars and added to over the years and is a fusion of romantic English traditionalism with a hint of Deco Modernism with elements like the balcony on the South side.

Elevationally the facades are primarily painted brick apart from stone elements of the north main entrance and our proposals are to continue with the same painted brick wall material for all the new walls.

Architect Neil Holland and ourselves have worked together with the applicants to create these design proposals for Guy and Karen Folland, who are the custodians of this property, so that hopefully the building has sufficient necessary help to be a lasting heritage asset.

Our general design approach is to honour the intentions and integrity of the original design of the fusion of romantic traditionalism with its hints of deco modernism and continue those elements, with particular attention to detail, throughout the new additions and also enhance some areas of the existing building that can carry it well.

Changing the existing combustible thatch roof material to a handmade clay roof tile allows us to be very expressive with the roof forms. We can practically follow the same roof shape that is already there with the arches and little eyebrows and also take those cues and incorporate them in areas like the three eyebrows on the new 3 car garage at the front of the house and also over the pedestrian accesses to the courtyard.

All the extensions, i.e. the 3 car garage, the new replacement pool house and little seating pavilion are all single storey with an appropriate pitch to all the roofs which is in sympathy to the main house and compliments the original design.

There are proposed embellishments of tile creasing and raised plaster mouldings as well as stained glass wave design to the seating pavilion which are to introduce some subtle Arts and Crafts and also Art Deco elements in to the design of some of the facades.

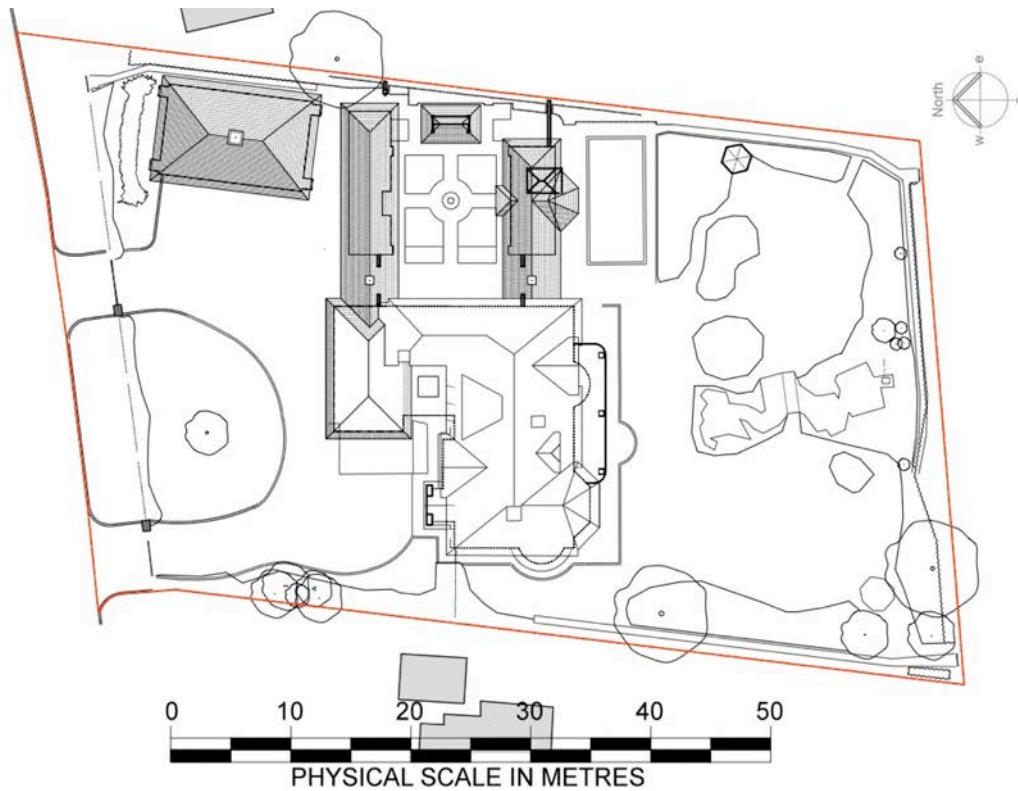
Our thoughts are that this is entirely in keeping with the original aspirations of the design, by adding coherent unity to all the new and existing facades of what is otherwise a marginally stripped down unadorned building.

The facades at the moment are painted brick, which we feel needs some continuation of decorative relief by way of some bands of tile creasing, raised plaster work and stained glass. The painted brick will continue as before but will just have this more coherent feel running throughout.

The architectural approach that has been adopted within this proposal consists of a design of high quality that allows the proposal to blend with the properties already present on Tamarisk Way.

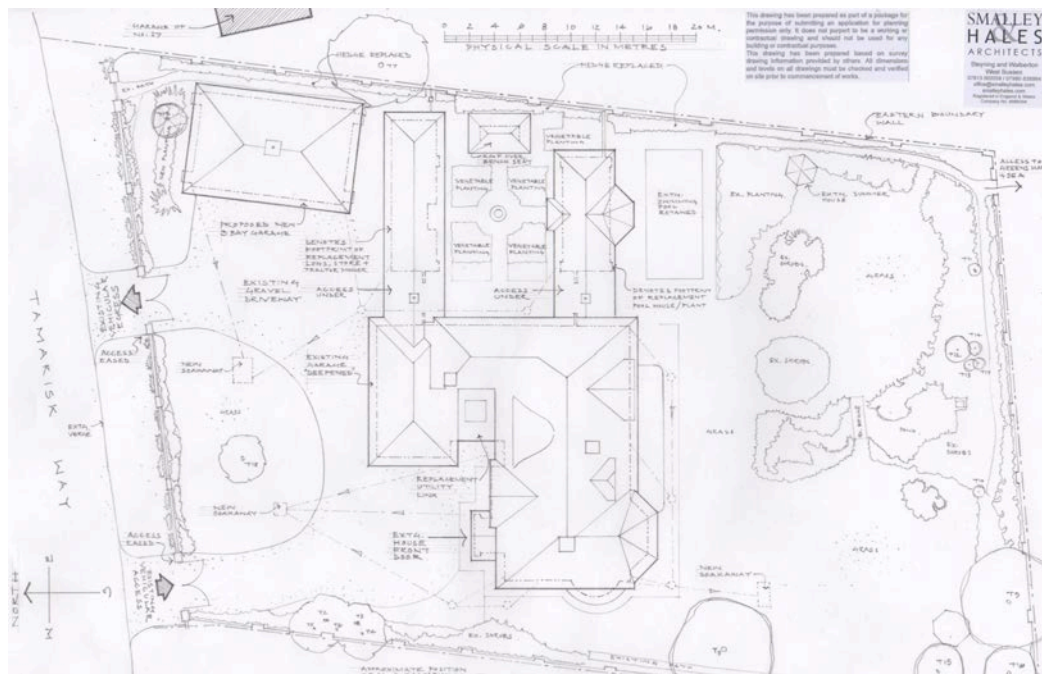
The design justifiably aims to compliment the character of the Willowhayne and provide for a dwelling of significant quality to the wider benefit of the area.

Site Plans below:



Existing Site Plan

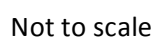
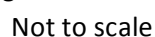
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Proposed Site Plan

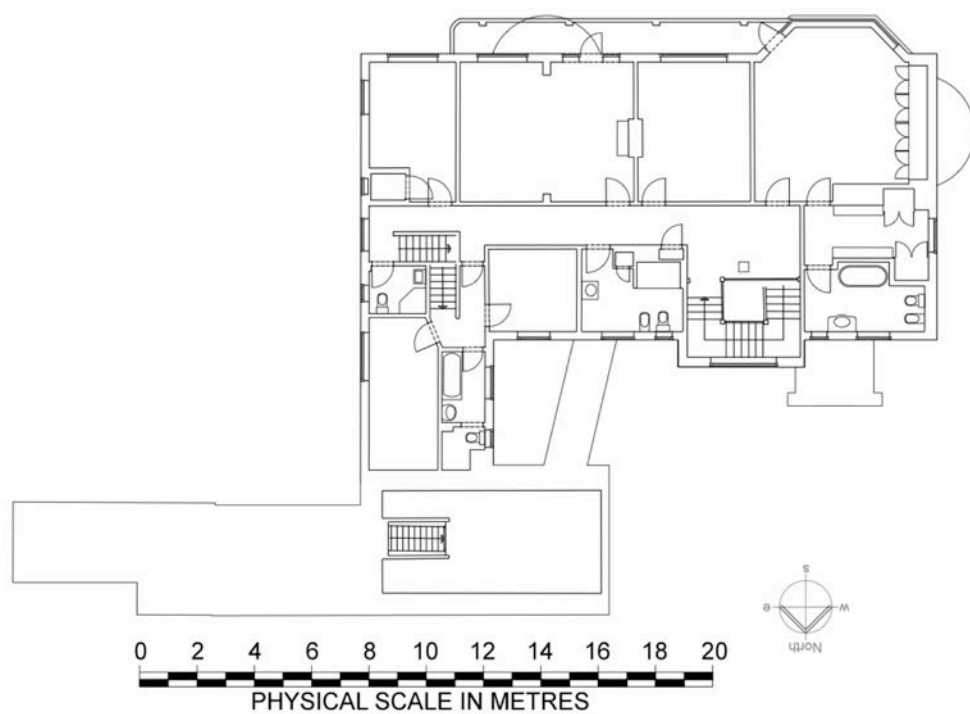
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Ground Floor Plans below:

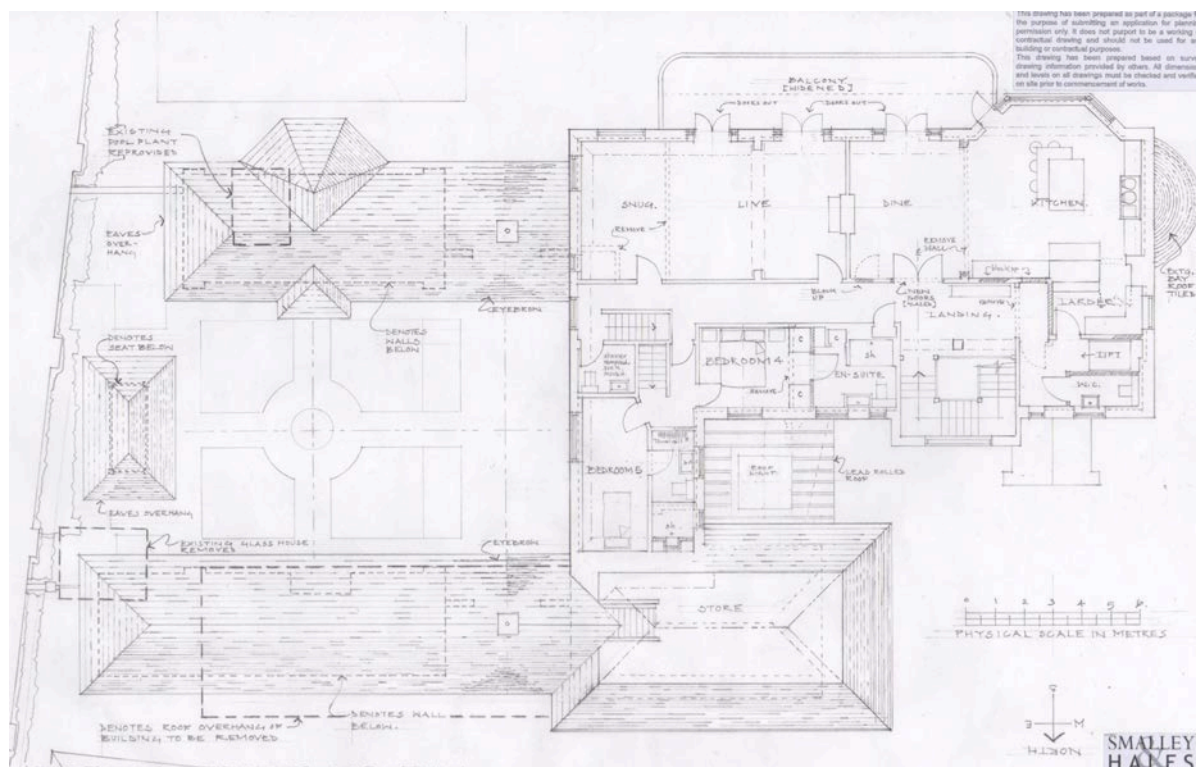


Layout

First Floor Plans



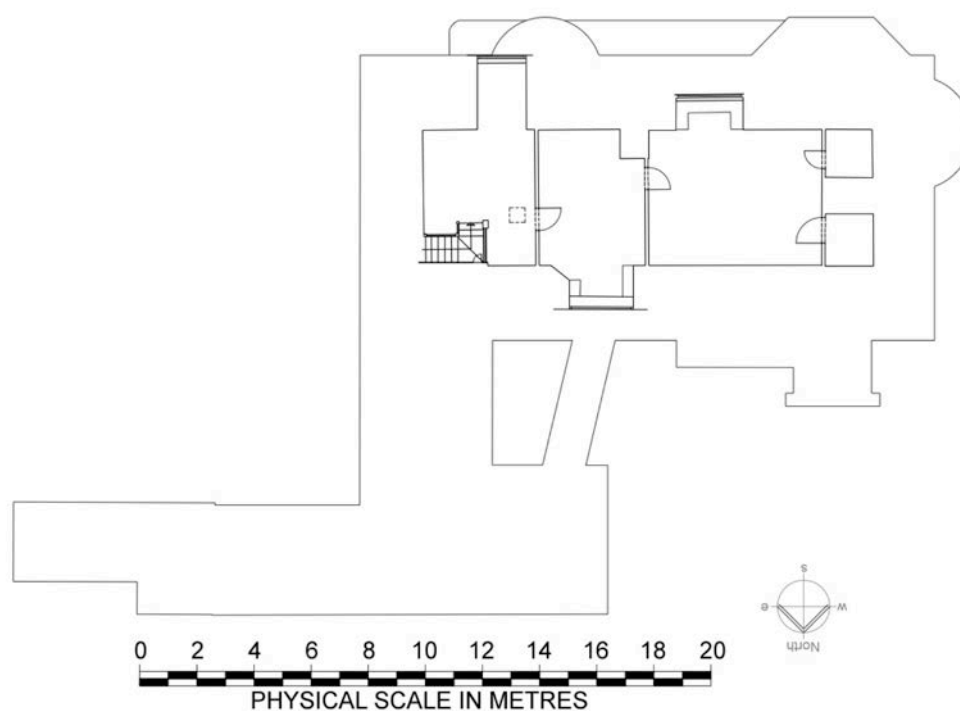
Existing First Floor Plan
Not to scale



Proposed First Floor Plan
Not to scale

Layout

Second Floor Plans



Existing Second Floor Plan
Not to scale

Proposed Second Floor Plan
Not to scale

Proposed Layout

Internally it is proposed that the living and kitchen be on the first floor to enjoy the benefit of the views to the south. Bedroom accommodation will be on the ground floor and also part of the first floor with a lift connecting the two floors.

By inserting glass and steel screen walling internally, an office can be formed in the existing accommodation on the second floor next to the existing snooker room.

The internal layout will provide a very high quality living environment for the occupants of the property ensuring longevity of the building.

The dwelling itself is not located in a flood zone and foul drainage is to be connected to the existing mains foul drainage and which is acceptable for the remodeled property.

Surface water drainage will be collected off the new tiled roof with new rainwater guttering and downpipes and taken to new soakaways as indicated on the accompanying proposed site plan drawing. Some rainwater will be collected in water butts in line with environmental and ecological sustainable policies.

It is considered that the proposed designed development makes efficient use of the site while not having an adverse impact on its on site or its surroundings.

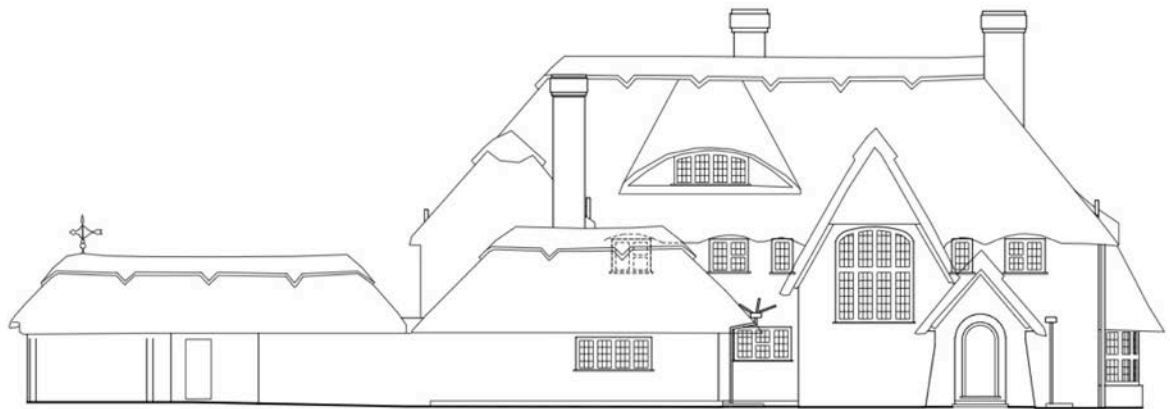
Appearance

The sympathetic design of the replacement extensions and the pool house, together with the tile creasing and detailing that is proposed to be introduced to the main house will provide a visual uplift to the façade of the property and greatly improve its appearance whilst not detracting from what we believe could have been its original intentions, raising its architectural and material quality so that it may relate better to some of the existing buildings on the southern side of Tamarisk Way.

All the new or replaced building form elements are single storey being subservient to sympathetically relate to the main house, being visually integrated with the existing building in siting, massing, design form, scale and materials.

The new roof plain clay tiles selected, combined with the rainwater goods will all contribute to the notion of romantic English traditionalism, arts and crafts with a hints of Deco Modernism and will appear on all of the property in order to reinforce this notion.

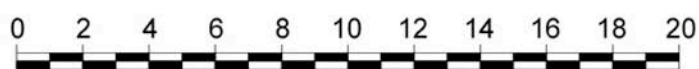
Elevationally the building arguably will benefit from having guttering and down pipes which will sit well with the painted brickwork and visually 'frame' key arts of the elevations whilst also being able to flow with the gentle rise and falling of the eyebrows over some of the windows at window head level.



Existing North Elevation



Proposed North Elevation



PHYSICAL SCALE IN METRES

As Existing South Elevation



Proposed South Elevation

Landscaping

There is no major proposed change to the landscaping features in this Planning Application. Shrub and hedge and small tree planting is ongoing and continuing to evolve, as is expected with garden ownership, with the essence of the garden retained.

Visual Impact

Our proposals seek to positively contribute to the visual impact of The Breakers in the wider landscape.

The building will still be seen from the same vantage points that it currently does.

Glimpses of the replacement extension wing will be visible from Tamarisk Way from the north with part obscured by the new proposed garage, itself partially obscured by planting and a small miniature willow tree.

All the new or replaced building form elements are single storey being subservient to sympathetically relate to the main house, being visually integrated with the existing building in siting, massing, design form, scale and materials.

The extensions have been designed to reduce any existing undue overlooking, without introducing any new window positions on the east or west elevations.

In relation to any potential overshadowing the building of the new proposed garage to the north of the property near the eastern boundary adjacent to the neighbouring garage is not considered to have any adverse impact on either the neighbouring property to the east or indeed its external amenity space.

The new garage design takes its visual cues from the main house with its new extensions and has been fashioned to provide required safe secure storage of the applicants vehicles out of sight with no windows and also carefully positioned and orientated to provide a sense of security and also create a visual buffer for the neighbouring No.27 to the east.

Its proposed position and orientation, when viewed from Tamarisk Way, draws ones eye in and on to the main house, creating intrigue with its composition, rather than seeing the full elevation of the main house in one long run.

This position and orientation of the garage also makes an efficient use of the land and is commensurate with the scale and size with its surrounding properties which all contribute to the grain of Tamarisk Way.

The existing boundary and Access

The northern end of the property is bounded by metal railings on an undulating stone and render and painted brick wall. Access from Tamarisk Way for vehicles is via the entrance and exit gates located either side of a Holm Oak in the front garden and there is pedestrian access to the east and also along the southern boundary at the south west and south east corners.



Key Plan of The Breakers

The existing vehicular gate piers are not far enough apart for safe maneuvering and indeed are currently too close together for a fire appliance to tend to the property. Refuse collection is done by wheeling the bins out beyond the gates to the road edge.

We are proposing to retain the two far west and far eastern piers and aim to construct replacement stone piers which match the existing ones in terms of the stone and coursing etc but at a distance of 3.8m apart which is effectively by adding an extra matching metal gate arch pattern section to either side of the existing metal gates. We have altered the tops of the stone piers to look more like the existing intermediate stone tops. Visually there won't be much of a change to the front boundary wall which is illustrated in the drawing number FW01.

The eastern boundary is defined by a brick and stone and render wall with similar piers with caps to those on the front northern boundary, varying between 1.7 and 1.9m high with planting and shrubs in front, running from the northern end of the site down to the southern corner.

Most of the planting will remain with some areas of hedging enhanced. The area immediately east of the main house where the replacement garden is proposed to be recreated, called the knot garden, is currently somewhat overlooked by the neighbours, No. 27 to the east. The aim of the new pool house structure and the external seat shelter roof will all help to reduce the overlooking and, to some degree, help to reduce sound emanating from the pool and knot garden area whilst also reducing overlooking in to these areas which we are sure No.27 will be appreciative of.

The southern boundary has a hedge, level with and in front of a 1.8m high brick wall to the greensward with a pedestrian gate at its eastern and western ends.

The western boundary is similar to the eastern boundary with a brick and stone and render wall, with same intermediate piers with caps, varying between 1.7 and 1.9m high with planting and shrubs in front, running from the southern corner of the site up to the northern corner here it connects back to the main entrance piers.

Scale, proportion and Appearance

Careful consideration has been bestowed to the feel and composition of the new and enhanced elements in terms of massing and elevational treatment.

All the new or replaced building form elements are single storey being subservient to sympathetically relate to the main house, being visually integrated with the existing building in siting, massing, design form, scale and materials.

Internal alterations have in the main utilised existing openings and where some smaller ground floor covered areas have been incorporated in the floor plans, new windows have been inserted in similar openings or new infill reveals have been considerably designed often utilising the tile creases which consistently appear throughout the finished design.

The main roof height should not change far from where it currently is. The existing thatch ridge varies naturally due to its composition but the intention is to not change this too radically as once removed, with the addition of new roof insulation, membrane, battens and roof tiles, this should end up being almost the same outline.

The new and replacement extensions aim to incorporate design features which should give the property a period feel and character that it once had, and also that it should have had, through the use of the materials, shape, forms, portions and scale depicted in the north and south painted elevations submitted with this statement.

All these proposed fundamentals appeal to the aspect of appearance, attractiveness and the character of the building and should allow The Breakers to be read in its own entirety still, but also be cohesively connected to the surrounding area by use of traditional Sussex roof forms and natural materials.

The proposed scheme results in a scale of property that is entirely appropriate and proportionate for the large plot it sits within. In addition, the proposed alterations and enhancements will result in a property that is entirely concordant with neighbouring property scale and massing.

Materials

The removal and rebuilding of part of the later extensions, together with the proposed alterations will result in a significant improvement to the visual amenity and materiality of the property utilising a good quality palette of plain clay tiles, replacement metal windows rainwatergoods. Carefully selected bricks with non sharp arises, despite their painted finish, will be built to an exceptional standard by DART whom have an exceptional record for high quality builds including examples in Tamarisk Way and elsewhere in East Preston.

The palette of materials selected include:

Roof. Sussex Red roof tile, bonnet and ridges by Tudor Roof Tile Company
https://www.tudorrooftiles.co.uk/pdfs/2020_brochure_print.pdf

Walls. Olde Sussex Blend by Wienerburger
<https://www.wienerberger.co.uk/product-range/bricks/olde-sussex-blend.html>
But these may change

Windows. Aluminium. Colour RAL 9010
Rainwater goods. Aluminium. Colour RAL 9011. Ogee Guttering.

Sustainability measures

The proposed design offers the chance to improve the efficiency of the building and make it more sustainable by reducing its overall energy consumption and emission of greenhouse gasses. This will include:

1. Replacement roof covering offering up to 100% increase in insulation values
2. External wall insulation applied to the inside of the existing walls which in most areas should allow 100% increase in insulation values and thermal efficiency.
3. Replacement leaking windows with higher efficiency double glazed aluminium units.
4. Water butts will be introduced where possible to the new rainwater down pipes.

Gross Internal Floor Areas

The existing gross internal ground floor area is	614.46m ² including poolplant & glasshouse.
The Proposed removed GIA is	52m ²
The Proposed rebuilt & added GIA is	156.3m ²
The Proposed Net additional GIA is	104.3m ²

Site Area

3289m² 0.3289 Ha

Conclusion

It is felt that the quality of the design as submitted, with the removal of the building forms noted and with its carefully considered remodeling and re built extensions and additions, will greatly enhance the original design, creating a building with far more architectural value than what it has become over the years without losing its 'identity' as it may have been perceived by some.

The use of quality materials combined with the architectural ethos adopted with the new, fire safe, roof covering of plain clay tiles combined with aluminium windows and painted brickwork to match the existing main facades will help it respond far better than it does to its surrounding properties, significantly enhancing its appearance.

The placement of the new required garage, positioned and orientated to provide a sense of security and also a visual buffer for the neighbouring No.27 to the east, makes a more efficient use of the land and is commensurate with the scale and size with its surrounding properties which all contribute to the grain of Tamarisk Way.

The design proposals contribute to the overall impression of the building which responds positively to the identified characteristics and resources of the site and area, creating an attractive place enhancing the local distinctiveness.

The alterations and remodeling will provide facilities suitable for the current needs and needs of future occupants of the property whilst also hopefully benefitting the immediate neighbours to the east in terms of overlooking and sound.

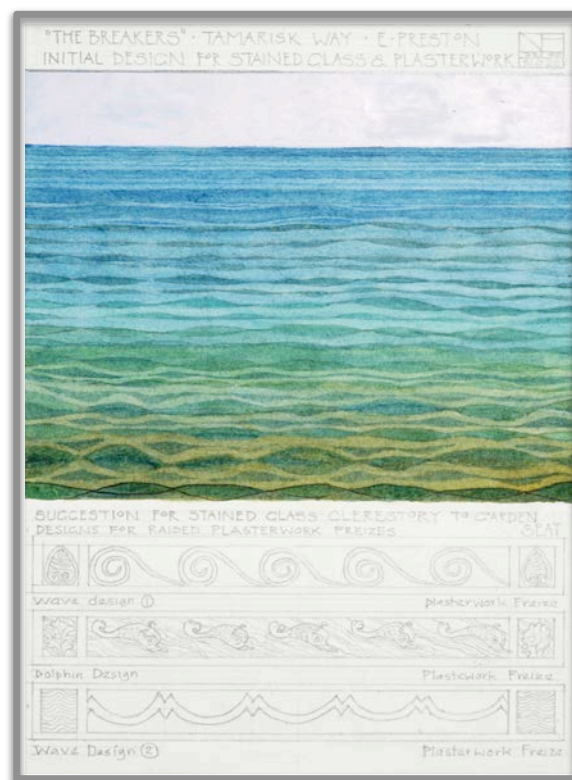
The alterations, remodeling and extensions have been designed to blend sympathetically with their surroundings, visually integrating with the street scene and enhancing the visual amenity of the area more generally through the highest quality architecture and use of materials. The extensions have been designed to be subservient to the main dwelling, consistent with policies of the Development Plan including east Preston Neighborhood Plan.

The proposed designs are not considered to have any adverse impact on its surroundings or neighbouring properties. Contrastingly, it is contended that these proposals seek to benefit the eastern neighbour with the position and orientation of the proposed garage and the hopeful reduction in overlooking by the addition of the roofs, albeit single storey, of the proposed replacement pool house and seat shelter in the knot garden.

The proposed scheme results in a scale of property that is entirely appropriate and proportionate for the large plot it sits within. In addition, the proposed alterations and enhancements will result in a property that is entirely concordant with neighbouring property scale and massing and make a positive contribution to the Willowhayne, East Preston and the immediate surrounding area

Ultimately the intentions is to create a home that is attractive and if not, more attractive than what was there and significantly, make all attempts to expectantly preserve a future Heritage Asset.

Jason Hales. Smalley & Hales Architects 30.11.2020



Stained glass panel wave design to feature on the pool house and garden seat pavilion