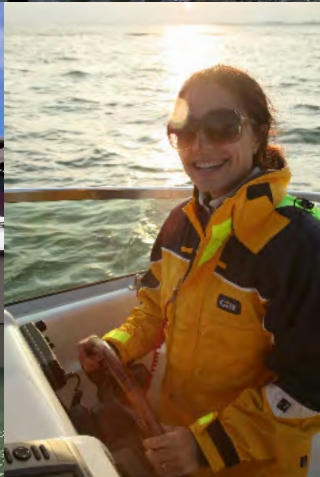




# kite + kestrel

SPECIAL PROPERTY PROJECT





Between West Wittering village and the ultra-prime beachfront properties of East Strand is a band of open countryside. This is where **kite** and **kestrel** stand, enjoying among the most far-reaching and uninterrupted views of any property in West Wittering.



*“Quite simply, we’re selling dreams.”*

Edward Elliott, Managing Director of Junnell Homes

### opportunity

Planning policy does not allow new homes in the countryside – but because a pair of tired, semi-detached farm-workers’ houses already stood on this site, we saw that there might be potential to replace them with new homes. Our aim was to create two landmark contemporary homes, detached and on a much larger scale.

### planning

In such a high-profile, sensitive location, obtaining planning permission for these homes was not going to be easy – but given the one-off opportunity, we felt we had to do it. To balance our vision with the council’s desire to protect rural character took eighteen months of working closely together, aided by the expertise of our planning consultant.

### design

We sought out Adam Knibb, a multi-award-winning Winchester architect celebrated for designing contemporary homes for private clients. Adam created two dwellings turned at right angles to each other, giving them a remarkable degree of privacy while allowing each house uninterrupted 270° views. He utilized the ground floors for bedrooms, giving each its own access to a terrace and the garden through full-height sliding doors. The kitchen, dining and living space have been elevated to the first floor, with large areas of glazing framing the landscape. Adam has sited the owner’s ‘Sky Room’ on the second floor, to take advantage of the most far-reaching views.



*“The subtle contemporary design sits harmoniously within the landscape, bridging the gap between the ultra-modern developments in The Strand and the more traditional village designs behind.”*

Adam Knibb, lead architect

### setting

**kite** and **kestrel** have no neighbours, and the setting is rural without being isolated. A car isn’t needed to benefit from the wonderful outdoor lifestyle this area has to offer, with its famous watersports beach and nature reserve close by. The village life of West Wittering is a walk away, while a cycle path leads to the pubs and restaurants of East Wittering. And while you can walk to the beach, **kite** and **kestrel** are set far enough back for protection from winter storms.



# kite

*"I've never worked anywhere so connected to nature and the landscape. I've been treated to amazing sunrises and sunsets. The hedge is alive with the sound of bird life. Almost every day I see deer in the fields, and a sparrowhawk sits on the fencepost. There are constant sightings of kites, kestrels and buzzards in the sky above."*

Gary Buckett, Junnell site manager



Climbing the stairs to the second-floor Sky Room feels like arriving on a ship's bridge. There's glazing on three sides, and two huge top-hung roof lights lift up, to create a south-facing internal balcony with a panoramic view of the coastline.



**kite is a four-bedroom, three-bathroom house of 2170 square feet, set over three floors. The first-floor kitchen/dining/living space connects to a large, south-facing balcony, from which an external staircase leads to the garden.**

Swing open the custom entry to kite's first floor and you step into a dining, kitchen and living space that spans the width and depth of the house. Three large areas of glazing look toward the beach; a sliding door leads on to the 6-metre-wide south-facing balcony, blurring the relationship between inside and outside spaces. Walk into the living area and the character of the space changes. The ceiling disappears, and on the end wall two huge picture windows punctuate the full-height void and frame the summer sunsets over East Head.

## Design and specification features

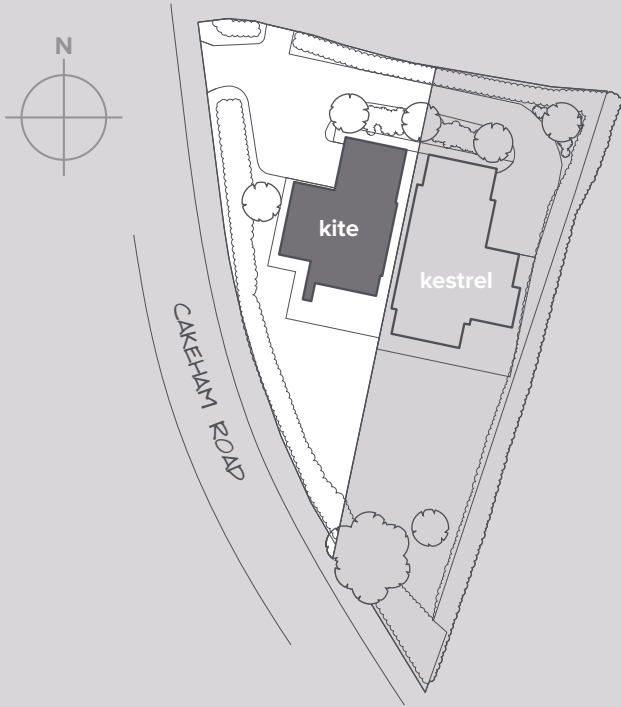
- Environmentally low-impact home, utilizing a Bio-Bubble waste-water treatment plant, Daikin air-source heat pump and electric vehicle charging point.
- 'Framed' main roof with natural slate coverings
- Sedum garage roof
- Concealed gutters and internal downpipes leave simple, clean elevations
- Clad in white render and cedar shingles
- Velfac composite windows and sliding doors
- Frameless glass balustrade to balcony and external stairs
- Underfloor heating on ground and first floors
- Ground-floor bedrooms feature floor-to-ceiling glazing and outdoor seating areas
- Interior design by Val Plummer of 'At No 19'
- Contemporary German Leicht kitchen with Fenix work surfaces and premium Bosch appliances
- Morsø wood-burning stove in living area
- Guest WC on first floor
- Bathroom design by David Linney, featuring Laufen sanitaryware with Hansgrohe showers and taps
- Laundry room with Bosch washing machine and tumble dryer; internal access to garage
- Automated gate and garage door





# kite floor plans

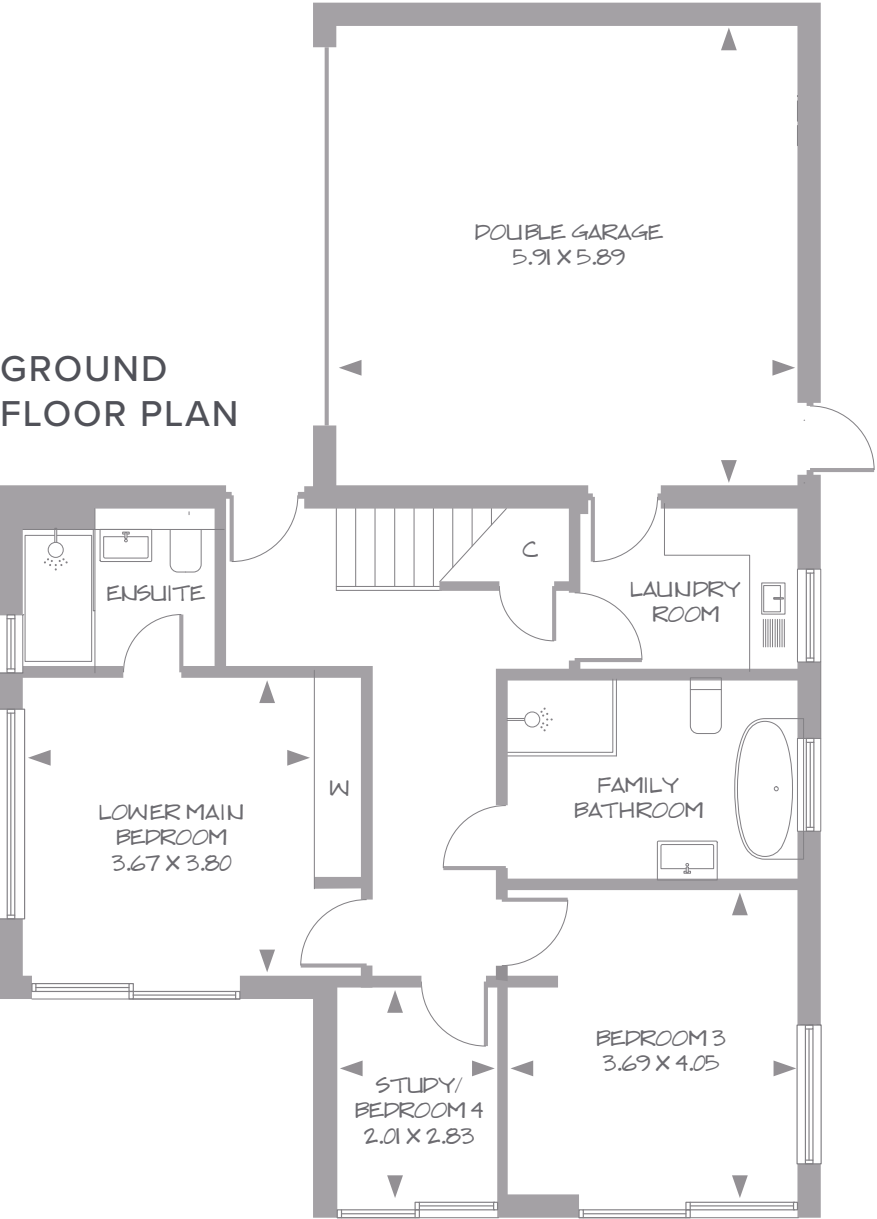
**kite** occupies the western plot, with aspects to the south, west and north. The property is entered through a sliding electric gate, which leads to a parking courtyard and double garage. There is access on both sides of the property to the private, south-facing garden.



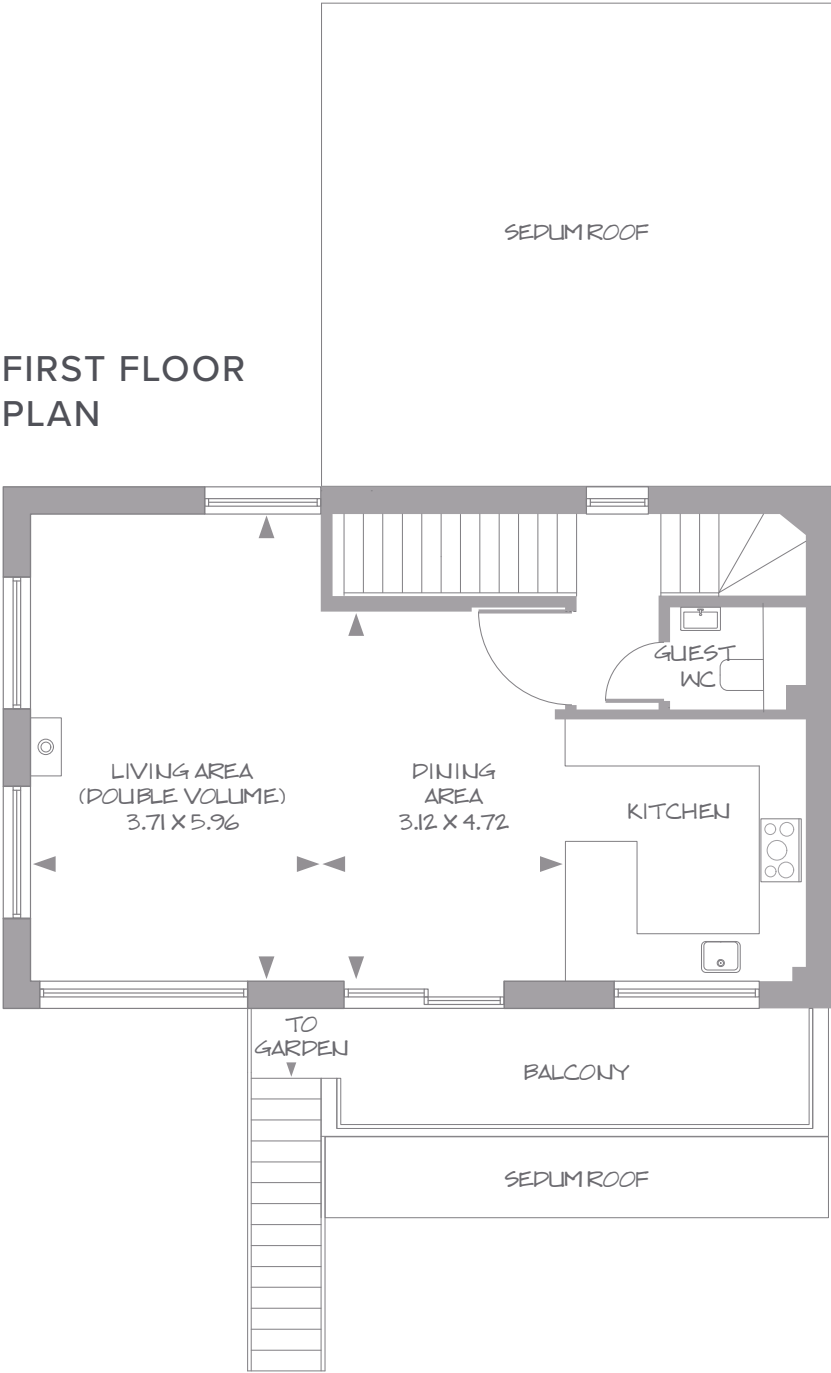
Total area*	Sq m	Sq ft
	201.60	2170

\* Approx gross internal floors area including garages and excluding voids.

GROUND FLOOR PLAN



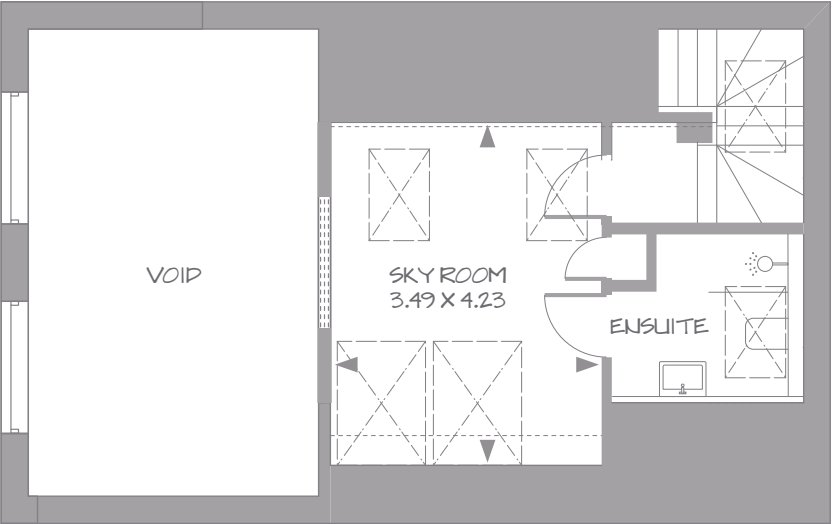
FIRST FLOOR PLAN



*“This project called for clean, functional interior design. Everything I did worked with the architectural space to bring the ever-changing views framed by those large glazed apertures centre stage.”*

Val Plummer of At No 19 Interior Design

LOFT PLAN





# kestrel

*“The best of everything: a rural setting with both village and beach life on your doorstep.”*

Tim Ash, Junnell land buyer and real-estate specialist



The first floor is characterized by large areas of glazing, with views north to the Downs, three tall windows looking east, and an almost entirely glazed end wall to the living area framing views of the coast. On two sides there's the opportunity to slide open glazing, blurring the relationship between inside and outside spaces. The first outside area is a spacious roof terrace that welcomes the rising sun; the second is a 6.5-metre-wide south-facing balcony.

**kestrel is a four-bedroom, three-bathroom house of 3074 square feet, set over three floors. The first-floor kitchen/dining/living space connects to a large, east-facing roof terrace, from which an external staircase leads to the garden.**

Step into the entrance foyer and it becomes clear that for a four-bedroom home, **kestrel** has a substantial floor area. An open-tread staircase rises up through a roof-height central void. Arriving at **kestrel's** first floor you step into a dining area, kitchen and living space that spans the width and 12.5-metre depth of the house. The dining area sits under a void reaching to the roof, punctuated by a glass bridge above. The kitchen area is a sociable space designed around a large central island.

The entire second floor is made up of a Sky Room suite. A glass bridge crosses the central atrium, connecting the bedroom to a dressing room and bathroom. In the bedroom a triangular apex window has wonderful views of the coastal landscape, and two huge top-hung roof lights lift up to create an internal balcony ideal for watching the sun rise.

#### Design and specification features

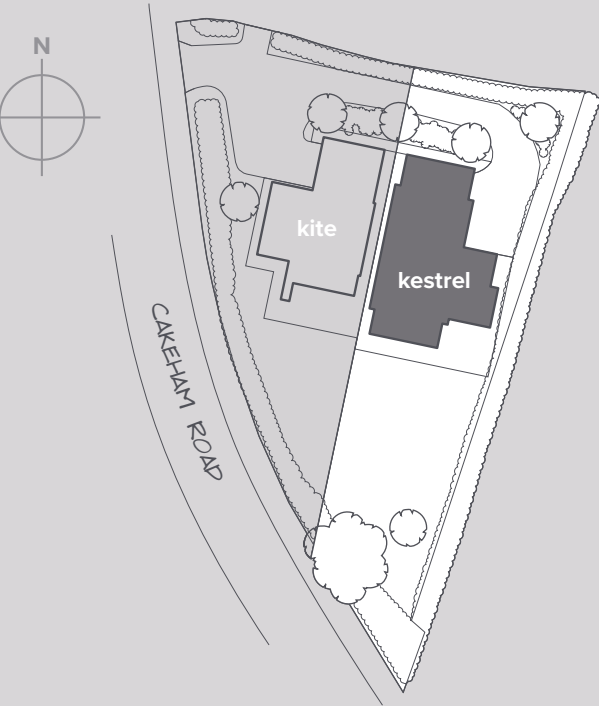
- Environmentally low-impact home, utilizing a Bio-Bubble waste-water treatment plant, Daikin air source heat pump and electric vehicle charging point.
- 'Framed' main roof with natural slate coverings
- Sedum garage roof
- Concealed gutters and internal downpipes leave simple, clean elevations
- Clad in white render and vertical cedar boarding
- Velfac composite windows and sliding doors
- Frameless glass balustrade to balcony, roof terrace and external stairs
- Underfloor heating on ground and first floors
- Ground-floor bedrooms feature floor-to-ceiling glazing and separate outdoor seating areas
- Interior design by Val Plummer of 'At No 19'
- Contemporary German Leicht kitchen with Fenix work surfaces and premium Bosch appliances and wine cooler
- Morsø wood-burning stove in living area
- Guest WC on first floor
- Bathroom design by David Linney, featuring Laufen sanitaryware with Hansgrohe showers and taps
- Boot/utility room with Bosch washing machine and tumble dryer; internal access to garage
- Automated gate and garage door





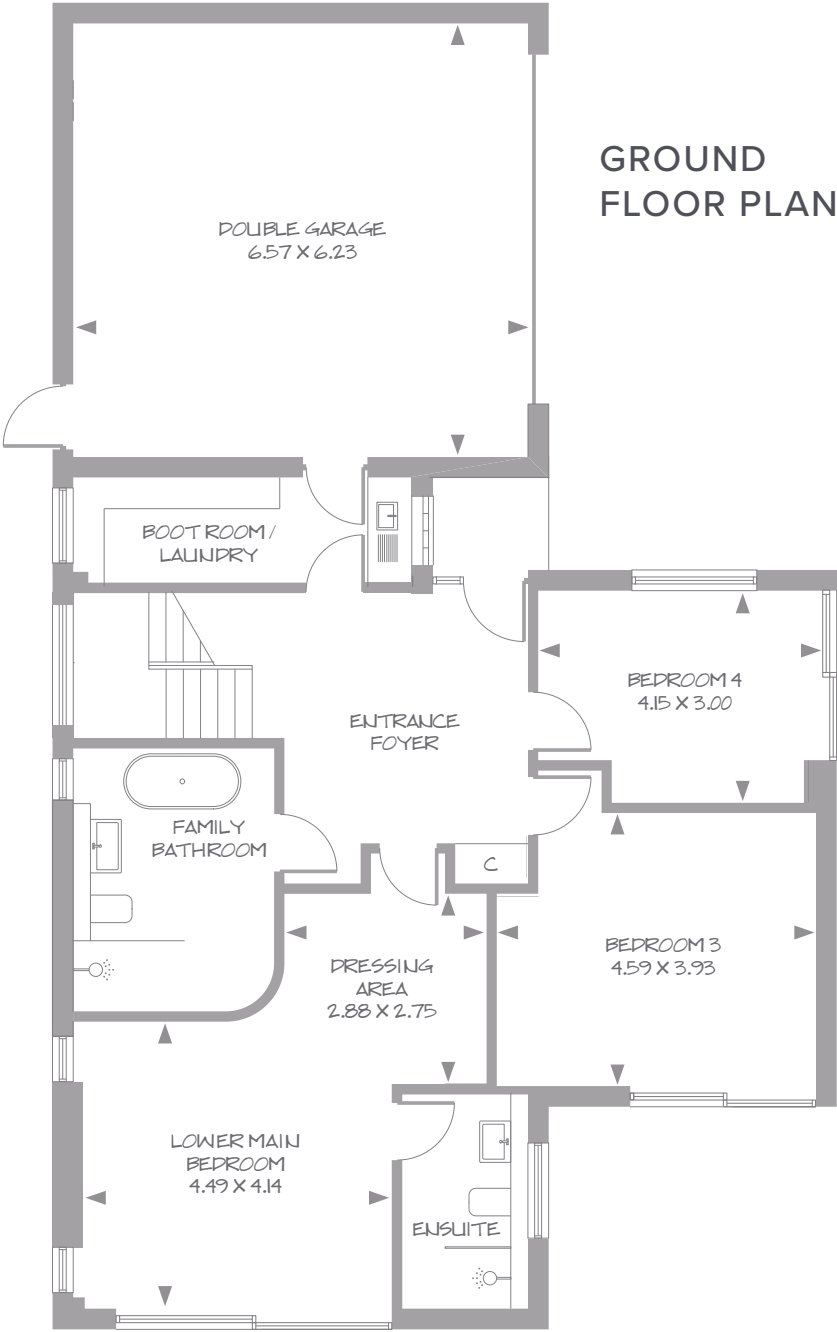
# kestrel floor plans

**kestrel** occupies the eastern plot, with aspects to the south, east and north. The property is entered through a sliding electric gate, which leads to a parking courtyard and double garage. There is access on both sides of the property to the private, south-facing garden.

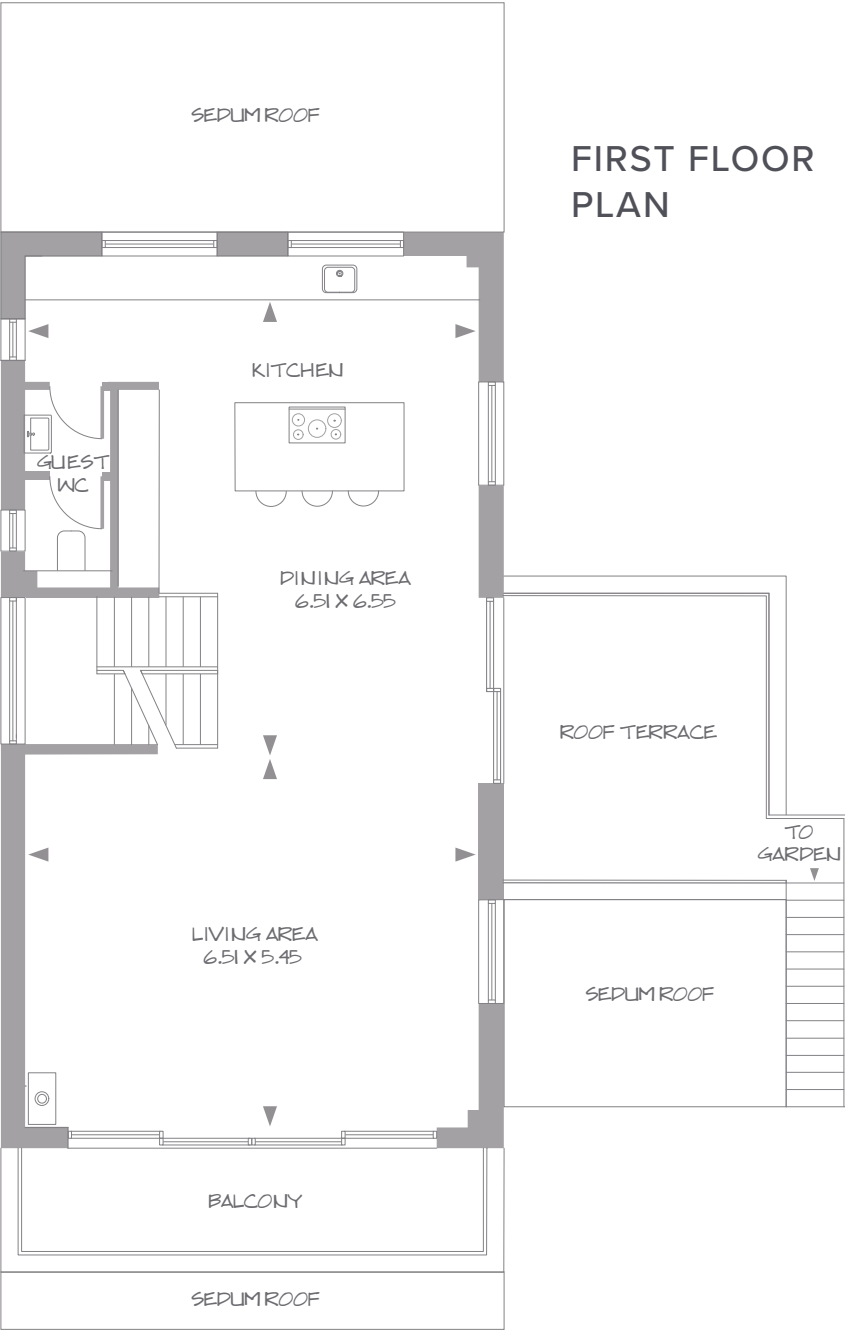


Total area*	Sq m	Sq ft
	285.61	3074

\* Approx gross internal floors area including garages and excluding voids.

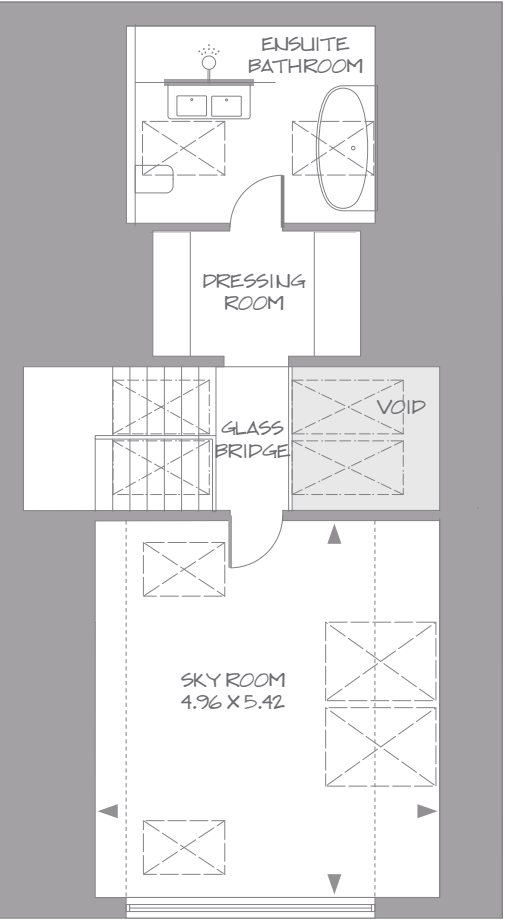


GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOFT PLAN



*“Delivering the high-end contemporary design has been challenging as well as exciting. Only specialist contractors were able to bring to life the architect’s vision for features like the concealed rainwater system, or frameless glass walkover. But these details have resulted in these unique super-homes, with the highest build cost of any project we’ve worked on.”*

Jonathan Bingham, Construction Director of Junnell Homes



