

Spring Tide

Spring Tide, Gorse Avenue, Littlehampton,
West Sussex, BN16 1SF

Design Statement

for a Replacement Detached Dwelling

Dominic & Sarah Gothard Nov 2018



01 Introduction

This design statement outlines the proposal for a replacement dwelling at Spring Tide, Kingston Gorse.

The applicants Dominic and Sarah Gothard are seeking to replace the existing house (and a recently consented replacement scheme) with a high quality, new sustainable family home for themselves and their three children.

Their brief required a light filled, contemporary home that would open out to the wonderful setting of the beach and the sea beyond; a house that would stand up to the harsh conditions of the sea and the salt air whilst also being sustainable and sympathetic to the character of this beautiful coastal environment.

Dominic and Sarah were keen to reduce the scale of the building from the extant scheme and the impact it would have on the neighbouring plots; they also wanted to move the house further away from the southern boundary in order to limit the impact of the proposal on the beach.

Through an analysis of the character of the area and the constraints and opportunities established by the immediate and wider context, the proposal seeks to create a distinctive but wholly appropriate new dwelling on the site that can stand as an exemplar for future developments along Gorse Avenue.



01 Site & Context

The Site and Immediate Context

Spring Tide lies to the west of the village of Ferring within the private estate of Kingston Gorse.

The site is situated to the eastern end of Gorse Avenue, between the road and the shingle of Kingston Beach.

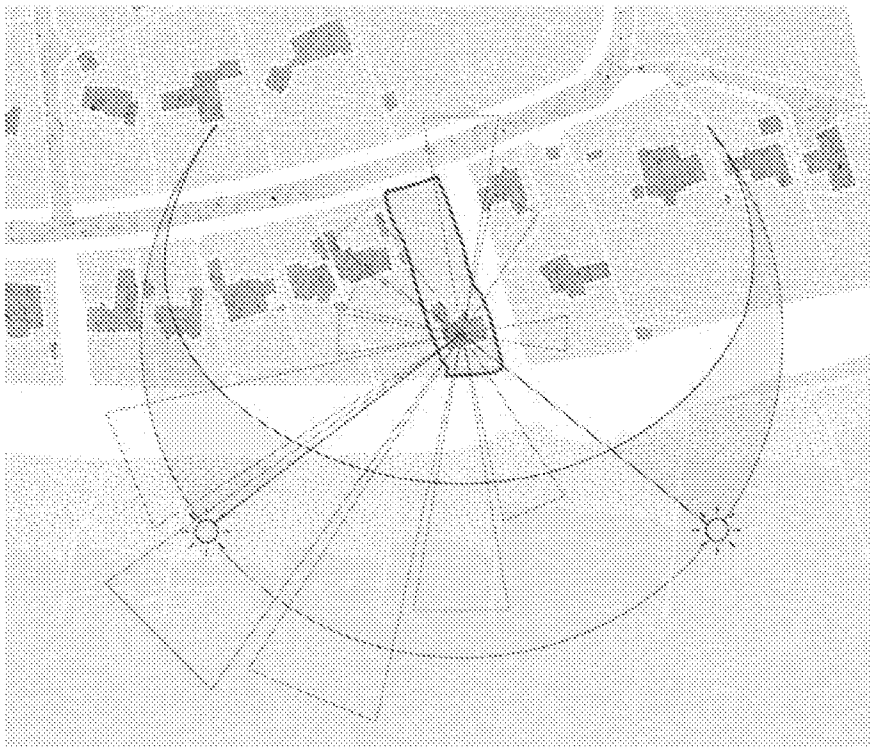
The site is rectangular in shape in a north-south orientation and measures 1060 m2.

It is relatively flat and is currently occupied by a 2 storey detached dwelling located forward of the houses immediately to the west along Gorse Avenue, in close proximity to the beach front.

Whilst the property is set forward of the building line of houses to the west, its position close to the beach front reflects the position of many of the other properties along Gorse Avenue and is not considered at odds with the wider established pattern of development.

To the east of the site lies two properties set in front of one another. At the front along Gorse Avenue is a single storey property 'Mariners' whilst to the rear overlooking the beach is a larger 2 storey property, 'Camden'. They are both pitched roofed properties with painted brick or rendered facades.

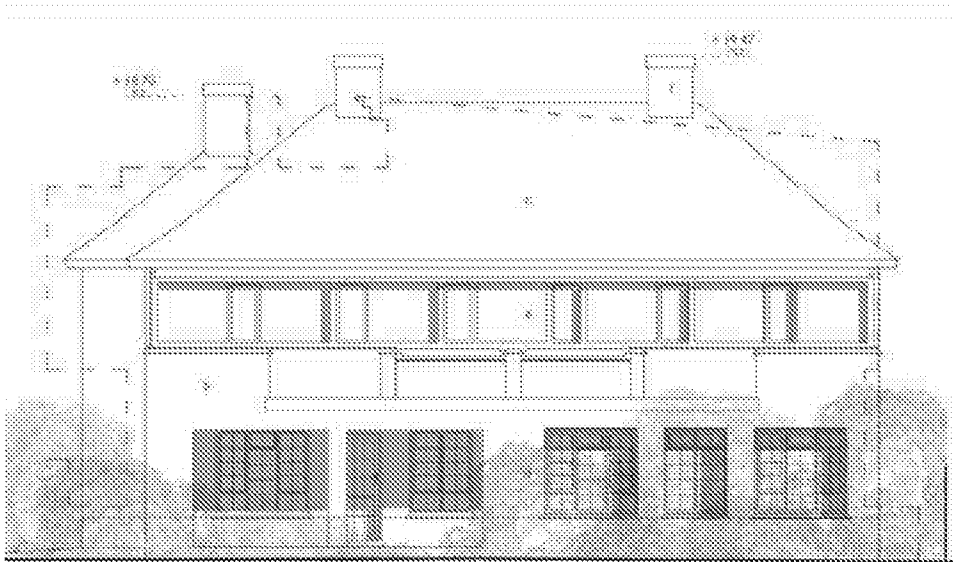
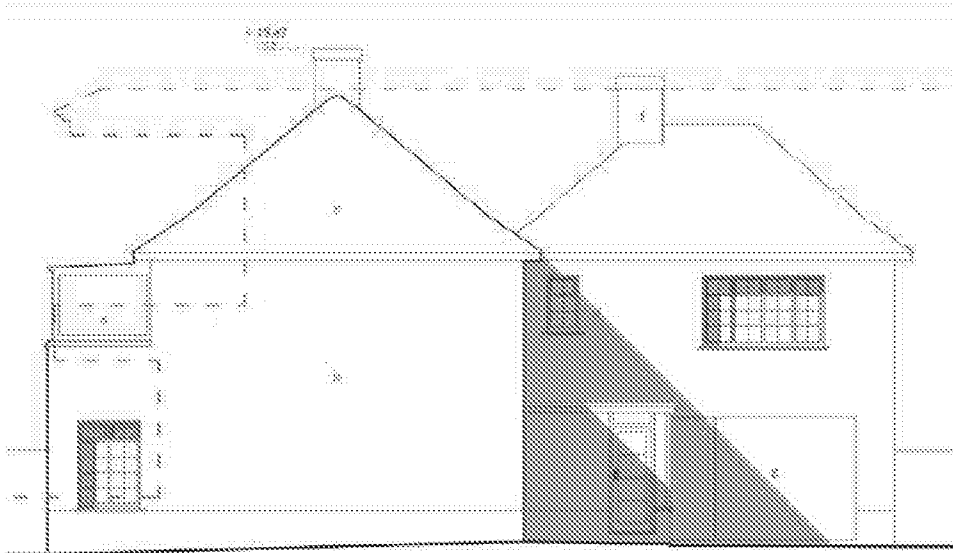
To the west of the application site is 'Little Deerswood' a 2 storey detached house which is currently the subject of an application to be replaced with a larger contemporary dwelling.



03 Existing House

The existing house is a detached 2 storey 'L' shaped dwelling with tiled pitched roof and white rendered facades, thought to date from the 1950s.

To the rear of the house overlooking the beach is a long glazed veradah stretching across the length of the facade.



02 Site & Context

The Beach and the views back towards the site

Kingston Beach is a gently sloping shingle beach that slowly transitions through sporadic succulents into a wide grassed path

The existing house at Spring Tide sits to the rear of the plot overlooking the sea and therefore benefits from 180 degree views along the beach

The house is more visible than its immediate neighbour to the west but to the east, 'Camden' lies on a similar building line (bottom left pic).

Indeed further to the west, the houses sit up against the beach and are visible in the context of Spring Tide (top left pic)

The thresholds between the beach and the houses along Gorse Avenue is quite varied with a mix of landscaping, fencing and masonry walls. However they do generally share the characteristic of a more 'soft' edge to the beach with low level walls or planting.



Looking west along the beach



Looking east along the beach



Looking back towards Spring Tide with 'Camden' to the right



The shingle of the beach



The weathered timbers of the groins

01 Site & Context

The Site and Immediate Context

The houses along Gorse Avenue exhibit quite an eclectic mix of architectural styles.

In the immediate vicinity there is a mix of traditional post war houses along with more recent mock-Tudor developments and contemporary flat roof designs.

The character of the area, rather than being defined by any overriding architectural style, is characterised more by the simple and relatively consistent arrangement of 2/3 storey detached dwellings.



Houses within the immediate vicinity



Houses within the immediate vicinity



Marcel Breuers Sea Lane House



Houses within the immediate vicinity

03 The Wider Context of Kingston Gorse

As noted previously there is an eclectic range of dwellings along the coastal roads of Kingston Gorse with a mixture of styles from many periods.

The general state of many of the houses in the estate is considered to be quite poor and allied to the fact that many are not of any particular architectural merit, this has prompted a number of new replacement schemes.

Many of these are quite contemporary and have replaced 2 storey dwellings with more substantial 3 storey houses with large areas of glazing overlooking the sea.



Waterside, Kingston Gorse



Foreshore House, Kingston Gorse



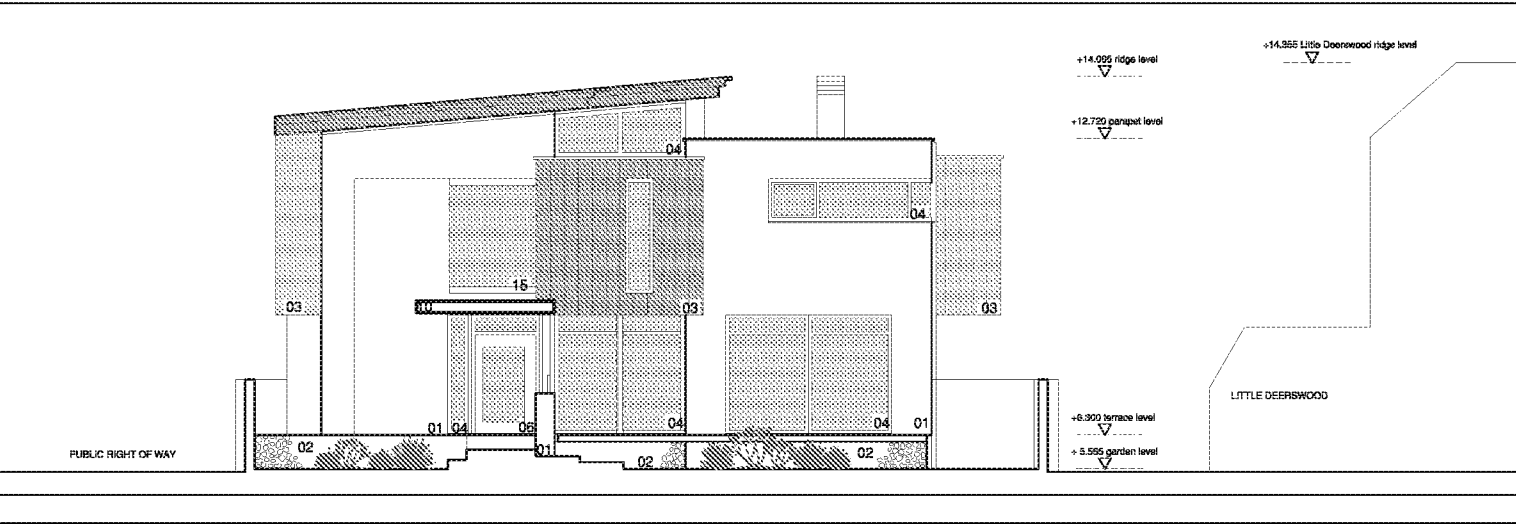
04 Planning History

Planning permission was recently granted for a 2 storey replacement dwelling at Spring Tide ref (K/11/16/PL).

The approved scheme retained the positioning of the house as it is at present to the south of the plot and extended the footprint over 2 storeys back towards the front of the plot with a courtyard style garden bounded by a large garage.

The house was raised up from the existing ground level by 800mm.

The house was contemporary in style with render, zinc and flint clad elevations.



05 Planning Policy

The following National and Local Planning Policy documents and supplementary guidance have used to guide the development of the scheme:

National Planning Policy Framework

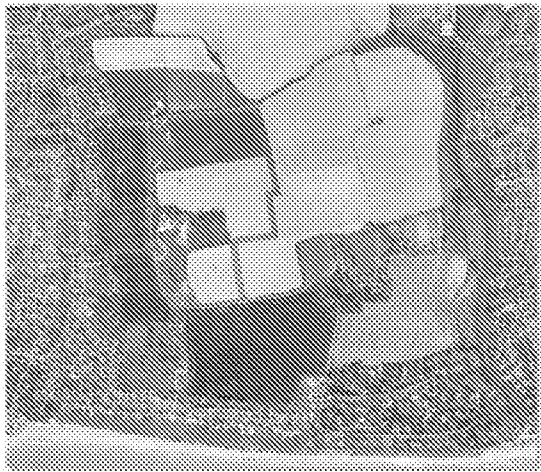
Arun Local Plan

East Preston Village Design Statement

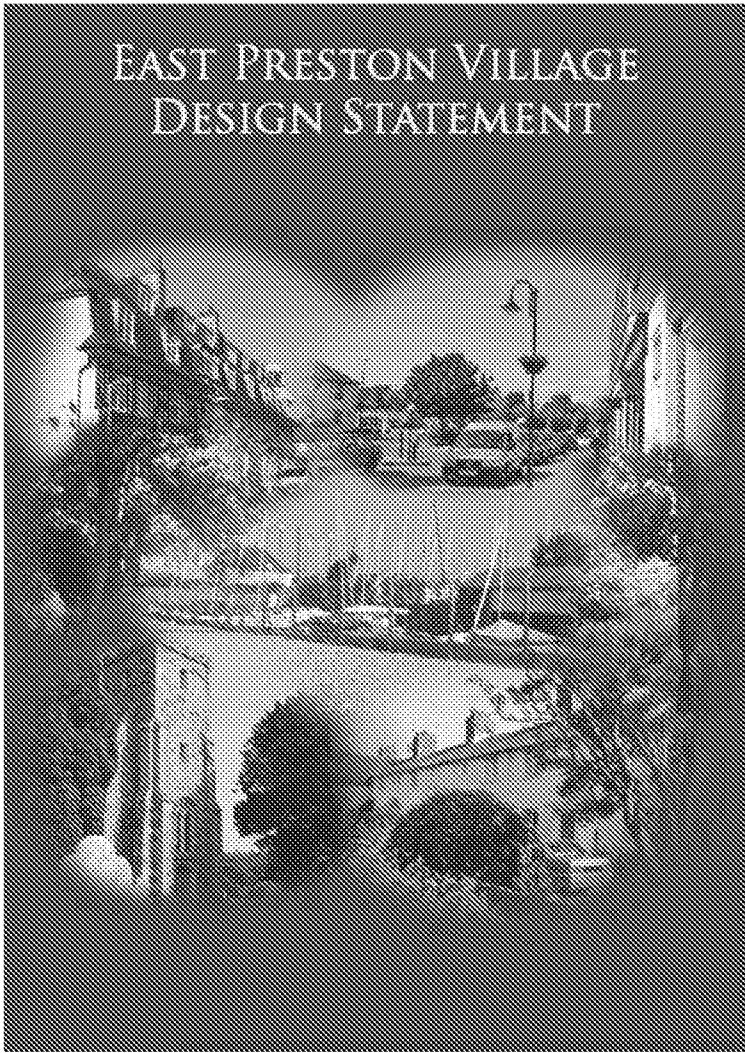
The Kingston Parish Design Statement

 Kingston Parish

Design Statement



September 2014



06 Design Concept

It is proposed to replace the existing delapidated house with a new, more responsive and sustainable 3 storey family home for the applicants Dominic and Sarah Gothard.

The scheme has been carefully modelled and configured to create a balanced composition of forms that present a harmonious image of the house from the wide range of positions that it will be seen from.

The form has been modelled so as to limit the impact on the building on the neighbouring properties and to allow it to sit comfortably within the setting of Gorse Avenue and Kingston Beach.

Robust, high quality materials have been chosen to create a crisp, hard wearing aesthetic to the house; but these materials have also been chosen to reflect the natural geology and 'found' materials of the beach; it is hoped that this will give the house a true sense of belonging to this unique and beautiful location.



07 Scale, Form and Massing

The building has been conceived as a 'stepped' 3 storey form set over the footprint of the existing house to the south of the site, with a single storey wing leading off this to the north, creating a courtyard garden with an annex and garage.

The house is set further away from the southern boundary than the existing house by approximately 2m in order to create a bigger landscaped threshold with the beach, thereby reducing the visual impact of the proposal from the south.

The 3 storey form sits just 300 mm higher than the ridge line of the existing house and just 100mm higher than the neighbouring property to the west 'Little Deerswood'.

The 3 storey element is broken up and articulated as horizontal planes with a more 'lightweight' pavilion style top storey that is set back from the floors below to lessen its impact on the neighbouring houses and the beach.

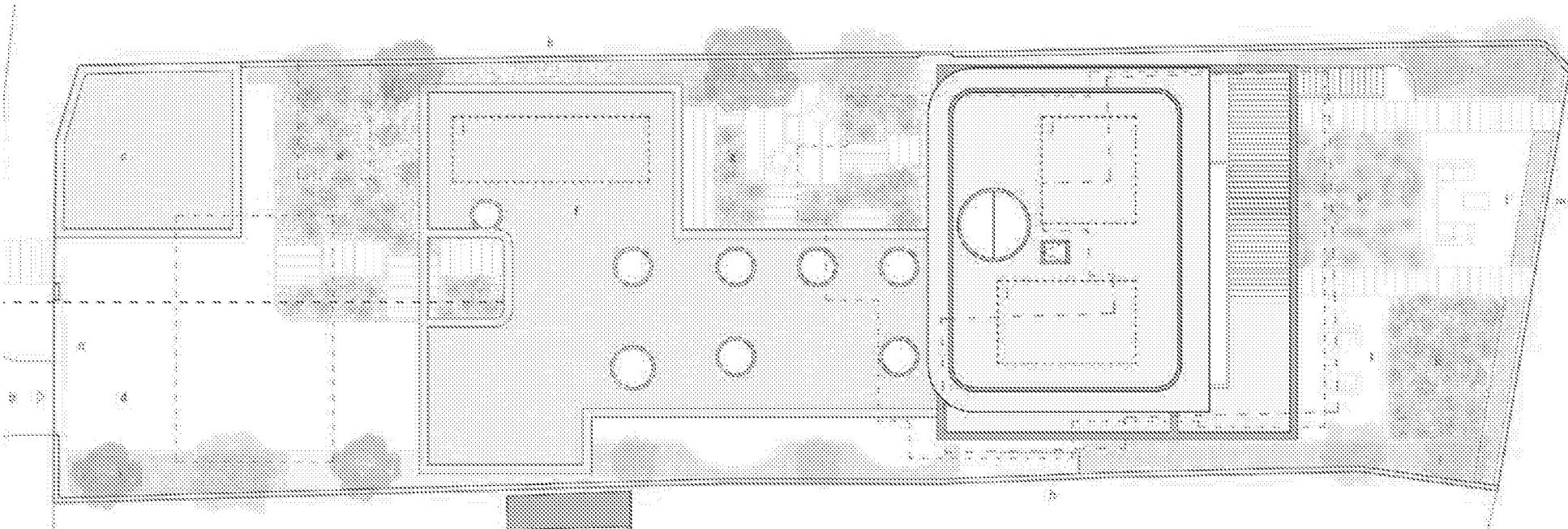
The single storey 'wing' allows for further bedrooms and ancillary space to be accommodated in the house without creating a dominant form to the south of the plot where it could potentially conflict with the neighbouring houses.

The 'wing' also draws the built form to the front of the house to create an engagement with Gorse Avenue and provides an entrance to the house that is close to the road.

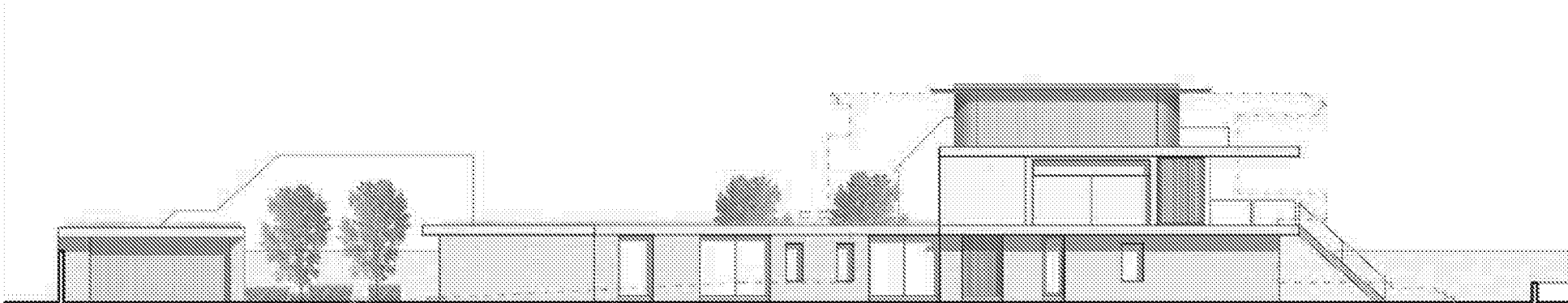
The overall stepped form and fragmented mass of the building acts to reduce the apparent scale of the house.

The images to the right show the relationship of the proposed house with both the existing house and the approved scheme ref. K/11/16/PL. The profile of the approved scheme extends both forward and backward of the new 3 storey element and whilst the approved scheme is only 2 storeys in height, its raised ground floor and unusually tall floor to ceiling heights gives it an overall height of a 3 storey building.

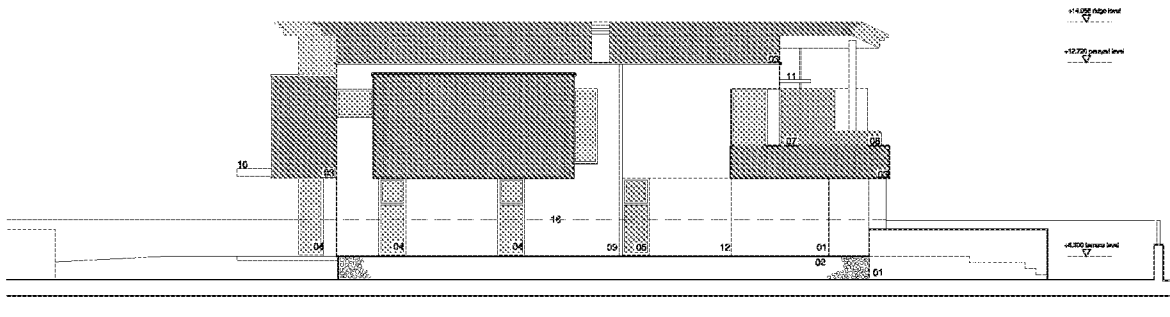
The single storey element of the proposed scheme would sit discretely within the plot and would not adversely affect the neighbouring properties.



Proposed Site Plan



Proposed West Elevation



Approved West Elevation ref. K/11/16/PL

08 Layout

The house has been laid out to provide a fluid and engaging arrangement of spaces that give views to the sea where possible and that provide as much sunlight and daylight to the rooms.

The entrance to the house, set between the double garage and the annex, leads on to a wide gallery space with a visual connection all the way through to the beach at the back.

The annex opens out onto a protected courtyard garden which is bounded by the glazed gallery space and the double aspect studio/reception room at the rear of the house.

3 guest bedrooms and further ancillary spaces line the west side of the house at ground floor.

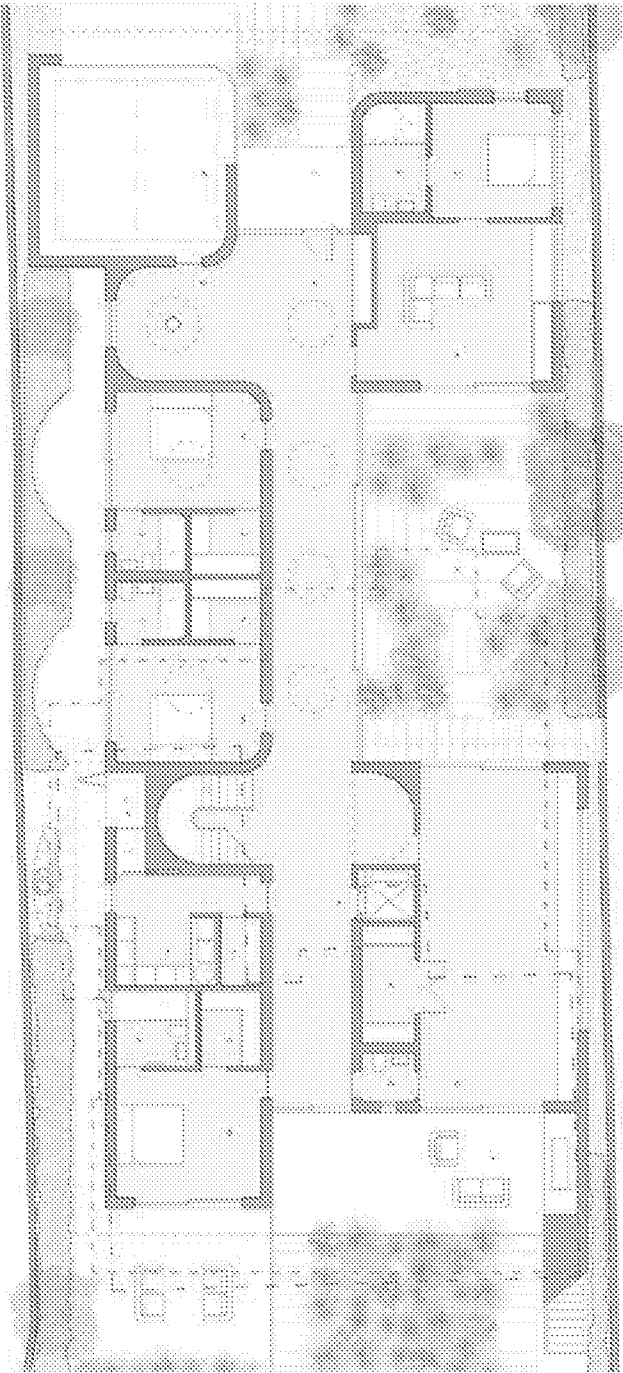
The curving walls of the gallery space lead through to a curved staircase connecting to the floors above.

The rear of the property opens out to a landscaped garden overlooking the beach. The section closest to the house is protected from the prevailing winds by the projecting bedroom and is covered by the terrace above. An open fireplace provides warmth to the space.

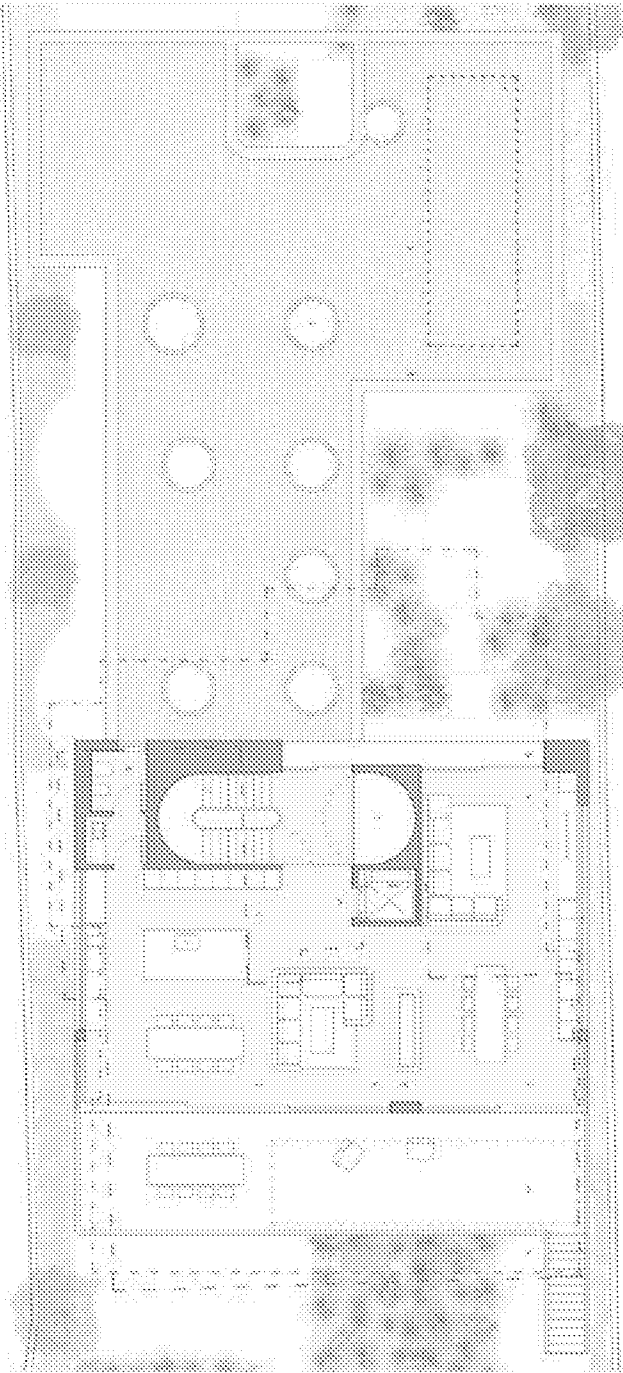
The curving stair leads up to an open plan kitchen/living/dining area at first floor with expansive views over the beach. The spaces at first floor also open out to the north to provide views over the courtyard garden. Views to the east and west over the neighbouring properties are contained with high level clerestory windows and timber louvered panels.

The open plan space leads onto a terrace that stretches across the width of the property providing views up and down the beach and out to sea. The cantilevering floor plate above provides shading and shelter to the terrace and the living spaces.

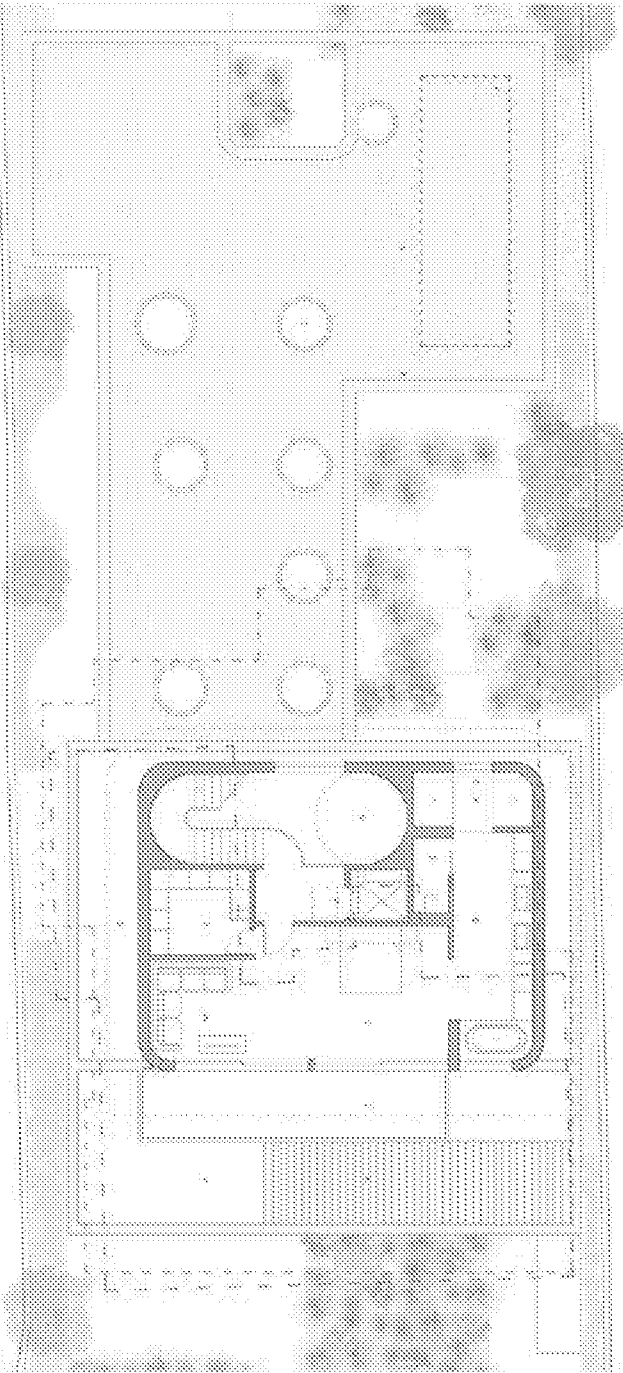
The master bedroom suite is located on the top floor leading out to a smaller terrace overlooking the beach.



Proposed Ground Floor Plan



Proposed 1st Floor Plan



Proposed 2nd Floor Plan

09 Architectural Appearance

The visual appearance of the house has evolved from the massing concept which has been articulated in a calm palette of natural materials that echo the colours, textures and tones of the beach environment.

The ground floor of the building is conceived as a more solid masonry form upon which sits the wrapping floor plate of the first floor.

The floor plate acts to 'bind' the single storey element of the house with the main 3 storey element.

The wrapping element at first floor provides a more solid appearance to the north where the views are required to be more restricted, whilst to the south it opens out and cantilevers over to create a dramatic terrace space.

The top storey is articulated in a different way in order to accentuate the horizontal feel of the building. A thin edged roof form projects out from the curved edges to give the storey a pavilion-like character.



10 Materials, Landscaping & Sustainability

Materials and Landscaping

The choice of external facing materials and landscaping seek to 'bed' the contemporary dwelling into the natural environment of the beach

Textured dressed stone contrasts with the more rough masonry walls whilst the tones and colours of each echo the shingle of the beach.

The masonry of the ground floor walls and the dressed stone of the wrapping floor plate contrasts again with the infill sections of timber that add warmth to the facades and reflect the drift wood and timbers of the groins.

Grasses and succulents to the rear garden will help to create a more measured and thoughtful threshold between the beach and the house, allowing the house to sit more comfortably within its setting

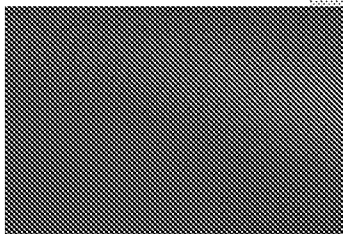
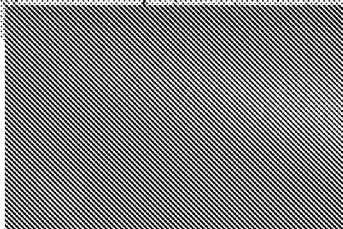
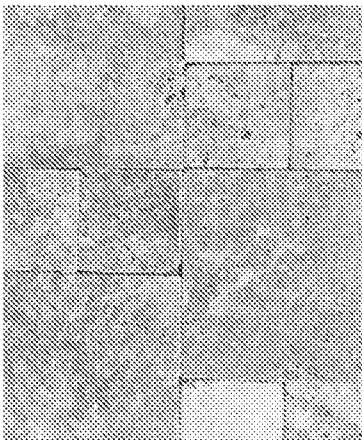
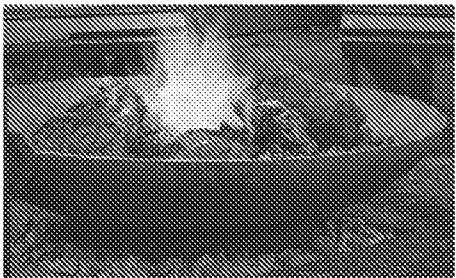
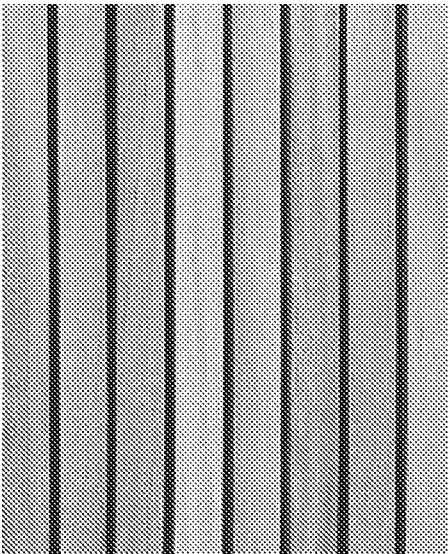
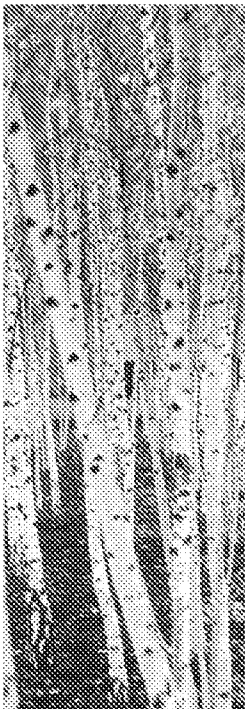
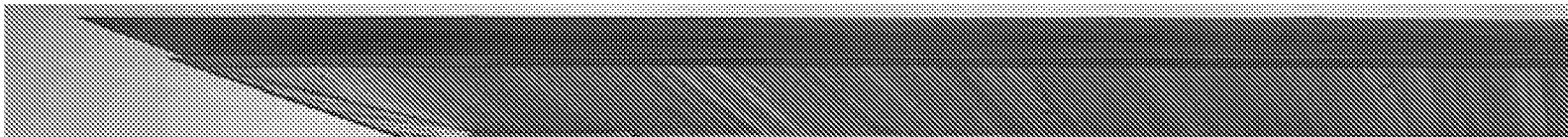
Sustainability

The house has been designed to take advantage of the solar gain from the sun with large areas of glazing to the south, whilst mitigating against heat loss to the north with more areas of solid insulated walls.

Large overhangs on the terraces provide shading from the summer sun whilst allowing the light and heat to penetrate in the winter.

Solar panels will be discretely positioned on the top storey of the house to provide electricity whilst a rain water harvesting system will provide grey water for the house.

A mechanical ventilation and heat recovery system will recycle the heat from the stale air in the house.



11 Flood Risk

The site lies within Flood Zone 3.

The application is for a replacement dwelling and represents a 'minor development'.

The site area measures 1060 m2.

The footprint of the existing house measures 170 m2.

The footprint of the proposed house measures 417 m2.

In accordance with EA guidance, minor developments should adhere to their standing advice.

The 3 possible flooding sources are Fluvial, Groundwater and Surface water run off.

Fluvial - The River Rife is located approximately 240m to the east and is the main cause of any potential flooding. Mitigation measures have been outlined below.

Groundwater - There are no records of any groundwater flooding on the site

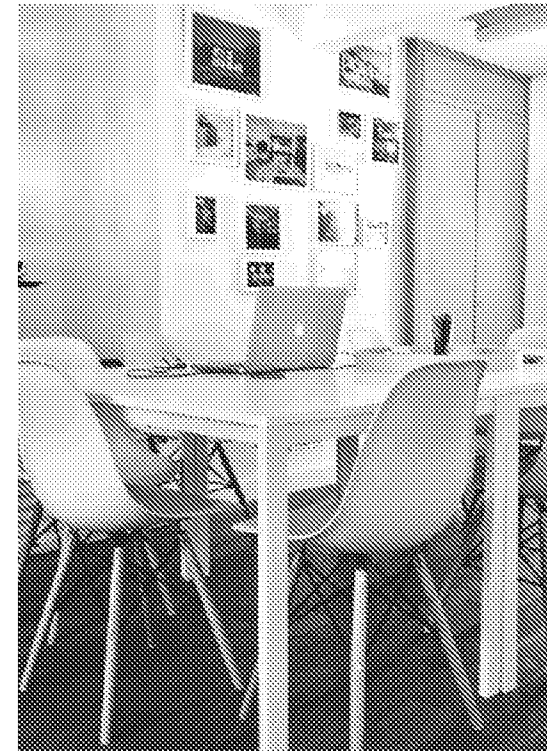
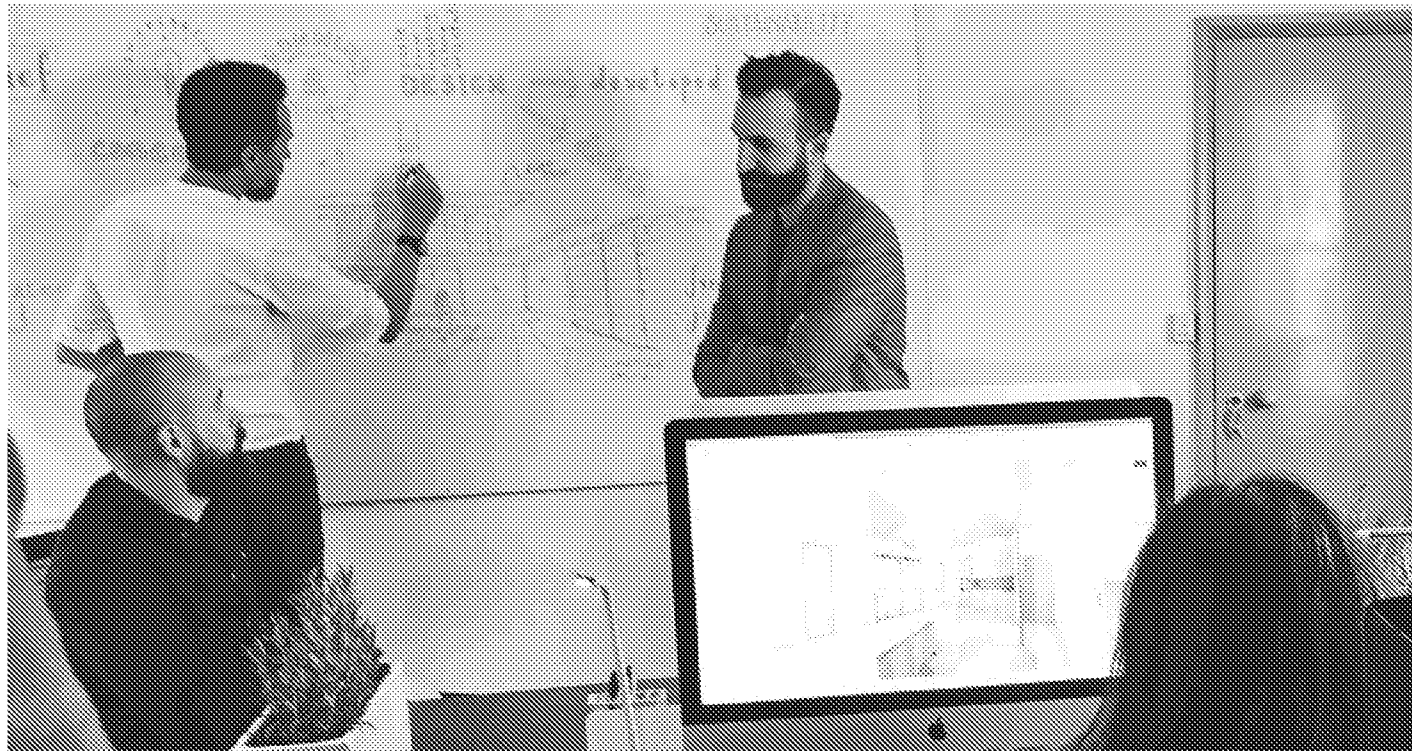
Surface water run off - There are no records of any surface water flooding on the site.

All hard and soft landscaping will be permeable and the single storey roof section will be covered in sedum to slow the water run off which will be taken to a rain water harvesting tank.



05 OB Architecture

about us



OB Architecture is an award-winning RIBA Chartered Architects Practice based in Winchester, with projects located all over England and Wales.

The practice is experienced in designing a wide range of building types, including: offices, private homes, large residential schemes, hotels and interiors.

The practice was established in 2010 and has since grown to 15 employees.

The quality of their designs has been recognised with a number of awards and publications around the world.

05 OB Architecture
recent work



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