



Kingston Corner, Brookside Road, Kingston Gorse
East Preston, Littlehampton BN16 1SE

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DESIGN + ACCESS STATEMENT

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(Cover image: original house as seen from Brookside Road)

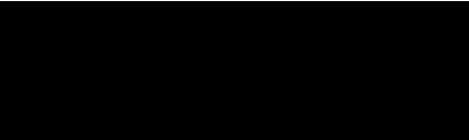
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1. Introduction

There are 2 buildings on the plot of Kingston Corner: a building containing the main house and garage and a garden studio building. They are physically separate but serve, together, as a single dwelling. The garden studio is not to be a separate dwelling and will never be used as such.

These proposals seek to replace and enlarge the garden studio building, to better serve the needs of the growing family who live in the house, and enliven the garden environment with a bold design whilst remaining subservient to the original 1930s house, of which it is an extension.

The new studio building will contain a large multi-purpose studio space, a study room, storage, a mezzanine 'bunk' space and a guest room, a bathroom, a mezzanine bed deck and en-suite bathroom.



Fig 1. Photo of Kingston Corner, as seen from front garden. Original house centre-left and the existing studio building and flint flank wall are seen on the right, with the boundary hedge behind

2. Planning Background

Kingston Gorse is an estate of 70 houses. Since 2006 46 planning applications have been approved on the estate, according to available Council records. There are several new builds and refurbishments currently underway.

There have been 3 past planning permissions granted for Kingston Corner since 2006:

- 1. 2006 – internal alterations – approved
- 2. 2011/12 – extension to South side of main house, conversion and alteration of garages – approved
- 3. 2017 – internal alterations – approved

The permission of 2011/12 was not implemented.

There is a wide variety of house types on the Kingston Gorse estate. The houses vary in era, type, materials and construction. The estate is a melting pot of historical Listed Buildings, Modernist masterpieces, houses from the Arts and Crafts era, contemporary and deco-style villas and barn conversions. It would be hard to find a house 'typical' of Kingston Gorse.

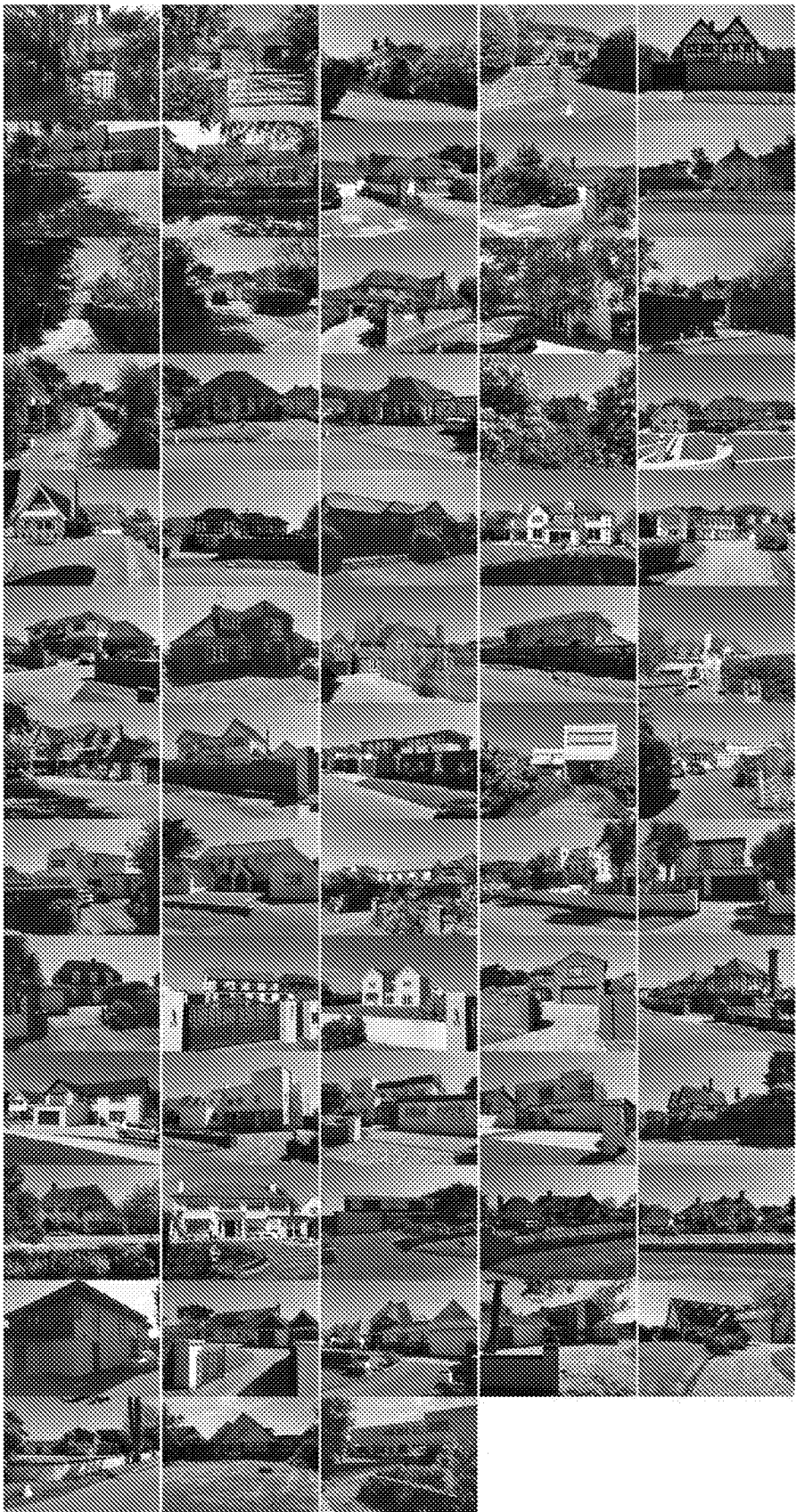


Fig 2. There is a wide variety of house types and styles on the Kingston Gorse estate

Fig 3. list of 70 houses on the Estate (Kingston Corner listed as No. 17)



Fig 4. pathway to the coastal greensward; entrance to Kingston Gorse Estate

3. Site and Context Description

There are 2 buildings on the plot of Kingston Corner: a building containing the main house and garage, and a separate garden studio building. They are physically separate but serve, together, as a single dwelling.

The house and garage at Kingston Corner were built in 1930s, and the separate garden studio building appears to have been added in 1970s.

The property is not listed, is not in a designated Conservation Area and is not in an Area of Outstanding Natural Beauty.

The buildings are set in a 1.27 acre garden, at the Northern end of Brookside Road, a short cul-de-sac at the Easternmost edge of the private estate of Kingston Gorse, in the Parish of Kingston. Kingston Parish is located in the District of Arun, in West Sussex.

The site is 5,037m² (1.27 acre) in total. The house and garage measure 273m² over 2 storeys above ground (GIA) and the single storey studio building measures 35m². The walls of both buildings are constructed of brick; the house is painted white and the studio is a buff brick finish.

The house has a layout and elevational design typical of its era. It has natural slate steeply pitched roofs and white painted timber framed side hung windows and painted timber doors. The studio building has a flat roof finished with a grey membrane and a domed skylight with raised kerbs.

Along its Eastern side, the site borders the walking path that runs alongside the Ferring Rife. There is a drain from the back garden into the Rife.

The property is bounded along Brookside Road by a 1.4m high flint wall. The flint wall runs part of the way along the boundary with Hawthorn Cottage, to the North. The rest of that boundary, behind the house, is fenced and hedged. The boundary with Sea Barn, to the South, is marked with a 5m tall mixed hedge to the front and a 2m tall timber fence and planting. The 2m tall timber fence and planting also marks the rear boundary, with the pathway along the Rife.



Fig 5. Aerial image (Google), North up the page, of Kingston Gorse estate with site marked in red



Fig 6. Aerial image (Google), looking East, of Kingston Gorse estate with site marked in red

4. Design Proposal

4.1 Proposed Use

This application seeks to maintain a single dwelling at Kingston Corner (class C3).

4.2 Layouts

The replacement garden studio building is designed to produce a high quality structure that will add amenity to the existing house. It is a single storey building, with a partial mezzanine 'bunk' space.

There are no windows or openings that face towards the neighbouring property of Sea Barn.

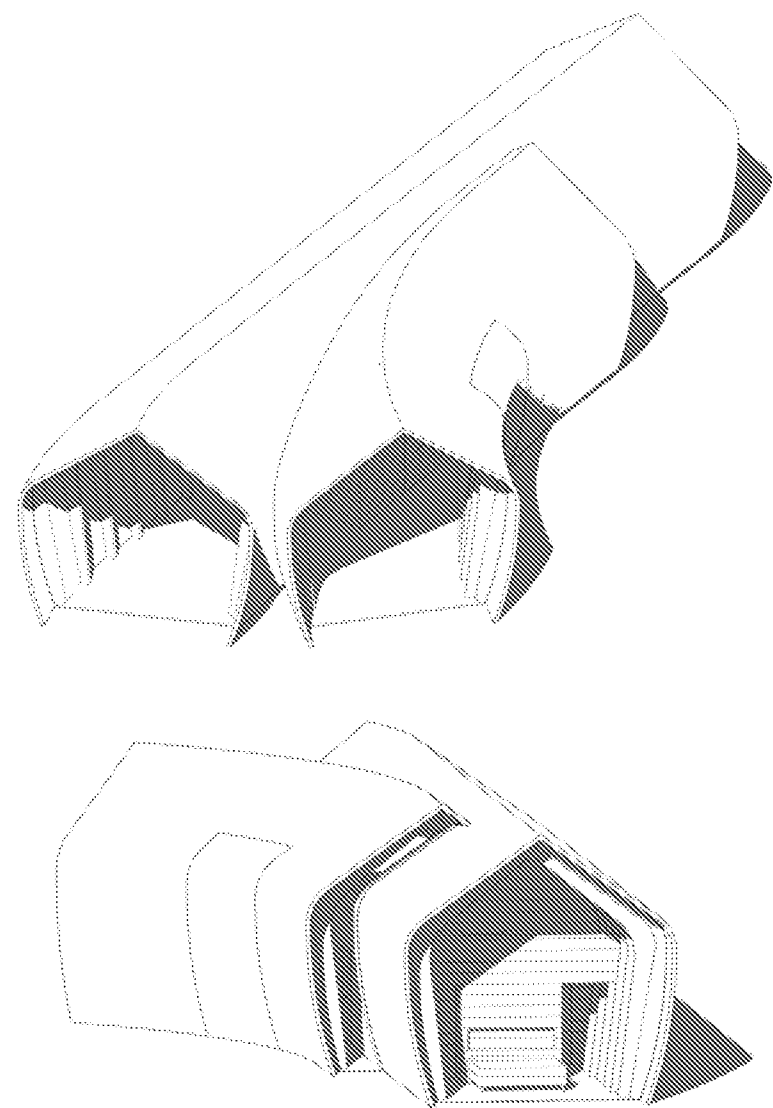


Fig 7. 3D views of garden studio building

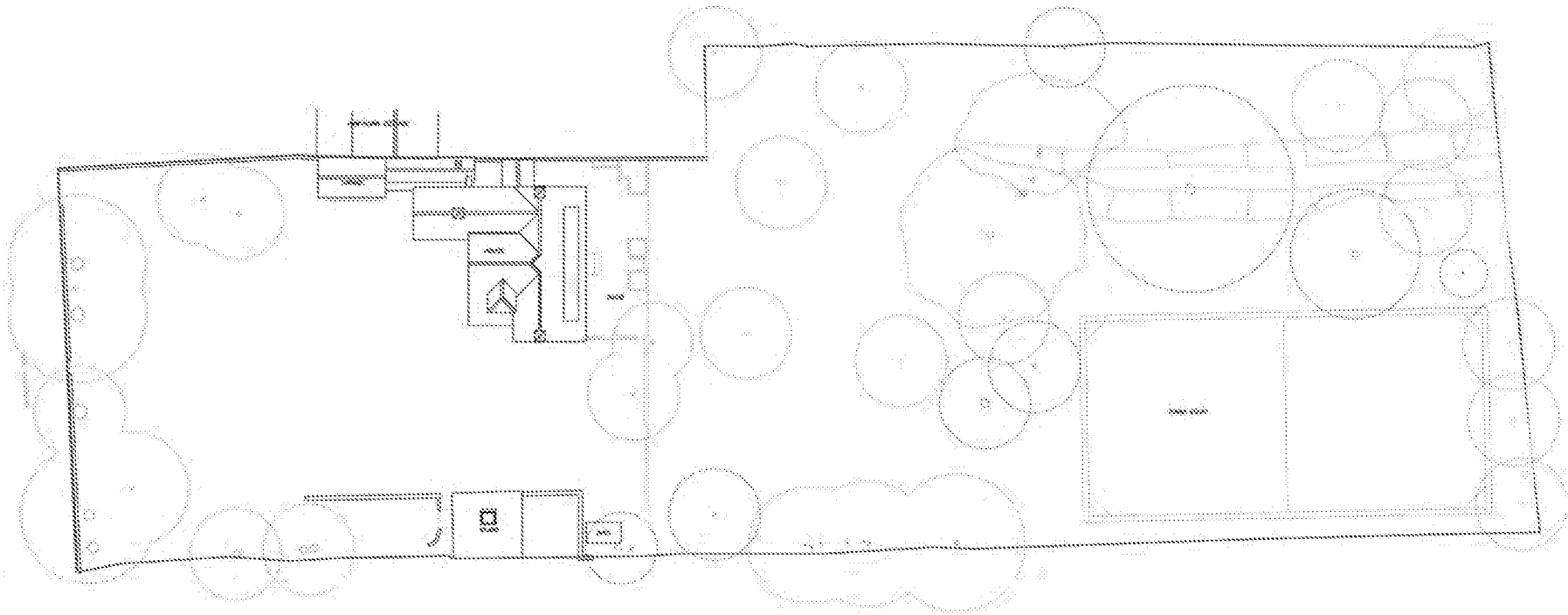


Fig 8. site map of Kingston Corner as existing

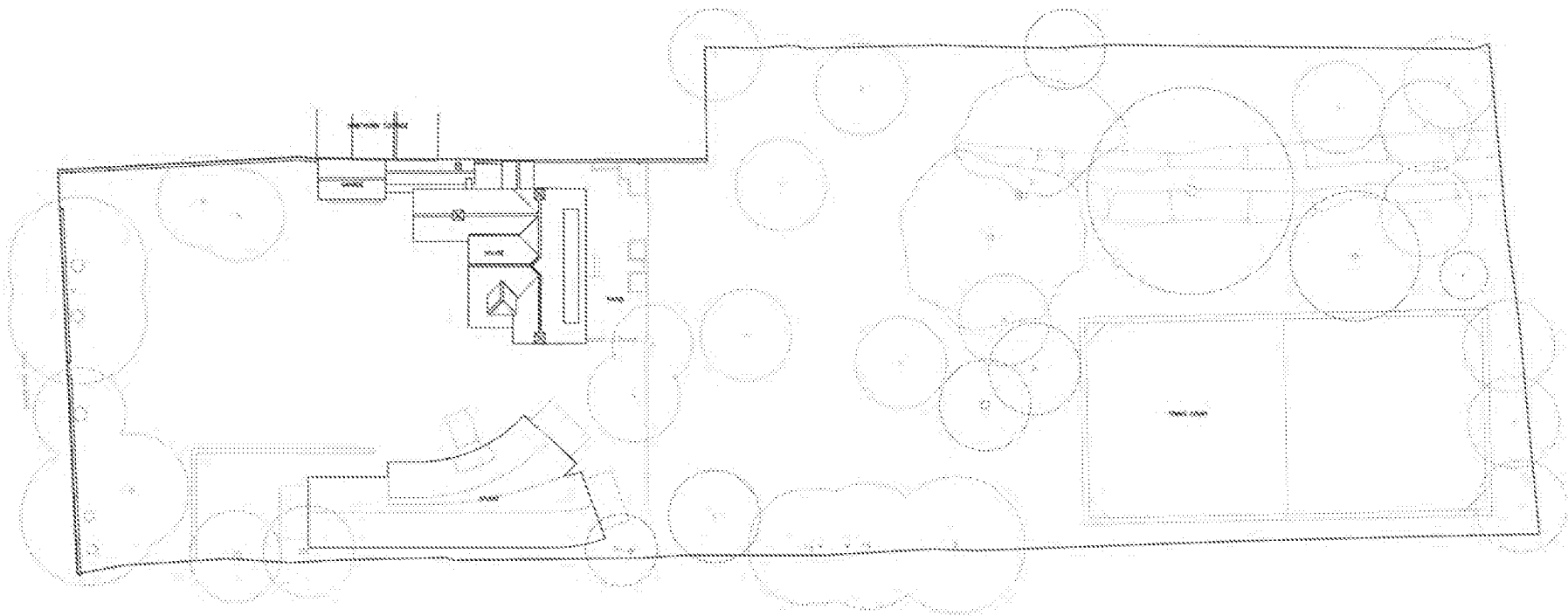


Fig 9. site map of Kingston Corner as proposed

The plan layouts are designed to suit various leisure functions, for which the garden studio is intended, and add a bedroom and bathroom for house guests.

The main floor area is multi-functional; for children and adults to use flexibly for various activities. It is designed to be big enough to site a table tennis table. The central zone of the plan is compartmentalised to provide a study, household storage, bicycle/ boating/ sports storage, sitting area and a tea-point. The mezzanine is a 'bunk' space, where children will sleep over. The West end of the building is a spare guest bedroom and bathroom.

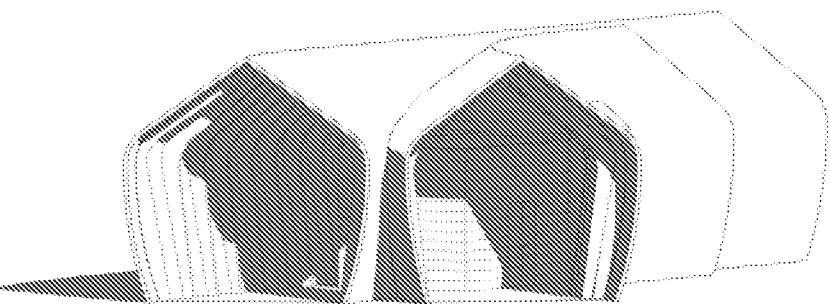


Fig 10. 3D views of garden studio building

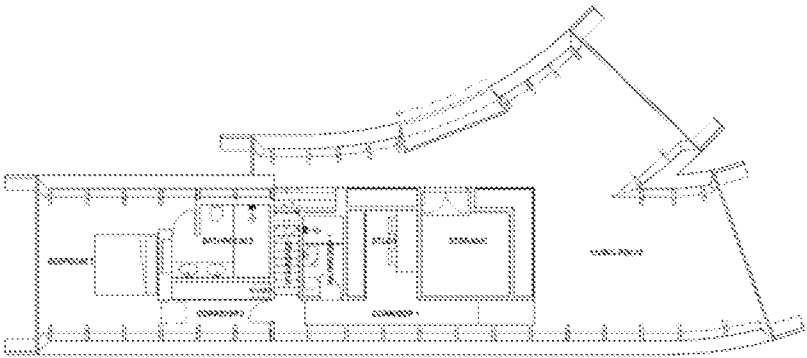
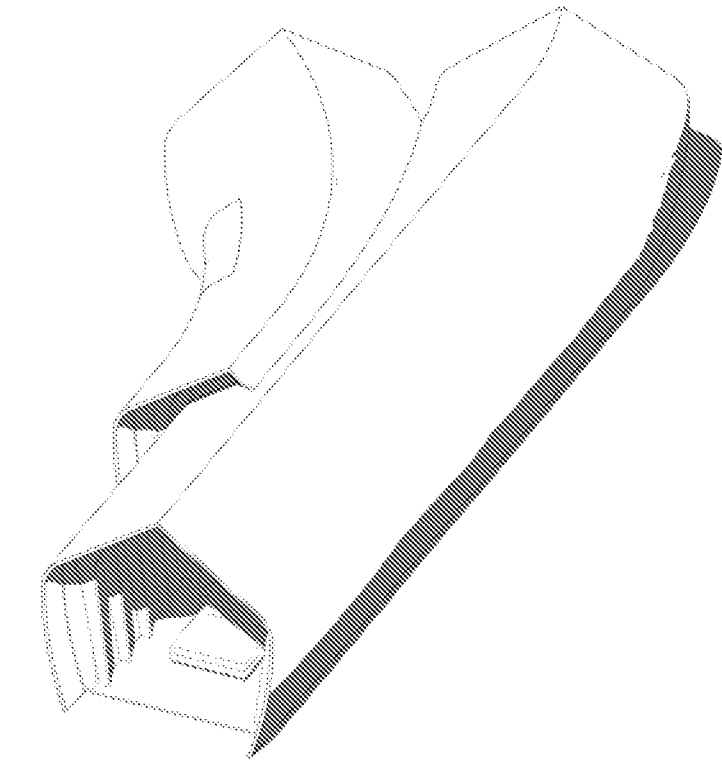


Fig 11. Ground Floor plan layout

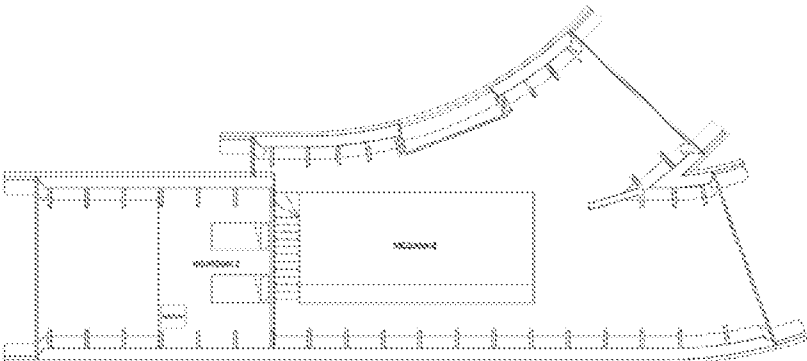


Fig 12. Mezzanine plan layout

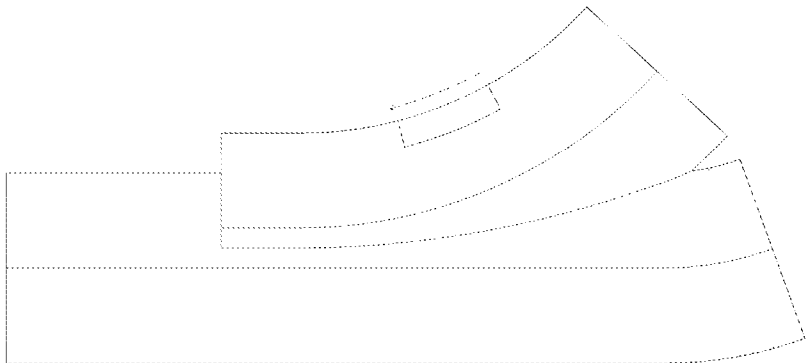


Fig 13. Roof plan layout

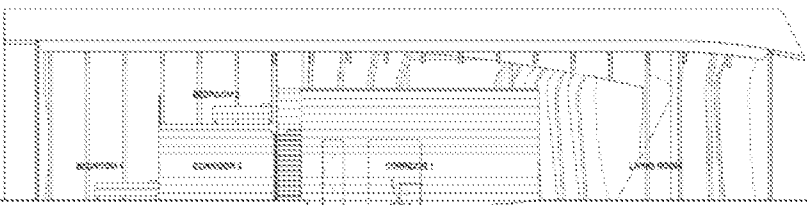


Fig 14. Long section

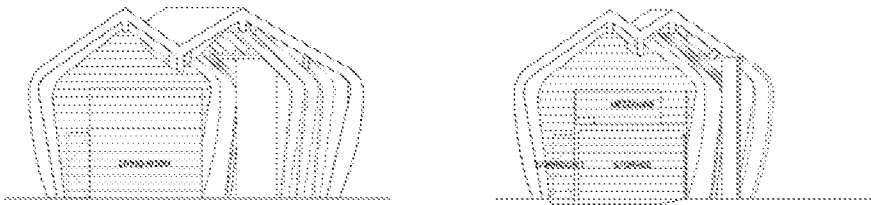


Fig 15. Short sections

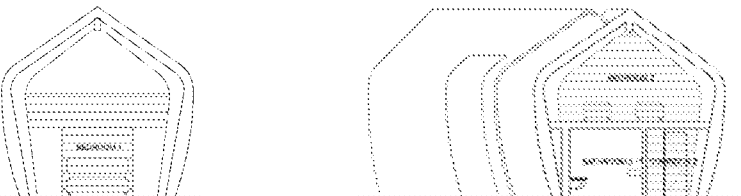


Fig 16. Short sections

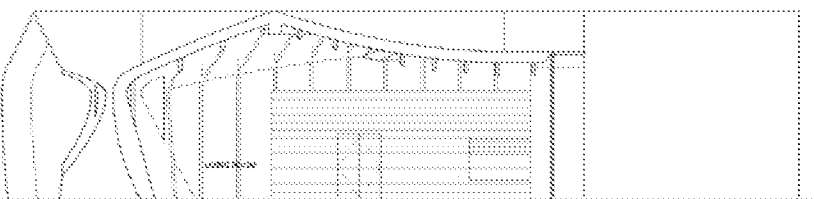


Fig 17. Long section

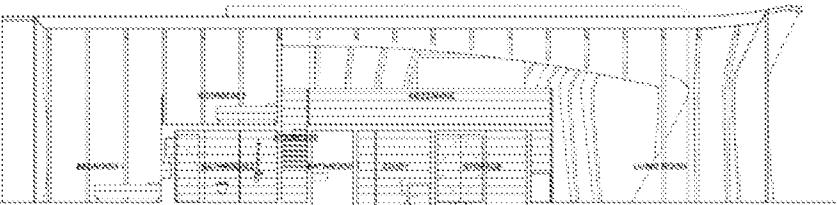


Fig 18. Long section

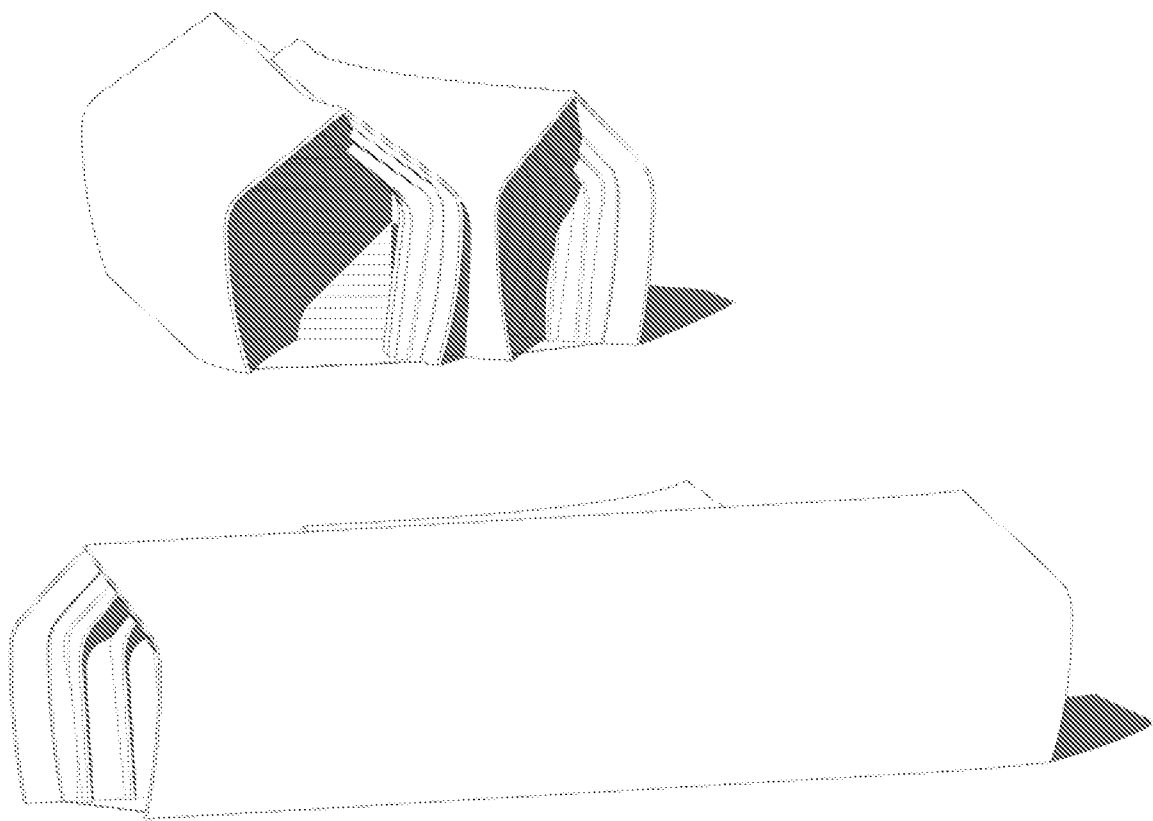


Fig 19. 3D views of garden studio building



Fig 20. South-facing elevation (adjacent to boundary hedge)

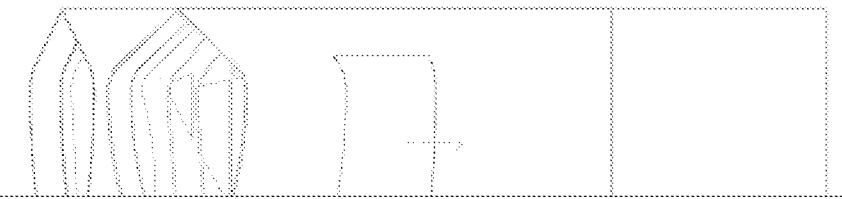


Fig 21. North-facing elevation (facing the main house)

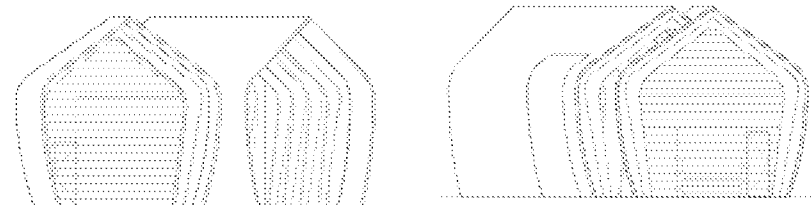


Fig 22. East- and West-facing elevations (facing onto rear and front gardens)

4.3 Scale and massing

The footprint of the original house at Kingston Corner measures 181m², and its ridge height is 8.2m. These proposals seek to replace the existing studio building with a building measuring 5m at ridge height, from the ground, and a footprint of 129m². The existing garden studio building measures 2.61m from the ground, with a footprint of 34m².

These proposals include sinking the ground floor level of the garden studio by 1m, to reduce any visual impact and site the building comfortably in the garden.

4.4 Daylight and Sunlight

The proposed replacement garden studio is a pitched, low-level, building which is partially sunk to reduce its light impact on its immediate environment. It sits back from the nearest boundary and well back from any adjacent buildings and Brookside Road. As such, it will not be detrimental to others' enjoyment of daylight and sunlight at any time of the day or year.



Fig 23. Proposed replacement Studio in context of original house, as seen from the West (Brookside Road side)



Fig 24. Proposed replacement Studio in context of original house, as seen from the East (rear garden side)

4.5 Appearance

Whilst the technology used in the manufacture and construction of the proposed building is advanced, its shape, positioning and material finish used are designed to resonate profoundly with its local context.

The building takes inspiration from local shapes and materials: boats; flint stones; the profile of beach huts at Ferring Beach; the organic shapes of the wooden groynes that retain the sands of Kingston beach; the lush vegetation of the greensward and the Kingston Gorse estate.

The shape of the building is derived from the hull of a boat, pulled up onto the shore, and turned over to form a shelter. The shape is then drawn around in a gentle arc, around the side of the original house, and divides to take in views of the back garden and as far as the Rife. At each end the 'hull' opens up to take in light and views of the front and back gardens.

It is key that the building has an organic form that is it is 'seated' well on the site; shaped to be subserviant to and respond to the Main House: long and narrow, rather than tall; turning around the corner of the main house, and slightly sunk into the ground. New vegetation is to be planted right up to the building so that it 'emerges' from lush greenery.

The internal structure of the building is a series of wooden 'ribs' and 'spars' and sheathed over with cross-laminated timber sheet. As the shape of the building turns and changes direction each wooden rib and spar is unique. CNC technology will be used to fabricate each timber element.



Fig 25. Flint stones from Kingston Beach



Fig 26. Beach huts on Ferring Beach (Dreamtime)



Fig 27. Groynes on Ferring Beach (Ruth Livingston)

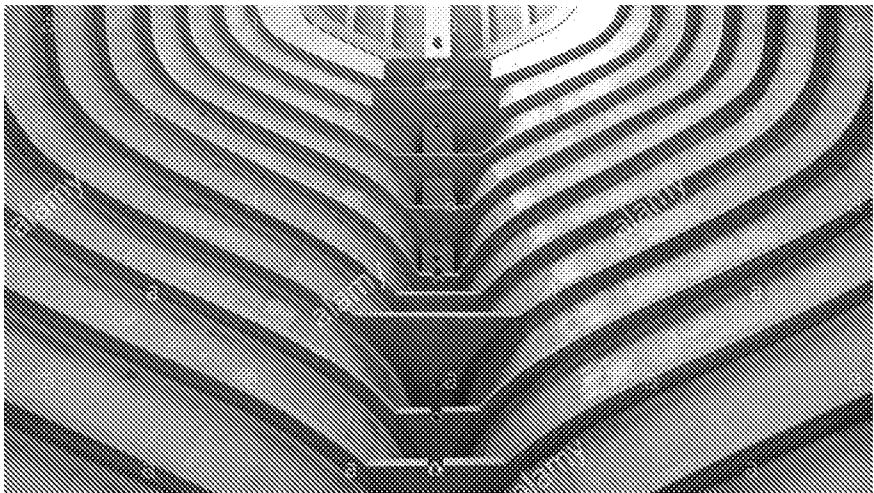
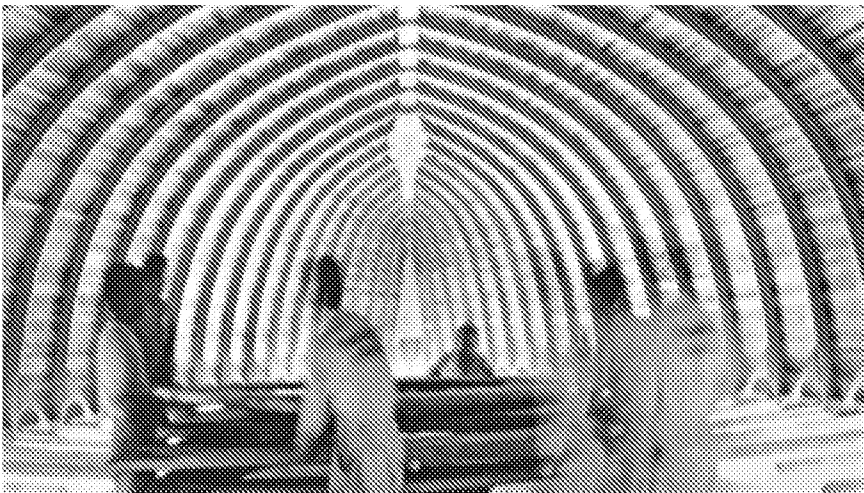


Fig 28 - 29. the wooden ribs and spars of wooden boat construction (Alamy Images)

Due to its location, height and mature surrounding vegetation and a tall flint wall, the proposed building will be well shielded and practically invisible from Brookside Road, or from any of the neighbouring properties (see Figs. 31 and 33)

There is an immediate influence on our choice of material finishes just a couple of miles to the West: the Thomas Heatherwick-designed East Beach Café, Littlehampton, where weathered raw steel cladding has responded to the maritime environment, "gaining character with age and long lasting; prolonging the life of the building". Similarly, also, if their choice of timber as the main material to line the inside of the building "in contrast to the tough outer surface of the building, the entrance and sea frontage will contain warm, tactile timber".

The construction of the raw steel outer hull of the building and its timber lining is similar to construction in the boat building industry so we will use local metalworkers to construct the hull and are investigating the possibility of using local boat-building specialists to finish the internal fitout of the building.



Fig 31. the site of the garden studio building seen from Brookside Road

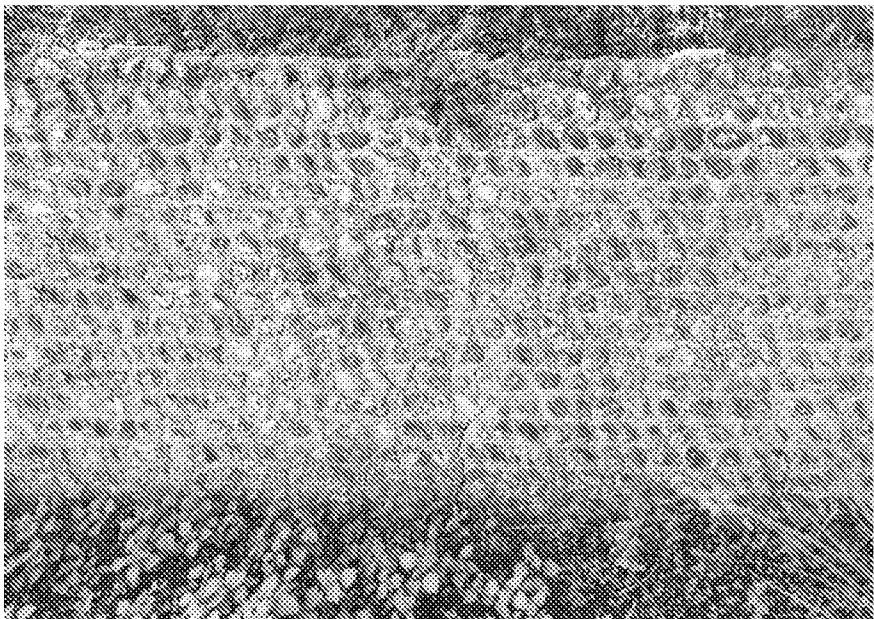


Fig 32. the flint walls on site to be copied



Fig 30. curved surfaces of patinated corten steel in a garden environment (Chelsea Flowers Show - Alamy Images)



Fig 33. the existing garden studio building to be replaced

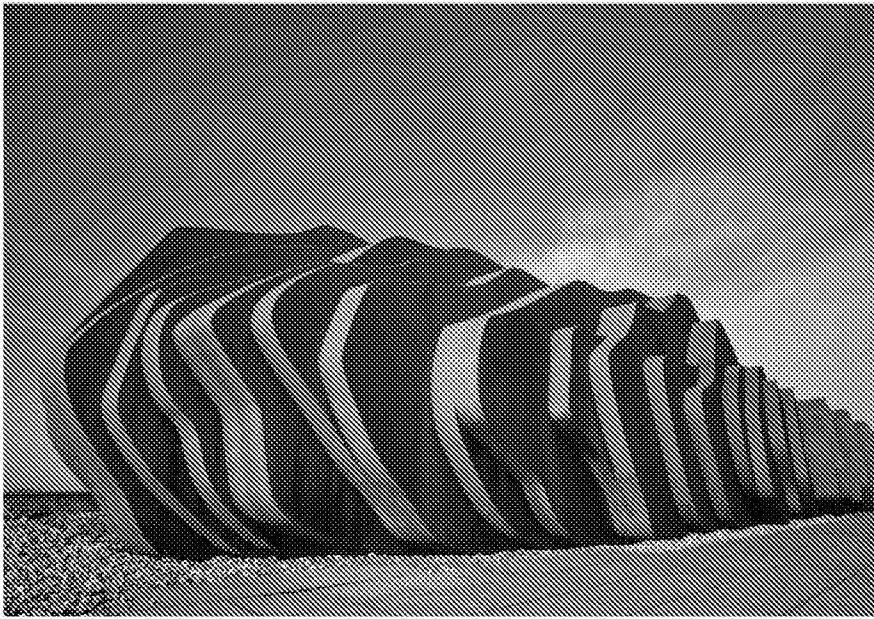


Fig 34. nearby East Beach Cafe by T Heatherwick Studio which uses patinated corten steel cladding

4.6 Flood Risk Assessment

The designs proposed here were developed with feedback from Ground and Water Limited, environmental engineers, and their Ground Investigation Report (attached) shows that the proposals are viable on this site.

4.7 Accesses and Transport

Kingston Corner cannot be reached directly by public transport. A local bus service exists to join Kingston Gorse with Angmering and the bus stop is a 10 minute walk from the house on tarmac roads.

4.8 Refuse and recycling

Rubbish and recycling material will be stored internally until collection days. On specified days the refuse and recycling will be taken to the kerbside for collection.

4.9 Sustainable assessment

The new property will incorporate sustainable and energy efficient measures as follows:

1. Lighting:

Low energy lighting will be specified throughout

2. Ventilation:

Passive ventilation will be provided through trickle vents

Rooms will generally be ventilated by means of opening windows or vent panels

3. Heating and Hot Water:

A Green Tariff energy source will be selected

Hot water for the bathroom will be stored in a cylinder with an electric heating coil

4. Water Usage:

The maximum water use of 105 lt/day (including 5 lt/day for external areas) will be applied to the property.

All sanitary fittings will be specified to minimise water consumption, including aerator taps and an efficient dual flush toilet

A water meter will be installed

5. Recycling:

Dedicated refuse and recycling bins will continue to be used at Kingston

Corner

6. Transport:

Cycle storage for at least 5 bicycles is incorporated within the scheme and the existing garage will continue to be used for car storage.

A domestic electric car charging point will continue to be used to charge the electric family car

7. Materials:

All materials will be in accordance with the BRE Green Guide to Specification

All timber used in the scheme will be FSC, sourced from sustainable forests wherever possible

Transportation distances will be considered when specifying materials

8. Design & Detailing:

The design will prioritise passive methods of minimising energy consumption and heat loss

Enhanced U-values, acoustic and thermal insulation will be incorporated with high thermally rated windows

Thermal bridging and air permeability will be kept to a minimum

9. Biodiversity:

The shell of the building will shed water into gravel-filled 'french drains' which run along the perimeter of the building. These will slow the water run-off before it is discharged into the existing soakaway system.

10. Construction:

The site at Kingston Corner provides adequate space for vehicles to be parked during construction. There will be no need to park outside the site. The route construction traffic will take to reach the site from Angmering or the A259 and B2140 is via North Lane and Kingston Lane.

11. CO2

The building will achieve or exceed the Part L1(a)(i) 2010 (amended 2018) requirements by:

- This is a new building and as such affords the opportunity to produce very high energy-efficiency
- Using a construction technique that has very good air-tightness.

- All rooms will have a programmable thermostat
- LED and low-energy light fittings only
- All electrical appliances will be specified to reduce consumption of energy. Where possible Energy Star rated products will be used

5. Conclusion

These proposals seek to replace and enlarge the garden studio building, at Kingston Corner, to better serve the needs of the growing family who live in the house and enliven the garden environment with a bold design whilst remaining subservient to the original 1930s house, of which it is an extension. It is not a separate dwelling and will never be used as such.

These proposals have been tested in the context of the flood risk area and found to be buildable. The bold design is both bold and sympathetic to its context; in the garden setting and the neighbourhood. It is located in an area of broadly varying styles of architecture, and has firm local precedent.

The proposals accord with relevant National and Local Planning Policy and would enhance the local environment..