

8 COASTAL ROAD, KINGSTON GORSE, BN16 : DESIGN & ACCESS STATEMENT

APRIL 2025

DESIGN & ACCESS STATEMENT

Project : 8 Coastal Rd, Kingston Gorse, East Preston, Littlehampton, BN16 1SJ
Date : April 2025

Prepared for Ginny Cooper by Studio Webb Architects Ltd

Studio Webb
ARCHITECTS LIMITED

0.0 Contents

1.0 Introduction

- Purpose of this document
- Relevant Experience
- Site Introduction & Requirement

2.0 Context & Analysis

- Location & Wider Context
- Site Overview
- History & Heritage

3.0 Statutory Observations

- Planning History
- Relevant policy

4.0 Strategy

- Design Approach
- Layout, Scale & Form
- Materiality & Precedents
- Accessibility
- Sustainability & Biodiversity

5.0 Summary Statement

1.0 Introduction

Purpose of this document

In accordance with current statutory guidance, this Design, Access and Heritage document has been produced to provide information to support the application for regularisation of the heritage glazing implemented at 101 Fifth Avenue.

It will provide a broad overview of the scheme, local context and design intent.

Relevant Residential Experience

Established in 2011, Studio Webb Architects represent an enthusiastic collaboration of Architectural talent based upon a wealth of varied experience and expertise.

We believe in undertaking an engaging design process, ensuring options are investigated and that every project truly represents the best solution. We don't subscribe to any preconceived style, instead focusing on the fundamentals of what we believe to be good design: Light, Space and well considered materiality sensitivity adopted in context.

We still maintain the role of the Architect to be a craftsman and believe in tailoring the project to the demands of the site, statutory legislation, and wider sustainable context.

SWA are continuing to implement their knowledge and experience within the conservation / heritage sectors by working with the Diocese of London on their Ecclesiastical buildings, as well as continuing to have success with listed residential and Educational buildings throughout the UK.



1.0 Introduction

Site Introduction & Requirement

8 Coastal Road,
Kingston Gorse,
East Preston,
Littlehampton ,
BN16 1SJ

Kingston or Kingston by Ferring, is a small civil parish in the Arun District of West Sussex, England.

It is a combination of a farmed rural interior and the three neighbourhoods of East Kingston, West Kingston and Kingston Gorse. The parish lies on the coast, between Ferring and East Preston parishes.

Kingston Gorse is a seaside neighbourhood south of East Kingston farm, centred 3.4 miles (5.6 km) east of Littlehampton.

The property - number 8, sits to the East end of Coastal Road, a primary arterial route which is predominantly populated by large detached dwellings of varied architectural styles.

With agricultural land to the North of the site, and the coastline to the South, the site lends itself ideally to well considered residential dwellings.



2.0 Context & Analysis

Location & Wider context

Postcode district - BN16
Population - 624 (Civil Parish, 2011)
Post town - LITTLEHAMPTON
Region - South East
Civil Parish - Kingston
Sovereign state - United Kingdom

Site Overview

The application site sits on a predominantly North - South axis, existing as a detached dwelling in amongst a series of larger, historically extended and adapted residential properties.

History & Heritage

The civil Parish of Kingston is one of the smallest parishes in the Country covering an area of 191.1ha.

This rural community nestles comfortably along the south coast bordered by the Rife and Ferring to the east, East Preston to the west, and open farmland to the north leading up to the South Downs. In 2011 the South Downs was designated a National Park.

The Parish comprises the three main settlements, East Kingston, West Kingston and Kingston Gorse. It has two major private estates, West Kingston and Kingston Gorse, part of Angmering on Sea Estate, and a small number of surrounding properties situated along Kingston Lane, Peak Lane and various private unmade roads.

In the middle of the 17th century, storms and coastal erosion demolished most of the village, including the chapel, and the Parish became ecclesiastically linked with East Preston and shares the parish Church of St Mary the Virgin which is located in East Preston, so strictly speaking Kingston Parish is a hamlet rather than a village as there is no parish church within the parish boundary.



3.0 Statutory Observations

Planning History

There is no prior planning history evident from desktop searches relating to the application property.

Status N/A
 Decision N/A
 Decision N/A

Planning Policy

Relevant policy which has been considered in relation to the proposal as follows :

DEVELOPMENT PLAN POLICIES Arun Local Plan 2011 - 2031:

DDM1 D DM1 Aspects of form and design quality
 DDM4 D DM4 Extensions&alter to exist builds(res and non-res)
 DSP1 D SP1 Design
 Kingston Neighbourhood Plan 2014 Policy KPNP7

DESIGN & DEVELOPMENT PLANNING POLICY GUIDANCE:

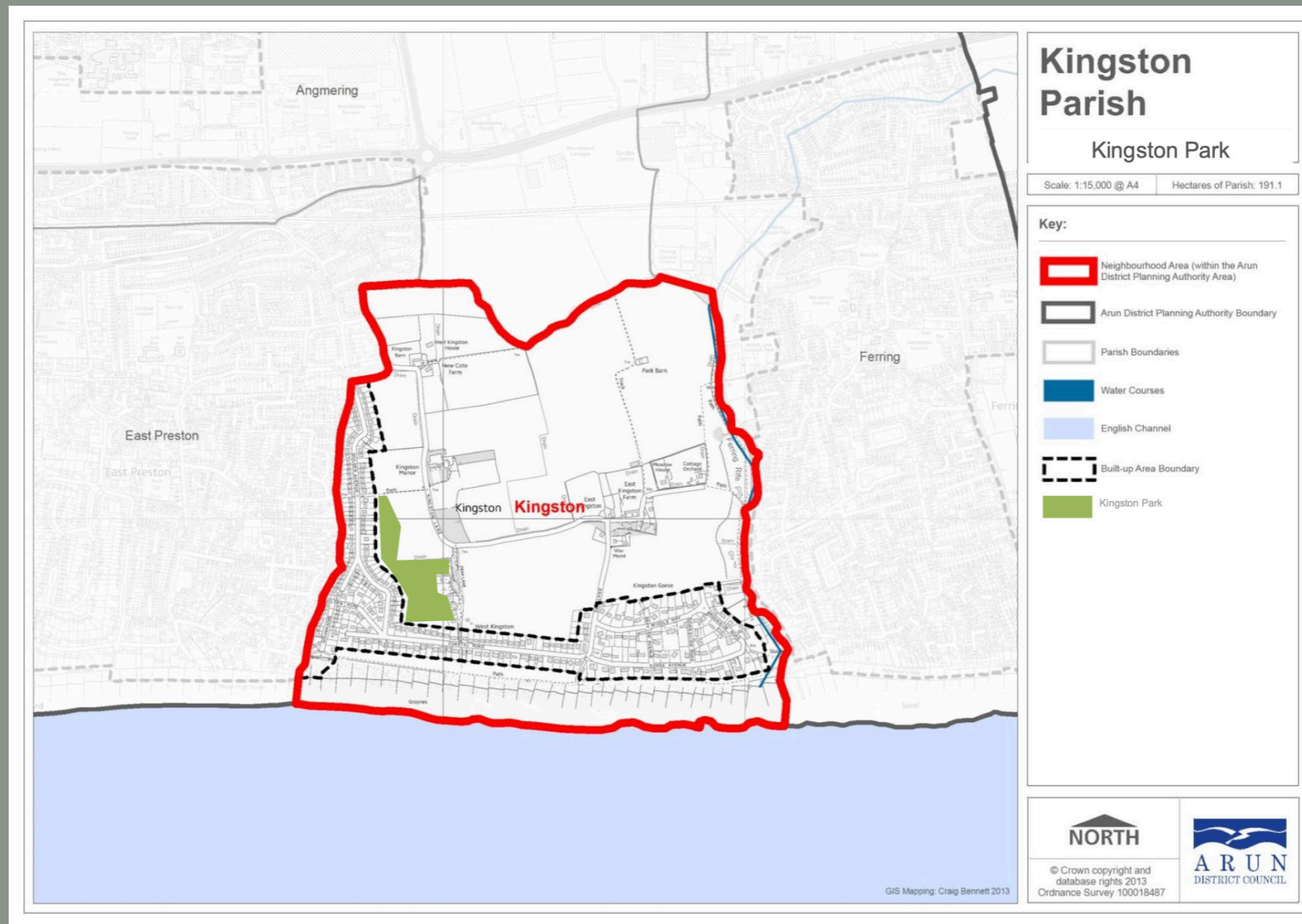
NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

The key Development Plan policies of relevance to this proposal are D DM1 and D DM4 of the Arun Local Plan (ALP), and policy KPNP7 of the Kingston Neighbourhood Development Plan (KNDP).

Section M of the Arun Design Guide (ADG) is also of relevance.



Arun District Council

4.0 Strategy

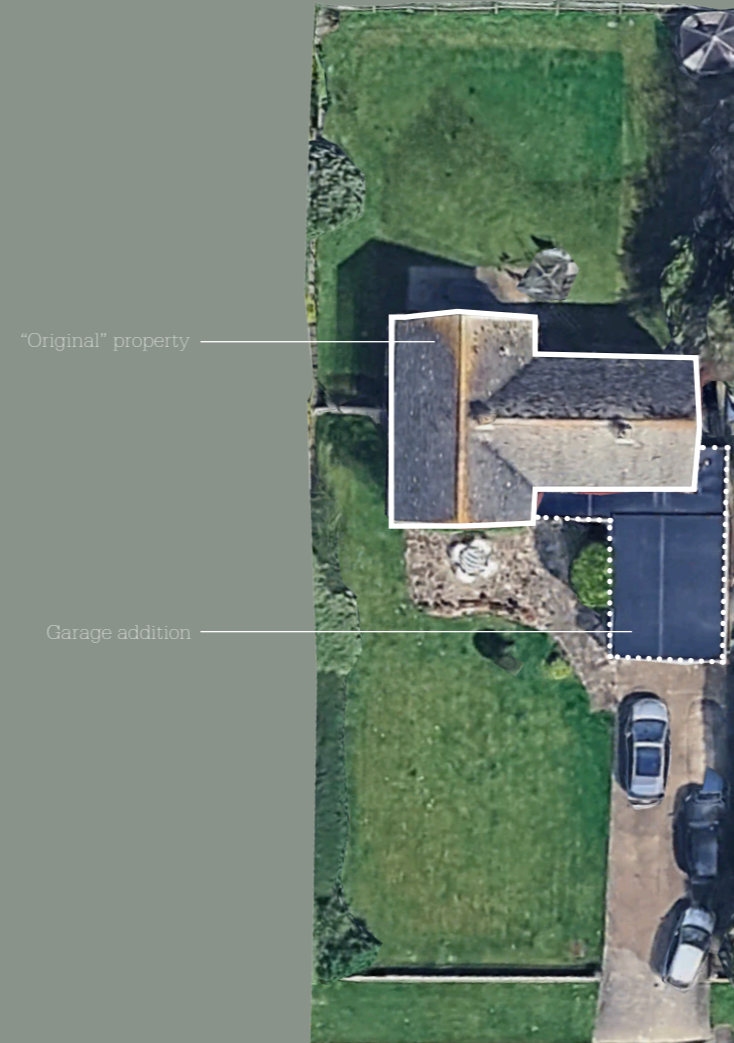
Design Approach

Coastal Road represents a series of large detached dwellings, broadly parceled into rectilinear plots, with the properties set centrally within the curtilage.

The principal elevations of all properties are broadly aligned, however they exist with articulated irregularity which helps to animate the streetscape in a subtle, albeit interesting manner.

No. 8 was originally a modest detached property which has subsequently been added to at the front with an ad-hoc, flat roof addition, providing both ancillary use internally and a garage for vehicular storage.

It is our intention to remove the garage and replace with a simple addition which will help to both re-align the potential of the property and further reinforce the nature of the streetscape to Coastal road.



4.0 Strategy

Layout, Scale & Form

The original property (minus garage addition) is a simple, dual pitched form with a front facing gable, intersected by the main body of the building which runs perpendicular on an East-West axis.

The simple gable form is the primary driver with regards to establishing an architectural approach to the form of a proposal.

Whilst the material palette introduces a horizontal language by dividing the elevation, the primary massing represents a vertical proportion (gable).

Existing Materiality



Machine made concrete roof



Machine made concrete hung tiles



Cement pointed brickwork



No. 8 showing adjacent property to the West



No. 8 showing adjacent property to the East



4.0 Strategy

Form : Proposals (North / South Elevation)

The original property (minus garage addition) is a simple, dual pitched form with a front facing gable, intersected by the main body of the building which runs perpendicular on an East-West axis.

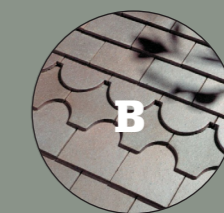
The simple gable form is the primary driver with regards to establishing an architectural approach to the form of a proposal.

Whilst the material palette introduces a horizontal language by dividing the elevation, the primary massing represents a vertical proportion (gable).

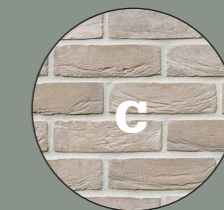
Proposed Materiality



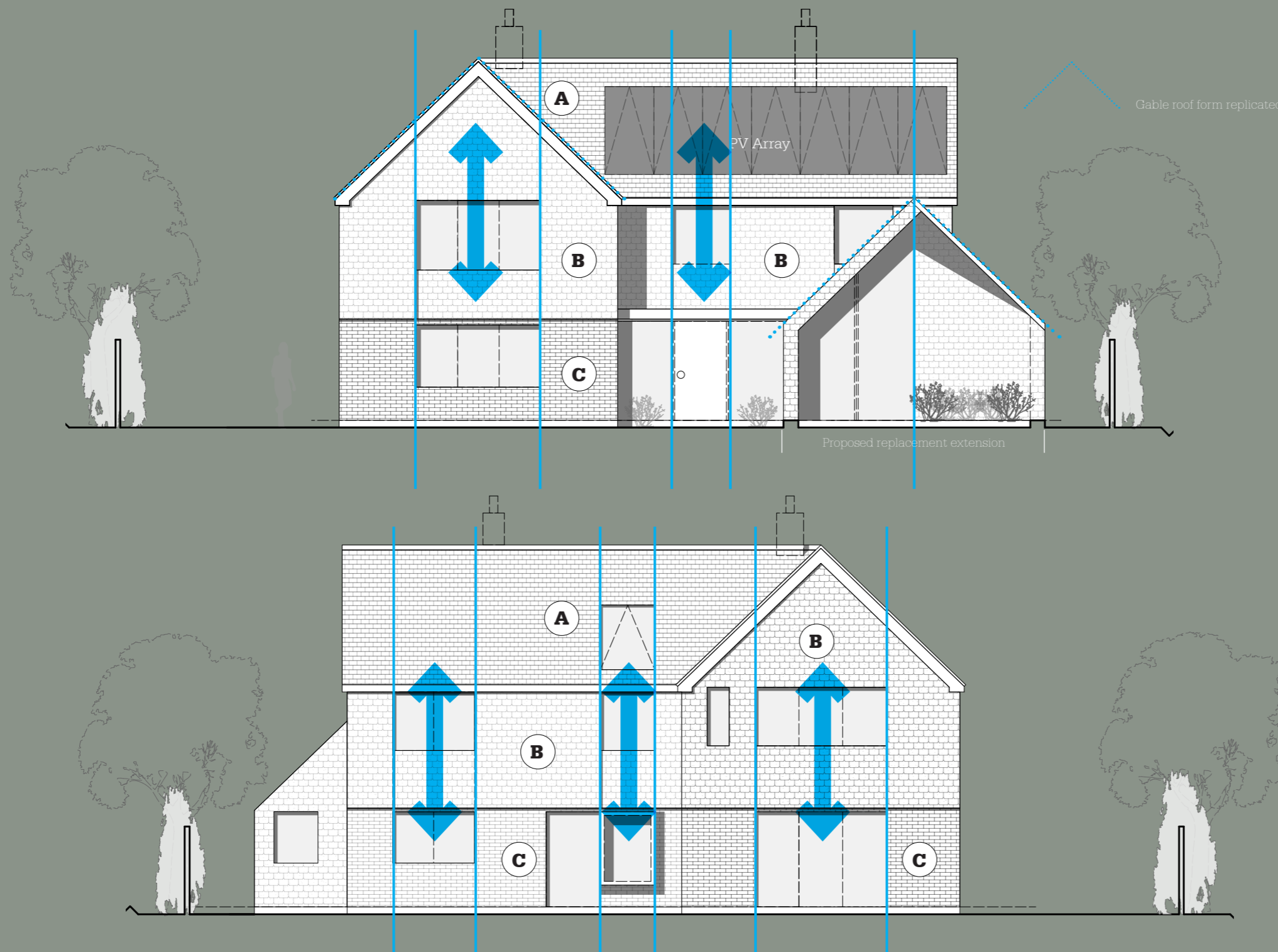
A Blue brindle clay roof tiles



B Blue brindle hand made ornamental hung tile



C White washed masonry



4.0 Strategy

Form : Proposals (East / West Elevation)

The original property (minus garage addition) is a simple, dual pitched form with a front facing gable, intersected by the main body of the building which runs perpendicular on an East-West axis.

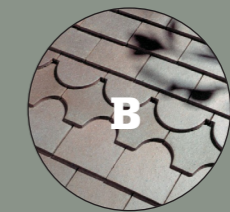
The simple gable form is the primary driver with regards to establishing an architectural approach to the form of a proposal.

Whilst the material palette introduces a horizontal language by dividing the elevation, the primary massing represents a vertical proportion (gable).

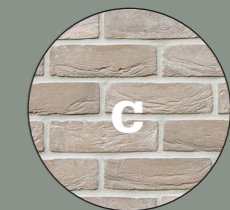
Proposed Materiality



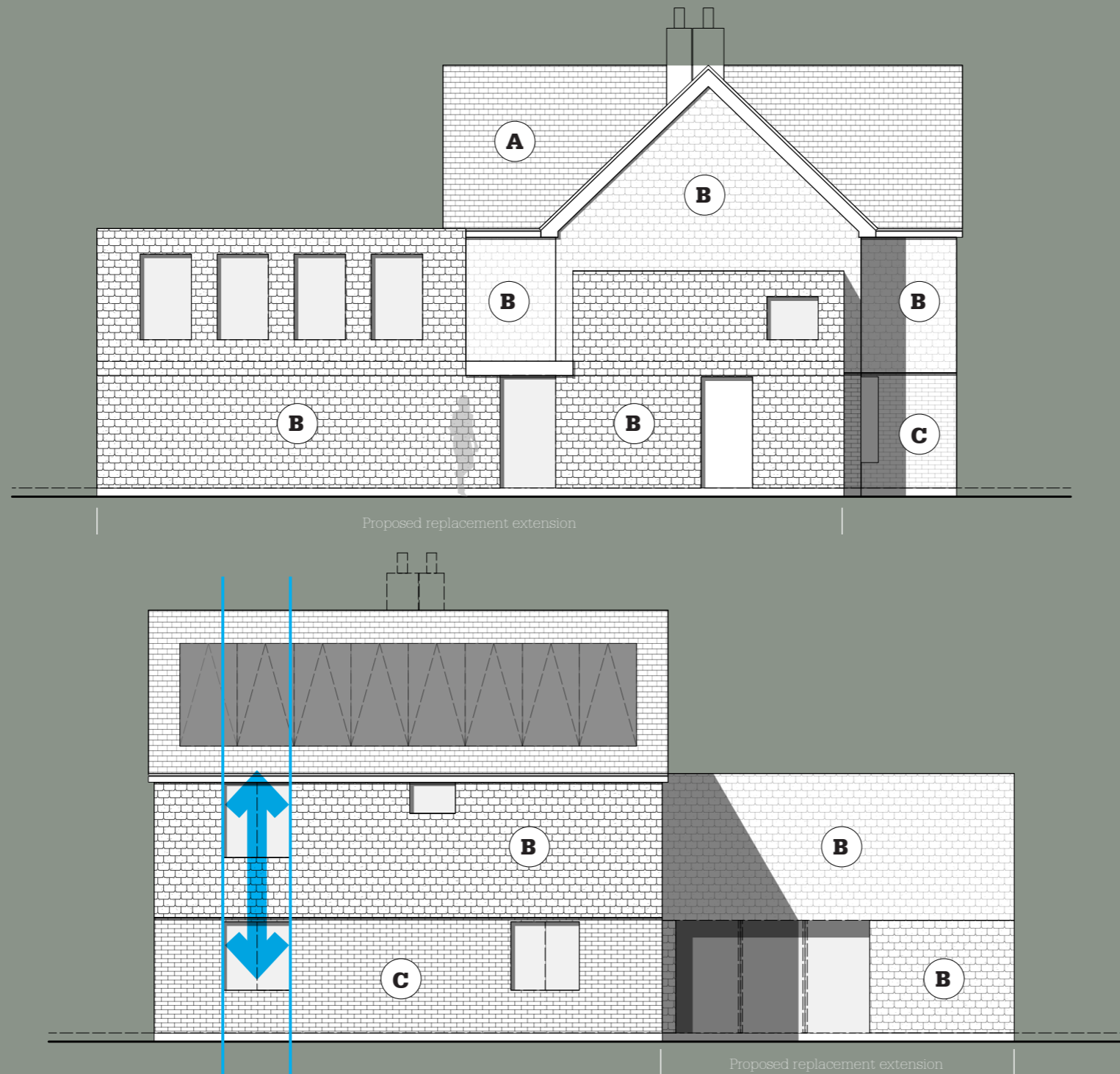
A Blue brindle clay roof tiles



B Blue brindle hand made ornamental hung tile



C White washed masonry



4.0 Strategy

Materiality

The proposed material palette takes influence from all of the existing materials.

We are proposing a blue brindle, clay roof tile for the roof, handmade ornamental blue brindle hung tiles to replace the existing machine made hung tiles, and to also face the new addition in the same hung tiles.

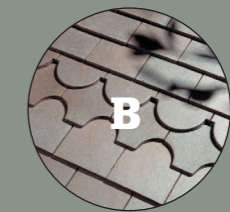
A simple Core-ten entrance is proposed to aid legibility and identify the entrance to the property.

Glazing is proposed as simple, aluminium faced, double glazed units.

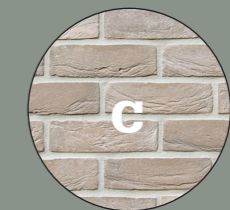
Proposed Materiality



A Blue brindle clay roof tiles



B Blue brindle hand made ornamental hung tile



C White washed masonry



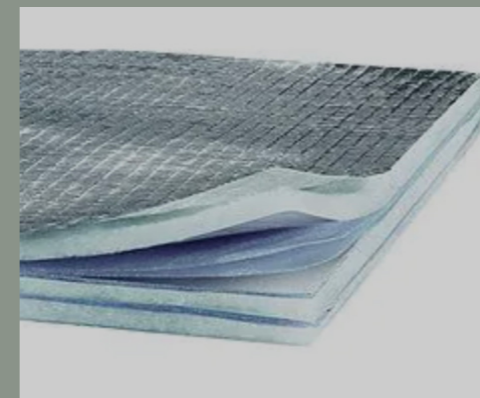
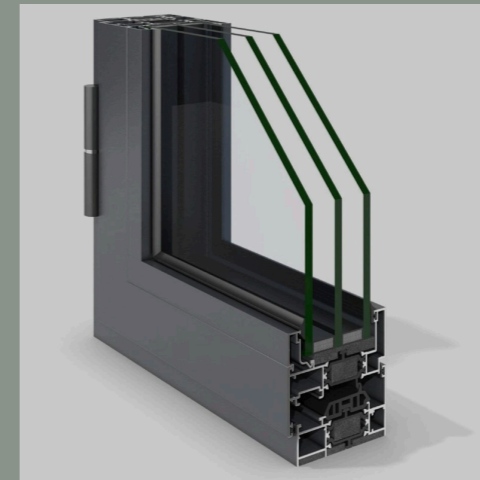
4.0 Strategy

Accessibility

No alterations are proposed to either the pedestrian or vehicular access to the property.

Sustainability

1. Integrated solar panels are proposed to the southern and western elevations at roof level.
2. Upgraded thermally efficient windows are proposed throughout.
3. Super insulated quilt proposed to the roof level and new addition to enhance the thermal performance of the property beyond conventional building control requirements.
4. Air source heat pump technology proposed for the domestic hot water and underfloor heating systems.



Document : Design & Access Statement

Client : Ginny Cooper

Date : April 2025

3.0 Summary

Summary Statement

In summary, whilst a very soft touch, modest proposition the changes proposed will make a huge difference to both the properties presence on Coastal road, and the long term usability for the occupants.

Removing the incongruous flat roof garage addition, and replacing with a simple dual pitch form, sensitively reflecting the gable of the existing building provides a radical transformation through a very simple move.

The footprint of the existing garage addition is not increased so the proposal works within the properties current footprint, maintaining a respectful margin from the property boundary to allow pedestrian access.

All of the materials proposed, are soft touch, interpretations of those which already exist, with the exception of the energy efficient introductions; namely PV panels at roof level, upgrades glazing units and increased internal insulation.

The proposal sits within the policies presented within the development plan and will help to allow this property to further contribute to the aesthetic variation present along Coastal Road.

Studio Webb
ARCHITECTS LIMITED

