Little Deerswood,

Gorse Avenue, Kingston Gorse, BN16 1SF



Planning Statement

Replacement detached dwelling

January 2019

saville jones | architects

ARUN DISTRICT COUNCIL K/7/19/PL

1.0 Introduction and context

1.1 This report has been prepared in support of a full Planning Application to Arun District Council for the demolition of the existing property and the construction of a new single dwelling at Little Deerswood, Gorse Avenue, BN16 1SF.

1.2 Following a withdrawal of application K/23/18/PL further consultation was undertaken with planning officers and these new proposals reflects comments received and an overall reduction in size and height.

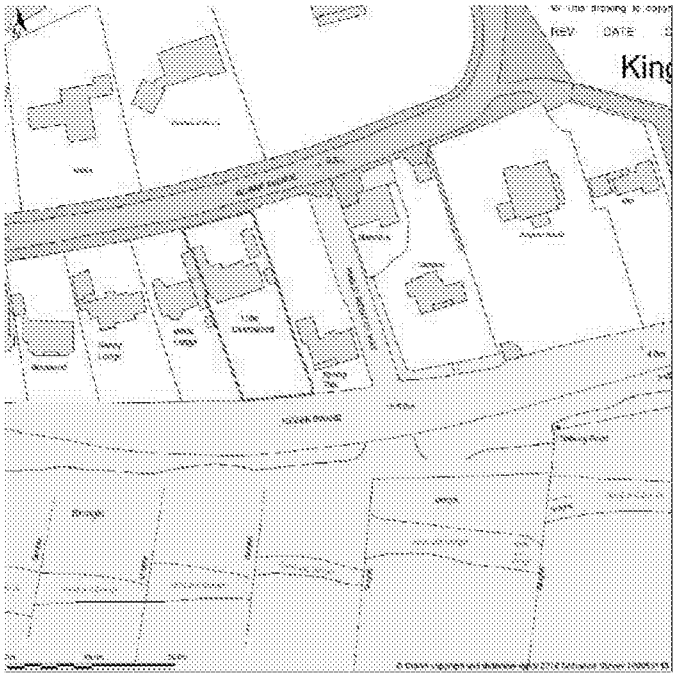
1.2 The property under consideration "Little Deerswood" is on the south side of Gorse Avenue, an exclusively residential street within Kingston Gorse Estate, running east west and parallel to the coast. The property is delineated by Gorse Avenue to the north, an adjacent property to the east and west and the Greensward to the south.

1.3 The design objective has been to create a contemporary designed house to provide a family home. The design uses the existing footprint as a reference, only extending the new dwelling to the south. The ground floor is elevated slightly above existing floor levels to take advantage of the sea views and mitigate any future flood issues.

1.4 Unusually for the Kingston Gorse Estate, the existing property is attached to its neighbour to the east at ground floor level by their mutual garages. The site has also been developed on both east and west boundaries, which creates a very built up appearance on the street elevation, with little direct views to the south.

1.5 Little Deerswood is a 2-storey house with painted brickwork and clay tiled pitched roofs with Sussex hips. The height of the existing property is 14.40 to the ridge.

1.6 The properties on the Estate and in Gorse Avenue are an eclectic mix of architectural styles ranging from modernist houses to mock Tudor or nondescript residences. The overriding character of the Estate is that each property is bespoke, which creates a rich mix of architectural styles.



Location Plan as existing

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2.0 Planning History and Overview

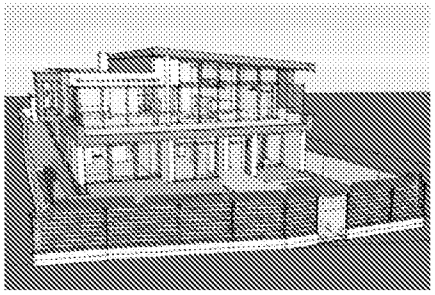
2.1 Little Deerswood has limited planning history, however numerous properties in Kingston Gorse and Coastal Road have planning approvals for developments which are similar and relevant to this application.

- **Spring Tide, Gorse Avenue**; neighbouring property to the east, demolition of existing house, replacement with high quality architecturally design house – application No. K/11/16/PL
- **Dolphins (now Beach House),** Gorse Avenue; demolition of existing house, replacement with high quality architecturally design house – application No.K/4/14
- **Seadowns**, Coastal Road; demolition of existing house, replacement with high quality architecturally design house – application No.K/41/14/PL
- **5 Coastal Road**; single and 3 storey alterations and extensions creating a very bulky but contemporary property – K/2/14
- **Foreshore House**, Coastal Road; demolition of existing house, replacement with high quality 3 Storey detached house – K/35/15/PL
- **Broadbeach 39**, Coastal Road; Remodelling of existing dwelling and erection of 3 Storey accommodation in a modernised architectural design – K/32/15/HH
- **Waterside,** Coastal Road; New 3 Storey detached House.
- **14 Coastal Road**; demolition of existing house, replacement with high quality 3 Storey detached house – K/29/17/PL

2.2 The above are a snap shoot of approved schemes which are similar in design and scale to the proposed replacement of Little Deerswood. All of which conformed to the Local and National Planning Policies.



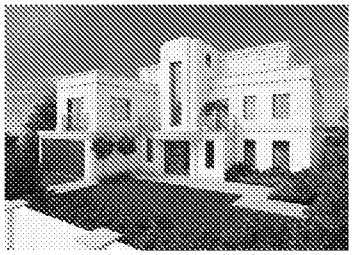
Dolphins (Beach House) K/4/14

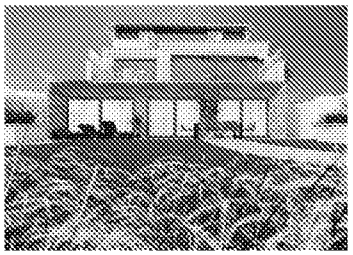


Spring Tides K/11/16/PL



Waterside





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2.3 Relevant Policies

Arun District Council Local Plan;
GEN7 – The Form of New Development
GEN12 – Parking in New Development
Publication Version of the Local Plan; D DM1 Aspects of Form and Design Quality D SP1 Design

The Kingston Neighbourhood Plan 2014 Policy KPNP7 Design and Development

NPPF National Planning Policy Framework
NPPG National Planning Practise Guidance

2.4 The planning system is to regulate the development and use of land in the public interest. The application shall be determined in accordance with the Development Plan and relevant planning polices, unless material considerations indicate otherwise.

2.5 In this case, the Development Plan comprises of the Saved Policies of Arun Local Plan 2003 and Arun Local Plan 2011-2031 Publication Version. The NPPF and Supplementary Planning Guidance being material considerations. The Kingston Neighbourhood Plan should also be given material consideration.

2.6 **NPPF** places a presumption in favour of sustainable development that is the basis of every plan and every decision. The proposal considers represents sustainable development and therefore a presumption in favour of approval should exist for the application.

2.7 Local Planning Policy – 2011 2031 – policy D SP1 states that *"all developments should be of good quality and demonstrate high standard of design".* The proposed scheme has been carefully architecturally considered, to complement the estate and future planned developments at Spring Tide. It will be an exemplar of good design with the use of high-quality materials to enrich the estate.

2.8 Policy D SP1 also *states "All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby inhabitants".*

2.9 The proposal responds directly to this policy and advocates a more efficient use of land through a cleverly planned design which increases the floor area responding to the site context and neighbours. The proposed quality of finishes and detail will enhance the site from the current situation.

2.10 Policy D DM1 Aspects of Form and Design Quality, lists the design aspects which the planning authority consider with a planning application. The Little Deerswood proposal addresses these aspects as follows;

- **Character** – the contemporary design and form relates directly to resent approved plans on Gorse Avenue namely, Dolphins and Spring Tide. New modern architecture will continue to be demanded of a new generation of property owners in an estate where there is an individual mix of quality architecture.
- **Appearance** – The contextual design respects its neighbours and is bespoke to the site. The use of natural Limestone, pre-patinated zinc, glass balustrades will contribute to the architect's design.
- **Impact** – The careful design minimises overlooking and over shadowing of neighbours. Its proposal will have a positive impact on the estate layout particularly when viewed from Greensward and Gorse Avenue.
- **Innovation** – High levels of insulation and passively solar efficient design will contribute to the house low energy credentials. The cladding systems will form rain screens to reduce the weathering in this exposed location.
- **Solar Gain** – A passively solar efficient design has the greatest area of glassing in the southern aspect. Large over-hangs to the roofs and brise-soleil, control high level direct sunlight.

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- **Density** – The proposal sits well within the size and nature of properties on the estate. There are no defined plot ratios, but the proposal allows for adequate external amenity area.

2.11 The Kingston Neighbourhood Plan 2014 Policy KPNP7 Design and Development is a material consideration and this policy has been considered in the design of the dwelling. The proposal complies in design and spirit of the Policy which is in place to both protect the estate but ensure that modern quality designs are encouraged. To allow the area to develop and reflect the good architecture of its time.

2.12 The design, layout and finishes will greatly enhance the site. The building heights although marginally taller than the direct neighbour is in line with other 3 storey houses locally built to modern day standards.

Reference should be made to the submission drawings:

SK02 Location Plan as existing
SK03A Site Analysis
SK25 Block Plan as existing
SK36B Ground Floor Plan as proposed
SK37B First Floor Plan as proposed
SK38B Second Floor as Proposed
SK44B Site/ Block Plan as proposed
SK47A North (Street) elevation as proposed
SK48A North elevation as proposed
SK49A East elevation as proposed
SK50A South elevation as proposed
SK51A West elevation as proposed
SK52 Artist Impression North View
SK53 Artist Impression South View

3.0 Pre-Application Advise

3.1 The proposal was submitted for Pre-Application Advice in December 2017 reference **PAA/228/17**

3.2 On the 27th April 2018 the planning officer visited site to inspect the property and its relationship with adjoining properties. Also, to fully appreciate the approved plans for Spring Tide (planning approval K/11/16/PL). The officer walked the site and commented on the lack of separation which is due to Little Deerswood occupying the full width of the site and connecting to White Lodge.

3.3 Pre-Application Advice was received on the 9 May 2018 (Appendix A). The officers were supportive of the proposals stating;

"no objection to the development which you have proposed".

Going on to detail how the;

"modern design could readily be argued to reinvigorate the street scene and it would certainly be difficult to conclude that a modern design be visually intrusive or incongruous such that there was harm to visual amenity."

3.4 A proposal was submitted as a full application and validated in July 2018 ref.**K/23/18/PL**. This proposal had not altered to any great extent from the Pre-Application.

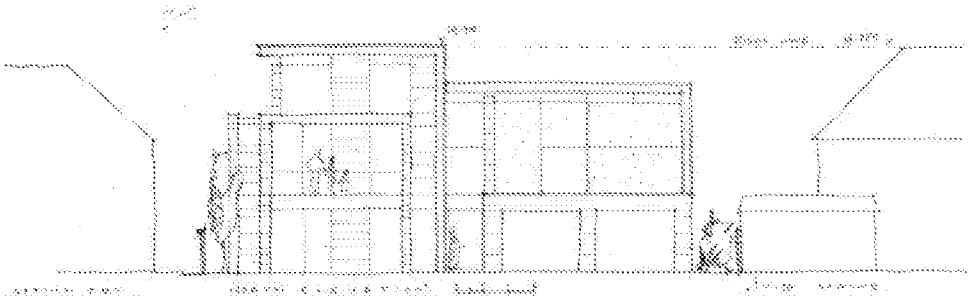
3.5 The proposal received some objections from local residents which in summary included;

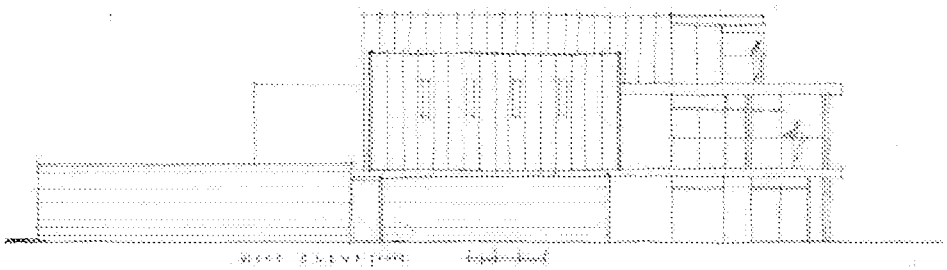
- Over development of the site area.
- Proposal extended further south than existing house.
- Loss of amenity/privacy to western neighbour.
- Height of the proposal being taller than neighbouring properties.

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3.6 The application was withdrawn and further consultation was undertaken with the Planning Officer in December 2018. This new proposal reflects those discussions and makes the following major revisions;

- The form and design have been altered, unifying the two wings of the original design to create a unified form with the small 3rd storey set back from the outer walls.
- Height is reduced to 9m (14.900 OD) the neighbouring White Lodge is 8.88m.(14.720m OD - 120mm difference). The proposal would also be lower than Kingston House to the east which has a level of 15.234.
- The 2nd floor has been stepped in from the main elevation and reduced in width.
- The 2nd floor is now actually 3m from the eastern boundary.
- The west wing has also been reduced further in height in proportion to east wing the majority of the house being 2 storey and lower in height than neighbouring properties.
- The east wing of the property has been reduced in length by 6.5m in total.
- The overall footprint of the house is greatly reduced to 320m2 on plot of 1180m2, which is only 27% of the site.
- The external staircase has been removed.





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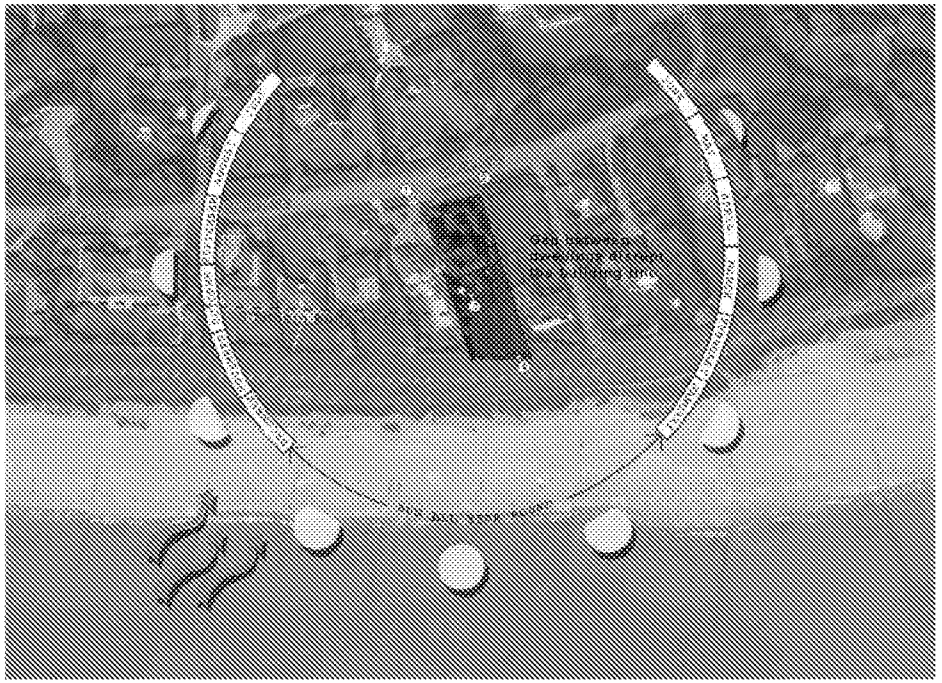
4.0 DESIGN

4.1 Development Proposals

4.2 The overall design objective is to create a house which is aesthetically sympathetic to its beach location, taking advantage of the views to the sea and the micro-climate of the location. The simple modernist approach echoes many of the older and newer properties on the Estate and will complement the approved design for its neighboring property or future contemporary proposals.

4.3 The design locates the dwelling slightly south of the existing property and importantly creates a transition between the Spring Tide property to the east and White Lodge to the west. This deliberate departure from the status quo, improves the overall view of the built form at this end of the Estate. At present Spring Tide achieves more prominence than is due, appearing adrift from the rest of the Estate and disconnected from the street pattern. Our approach with the Little Deerswood proposal is to reconcile the street pattern and the seaward side frontage when viewed from the Greensward. The proposal has been carefully located to re-establish the building-line to seaward side. The Site Analysis (drawing No. 1703 SK03A) illustrates the issues graphically, with Sandy Lodge, White Lodge being set back from Woodend and the properties to the west. The historic reasons for this are not easily explained as Gorse Avenue does not take a sudden diversion north with Spring Tide and Mimosa properties being further south.

4.4 Following consultation with the planning officer, the siting of the building has been revised, reducing the extension southward by 6.5m. This is brings it within the building line created by Sandy Lodge.



Site analysis (excerpt drawing 1703 SK03A)

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4.4 As discussed earlier the property is unusually attached to its neighbour White Lodge, the proposal forms a detached dwelling separating the garages. This arrangement increases the visual openness of the site and Estate when viewed from Gorse Avenue and the Greensward.

4.5 Following consultation with the planning officer, the revised proposal adopted a more conventional. The roof form steps up, with the effect of reducing the overall bulk of the building and together with the increased space created between the neighbour's properties, the visual connection from the street to the Greensward is greatly improved.

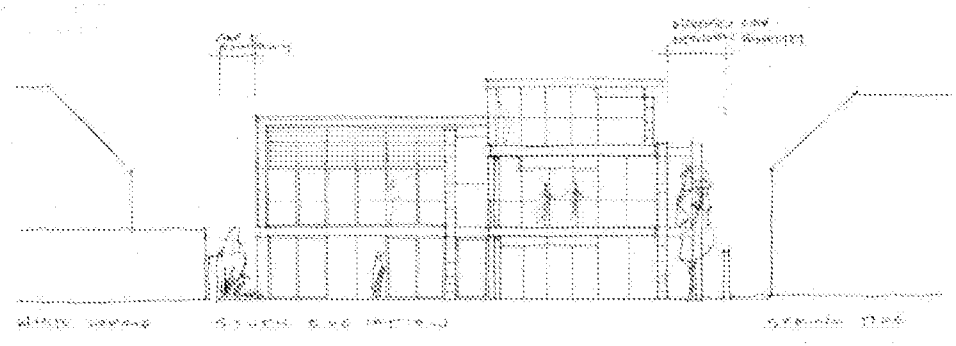
4.6 The narrower east wing extends further south and has a narrower 3-storey section which is recessed from the main walls, containing the master bedroom. The lower 2 storey west wing adjacent White Lodge contains the lounge at first floor and bedrooms on the ground floor.

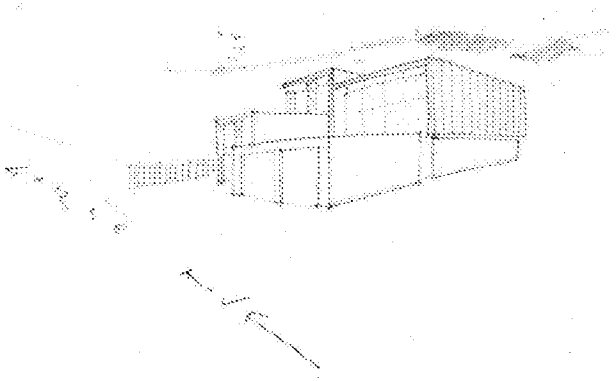
4.7 The property is approached via a small internal landscaped court which provides privacy from the street. A small water feature leads visitor to the canopied entrance with full height glazing which frames the views to the sea. The ground floor hall is double height with a large roof light allowing natural light to penetrate the ground floor. A key aspect of the scheme is the natural light and as you journey through the house you obtain stunning views of the sea.

4.8 The ground floor provides bedroom accommodation and utility area to the north. Narrow "slot" windows on the west and east elevations allow light and ventilation but eliminate overlooking to the neighbouring properties.

4.9 The living accommodation is located on the first floor to take advantage of the sea views and light. To the east is the kitchen and dining area enjoying the morning sun and to the west the lounge. Along the external balconies the external walls were extended in order to prevent overlooking the neighbouring properties. Similarly, the west wings lounge at first floor has deep solid walls which frame the block but also screen the balcony.

4.10 The second-floor accommodation is steps back, reducing in the mass as the building increases in height, the roof elegantly cantilevering.





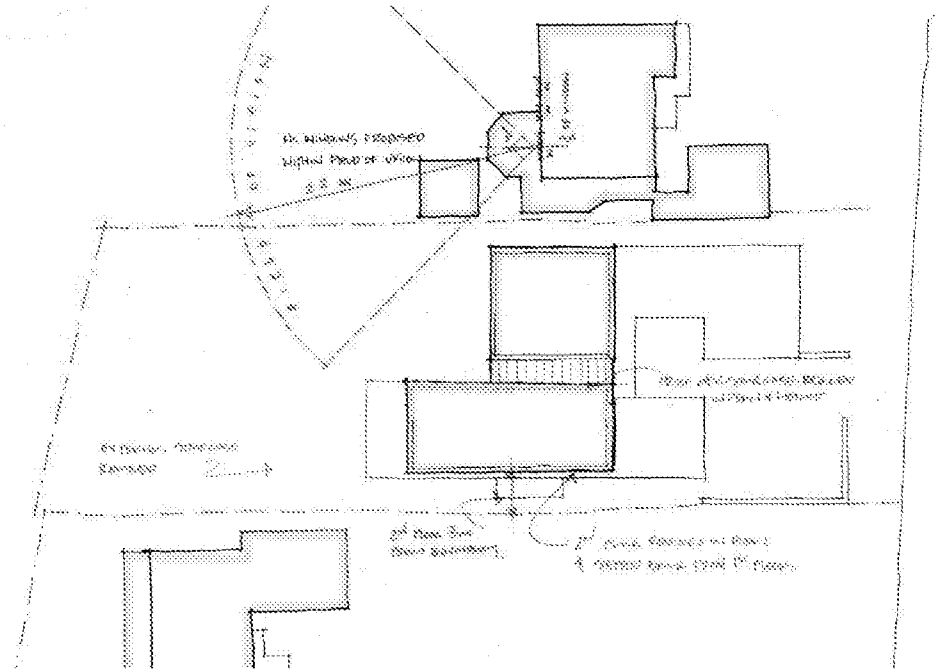
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5.00 Overlooking and Privacy

5.01 The proposal has been designed to minimise the overlooking and improve on the present situation. The windows on both the east and west boundaries are all of obscure glass therefore eliminating any overlooking. The first floor south facing windows to the west wing lounge are framed by screen walls, set back 2m and full height.

5.02 Kitchen windows on the first floor which face westward overlook into its own garden and are 12m away from the neighbouring garden as is the balcony on this elevation. The kitchen windows are also more than 22m away from the principal windows of the neighbouring property to the west and perpendicular to the property.

5.03 Demonstrating this graphically the attached sketch illustrates how the nearest principal window of White Lodge at first floor level, is outside of a 22m arc ("Field of Vision") measured from its centre. This an accepted planning guidance measurement to minimise overlooking and ensure privacy.



Field of vision and privacy diagram

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6.00 Scale and massing

6.01 Careful consideration has been given to the composition of the elevations, to provide a well-conceived crafted building. A longer volume was extended south along the eastern side of the plot in order to make the transition between the Spring Tide to the east and White Lodge to the west. To the west, the proposed volume is in line with White Lodge's massing therefore integrating the proposal with both adjacent properties. A second storey is already in situ at White Lodge, immediately to the west of Little Deerswood, and now firmly represents an established typography on the Estate and the neighbouring west Kingston Gorse some examples are provided below but many more have planning permission.

6.02 On the north elevation the east wing is extensively a low two storey element with bedroom accommodation on the ground and study and"snug" on the first floor. The projecting walls and roof frame the composition. The entrance is set back and primarily glazed, allowing the views through to the sea. The private front garden provides a simple mix of hard and soft landscaping.

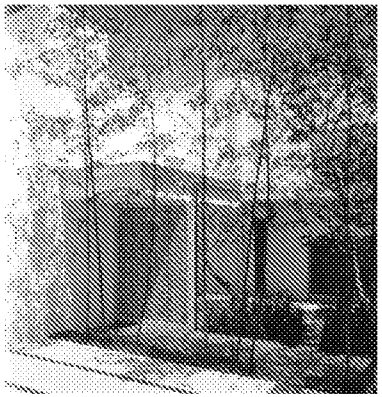
6.03 On the north side the west wing again is framed by protruding walls and roof with narrow windows which provide north light but control views from the street.

6.04 The third storey is set back from the street elevation and neighbouring property reducing its overall impact. The change of materials forming a recessed band with an elegant overhanging roof.

6.05 The garage and storage/refuse storage area are a separated volume adjacent to the main road, following the same architectural language as most of the houses on the Estate.



North elevation



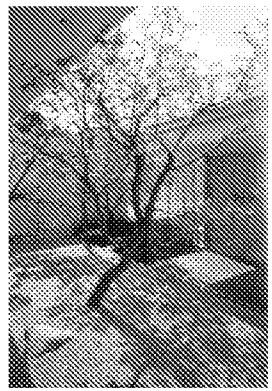


Image of entrance court yard.

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7.00 Materials

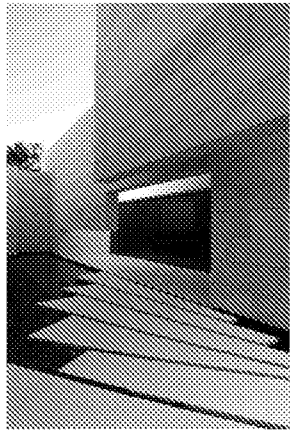
7.01 This high-quality dwelling is to be reflected in the materials used. The external walls are to be constructed in natural limestone, laid to accentuate the horizontal form. Elements of the building such as the garage block will be expressed in textural natural stone.

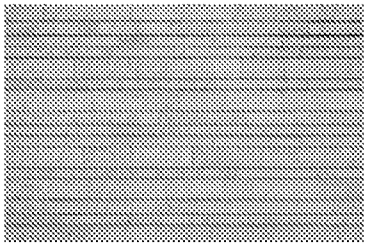
7.02 Further colour and texture will be expressed in sections of wall between glazing sections in pre-patinated zinc in a Pigmento bronze colour. The roof/fascia also been finished in this beautiful natural zinc.

7.02 The recessed 3rd floor is be finished in pre-patinated zinc in Pigmento bronze creating a contrasting band similar to other completed 3rd storeys on the estate.

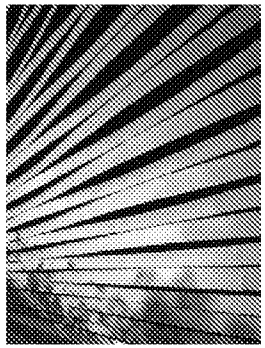
4.11 The construction is to be of a high quality and fine detailing of the building will be an important aspect of the final scheme.

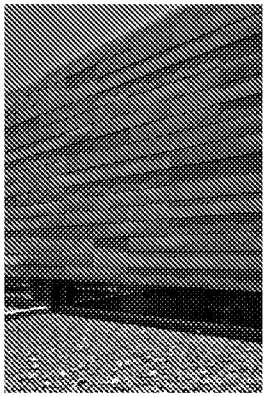






Natural limestone





Pre-patinated zinc

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5.0 Conclusion

5.1 The proposals are to create a well detailed and crafted contemporary house suitable for modern living, which reflects the style of existing properties on the estate and planned future neighbouring houses. The estate is a diverse mix of architectural styles from renown globally important modernist architect work such as Marcel Breuer and Wells Coates.

5.2 The footprint and massing although different from the existing, creates a transition from White Lodge to the west and Spring Tide to the east. This reconciles an abnormality and improves the layout of the built environment at his east end of Gorse Avenue. It will therefore blend sympathetically with its surroundings and visually integrate the street scene.

5.3 Increasing the space to each boundary and disconnecting from White Lodge to the west, improves the visual separation of dwellings and the gap between properties. The proposal is considered not to have any adverse effect on its surroundings or neighbours maintaining privacy and amenity.

5.4 The site coverage and location of the dwelling is different from the existing, however this is a positive approach which will improve the layout of the houses when seen from the street and Greensward. It also has no material adverse impact on visual amenities or character of the location.

5.5 The Pre-Application Advice provided a positive and supportive response. Further consultation with the planning officer has addressed residential concerns and produced a scheme which meetings local and national planning policy and will be a positive contribution to the architectural quality of the estate.

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Context Photograhs



Little Deerswood viewed from Gorse Avenue



3 storey White Lodge viewed from Gorse Avenue



Little Deerswood viewed from the Coast

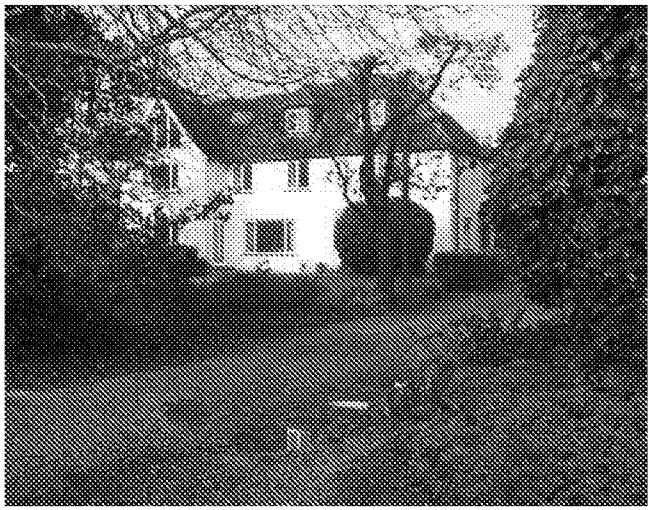


3 Storey Russet House viewed from Gorse Avenue (south elevation)

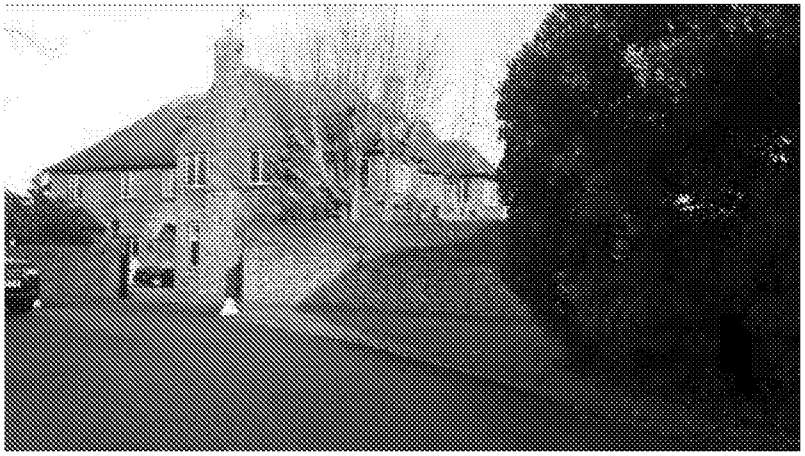
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3 Storey Kingston House viewed from Gorse Avenue



3 Storey Fynings viewed from Middle Way



Kingston Gorse House viewed from Gorse Avenue

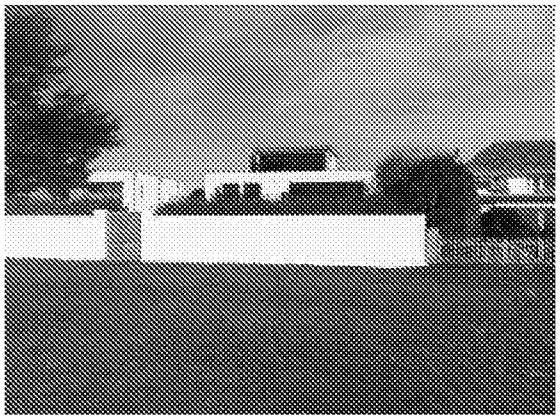


3 Storey Middleway House viewed from Middle Way

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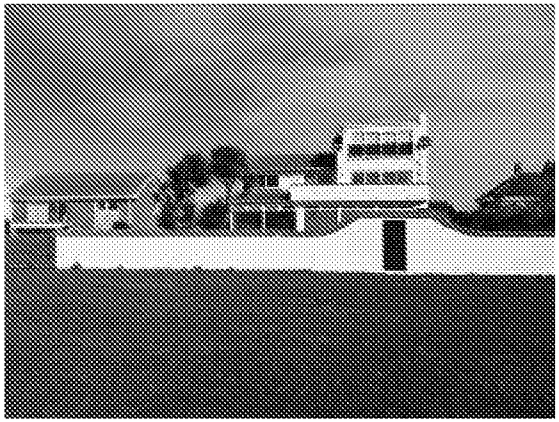


The Tower viewed from Seaview Avenue (south elevation)

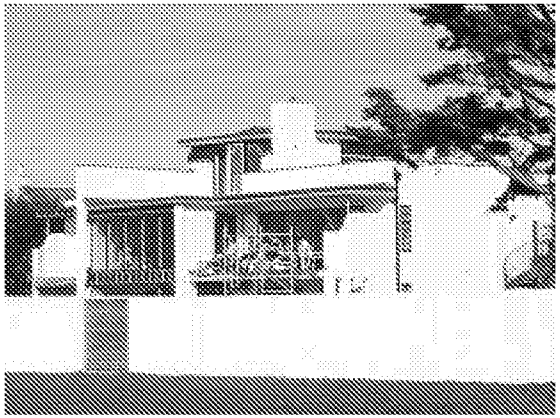


67 Coastal Road

A selection of 3 storey properties on the south side of Coastal Road in addition to those discussed in Section 2.1 above.

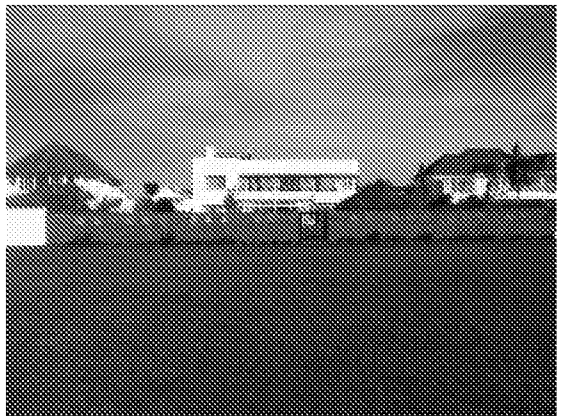


54 Coastal Road

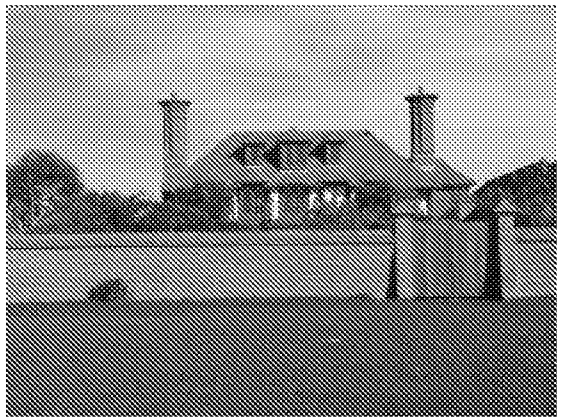


69 Coastal Road

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Sea Spray





5 Coastal Road



Foreshore House and Waterside, Coastal Road

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