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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 July 2026 13:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: EP/55/26/HH

EP/55/26/HH

Address: Vista Point 21 Tamarisk Way East Preston BN16 2TE

Proposal: Replacement of first floor rear glazing.

Heritage Asset:

Vista Point is significant, both as a modernist building by Patrick Gwynne, but also because of its high level of material survival. Patrick Gwynne (1913-2003) produced a series of important and original houses during the post war period, developing themes first explored in "The Homewood", which was built in 1937-9. That building was given to the National Trust in 1999 and is largely preserved

Vista Point is a two storey detached holiday home on a coastal site. It is approached from the north and has an "hourglass" plan, broader at its south end with a linked garage for three cars fanning to the west. The garage block which is attached as part of the house contributes to its completeness and sense of modernity. Its unusual form expresses a sort of cellular containment, whilst the brick type is carried through to the house. The curved rear wall of the garages expresses the bays for three cars inside. In front of the house is a terrace with steps down to the garden.

Gwynne's playful style, with its fondness for unusual materials and increasing interest in curves, was well suited to the design of the holiday home, but Historic England state that this is his only example.

This is a very successful small house with interior fittings of excellent quality. The Listing description considered that it is a good example of Gwynne's favourite centralised plan, given added interest by placing the principal rooms on the piano nobile and separating the ground floor into distinctive areas for owners and guests.

The house contains a number of original fitted furnishings which Gwynne incorporated as part of a complete design solution. These represent an important aspect of the building's significance. Vista Point is one of Gwynne's least altered surviving works and is important as an example of his later, more anthropomorphic style.

Given the simple, but strong appearance of the elevations, any new insertion/alteration proposed needs to be carefully considered so that it does not compromise this aspect of the building and its character.

Whilst 'The Homewood' was strongly informed by the International Style, Vista Point's overtly 'plastic' form is more reflective of the 1960s, although there still appears to be references to earlier influences such as Le Corbusier.

The building derives its significance from its architectural and historical interest.

Comments:

The proposal relates to a number of windows to the rear of the building at first-floor level. Having visited the site, it is clear that the majority of the windows and doors are original to the house, although a number have been altered over time through the replacement of double glazing of various widths and some framing elements.

The design of the windows and doors is an important aspect of the building's architectural character, and it is positive to note that one set of non-original doors is proposed to be replaced with a more sympathetic design.

The general approach to the replacement of the windows is positive. However, I have one concern. Whilst the proposed arrangements for windows W3 and W5 seek to replicate the existing design, they do not appear to accurately reproduce the existing glazing proportions. In particular, the vertical frame sections associated with the fanlight and the casement below do not appear to be of a consistent width when compared with the existing arrangement, resulting in a subtle alteration to the sightlines and visual balance of the glazed openings. As the proposed arrangement for W2 appears to more closely replicate the existing sightlines, the applicant should clarify whether the framing sections to W3 and W5 can be adjusted to more closely reflect the existing arrangement.

Conclusion

Further clarification is required regarding the details of the two windows before I can conclude a level of harm.

Martyn White

Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

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