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# **BEXHILL CLT CONCEPT PLAN**

**St Mary's Lane  
Bexhill TN39 5JE**

**October 2018**

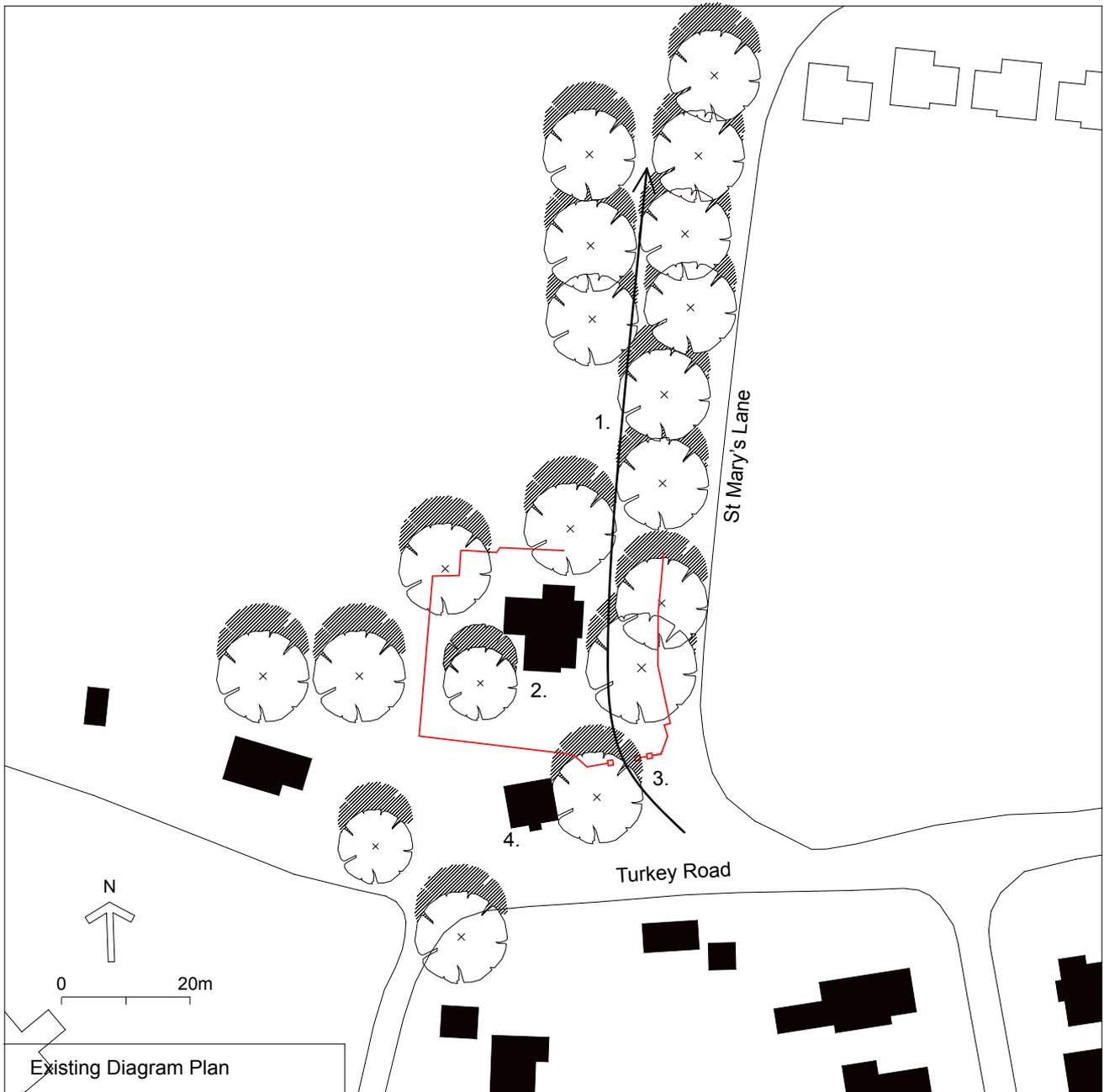
## Option: Replace the Lodge



Site photograph

- View along the avenue from the north, from the cemetery towards Turkey Road

- This view is striking and unique and should be kept much the same with any proposal

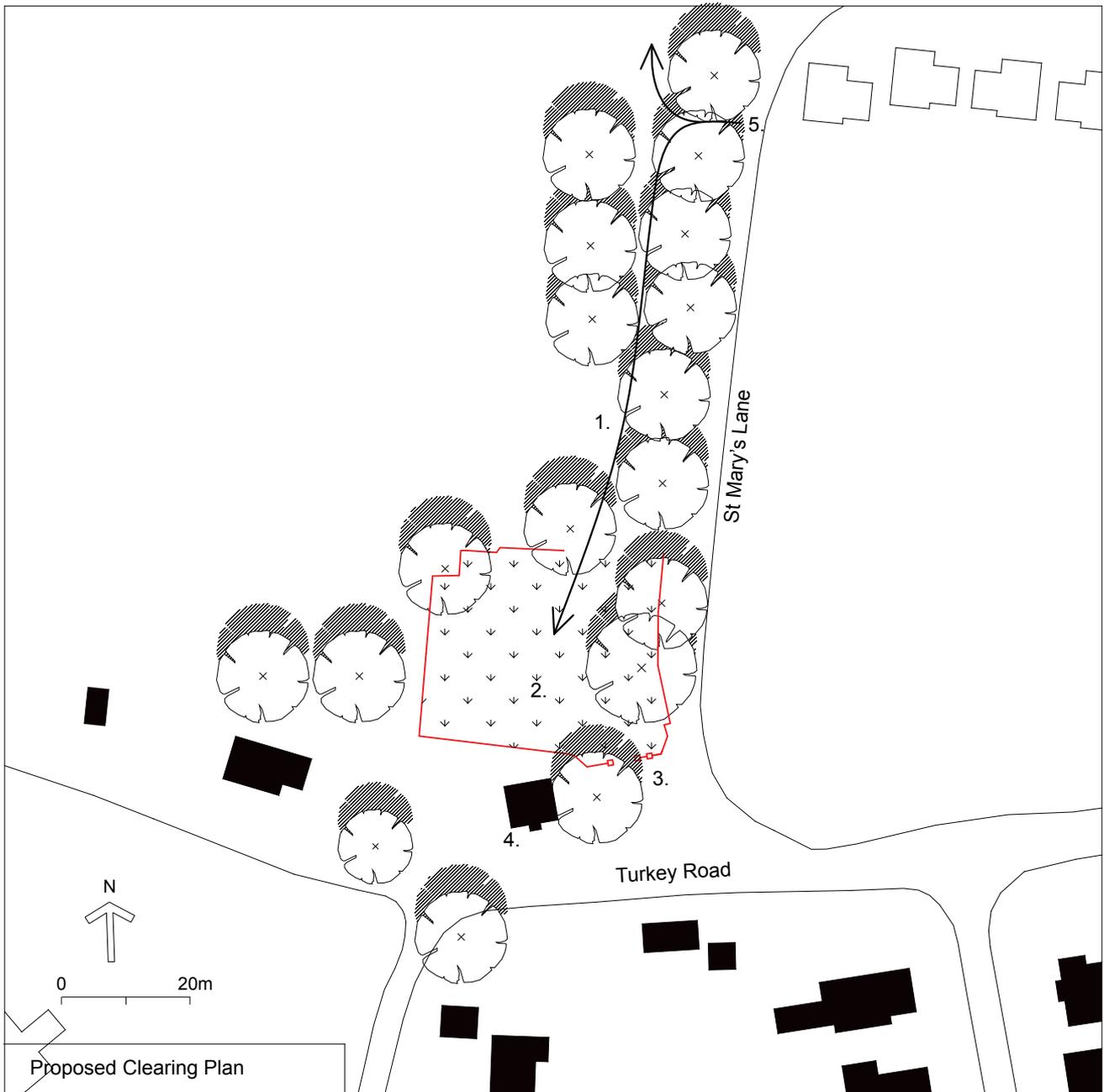


#### Principles

- The avenue has greater value than the Lodge, it is unique and beautiful
- The current position of the Lodge in the middle of the site is not an efficient position; significant new accommodation is required
- Putting a number of new houses near the Lodge is difficult and they will be compromised

#### Key

1. Avenue leading to cemetery
2. Existing Lodge
3. Entrance gate
4. Neighbouring property

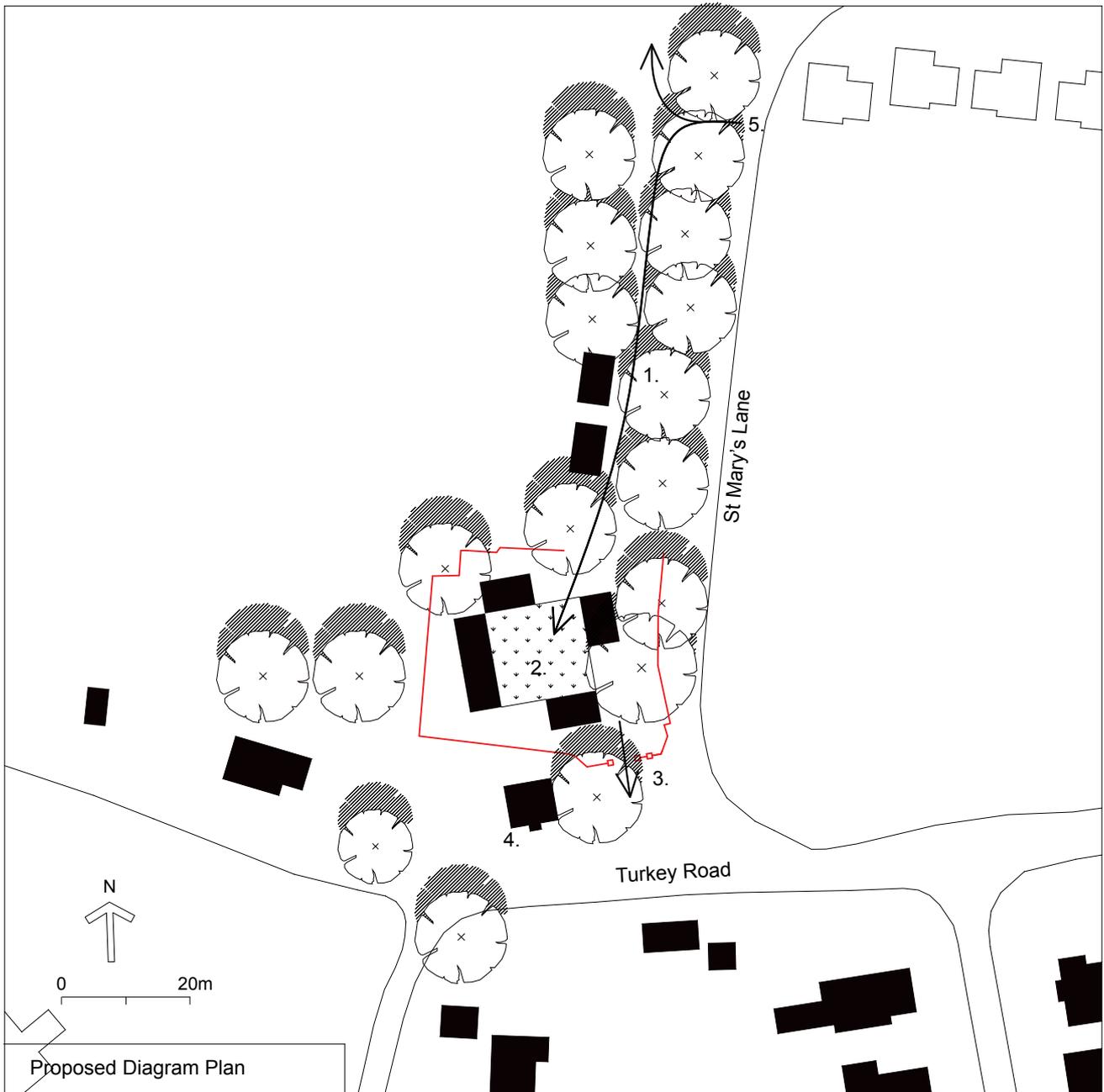


**Principles**

- Both the cemetery and the new housing site are approached from the same turning off St Mary's Lane (5.)
- The avenue is an exciting way of approaching the larger part of the site (1.)
- Demolishing the Lodge could create a pleasant 'clearing' amongst the trees (2.)

**Key**

1. Avenue leading to new clearing
2. Proposed 'clearing'
3. Entrance gate
4. Neighbouring property
5. New proposed access to cemetery and new houses off St Mary's Lane



**Principles**

- The avenue forms the entrance drive to the site and also has 'on-street' style parking
- The existing cemetery gate posts and the neighbouring house have a pleasant quality that is preserved
- Eight new houses, arranged around a square or 'clearing', are proposed
- Each plot has space for a back garden
- The avenue and the new houses around a 'clearing' form a picturesque composition and a good sequence

**Key**

1. Avenue leading to new houses
2. Proposed square in between new houses
3. Entrance gate (mainly pedestrian use)
4. Neighbouring property
5. New proposed access to cemetery and new houses off St Mary's Lane



Illustration of proposal

- The view down the avenue is enhanced by an inviting focal point at the end
- Residents of the new CLT houses will approach the houses this way
- Parking for cars will be along one side of the avenue



#### Illustration of proposal

- As the new houses are approached they open up to reveal a space between them - like a clearing in the woods
- The concept design of the houses is lightweight and poised to suit the delicate site
- The houses will be raised off the ground and be two storeys with the top floor in the roof space with dormer windows



Plan of proposed layout 1:500 scale

Key

- a. Entrance gate (mainly pedestrian use)
- b. Neighbouring property
- c. Avenue
- d. Square and clearing
- e. Back garden

- 1. Two bed house (GIA 80 m<sup>2</sup>)
- 2. Two bed house (GIA 80 m<sup>2</sup>)
- 3,4. One bed flats (GIA 40 m<sup>2</sup>)
- 5. Two bed house (GIA 80 m<sup>2</sup>)
- 6. Two bed house (GIA 80 m<sup>2</sup>)
- 7. Two bed house (GIA 80 m<sup>2</sup>)
- 8. Two bed house (GIA 80 m<sup>2</sup>)



(top) **Structure.** Biddenham Village Dovecote  
Beautifully expressed timber structure poised  
on staddle stones.

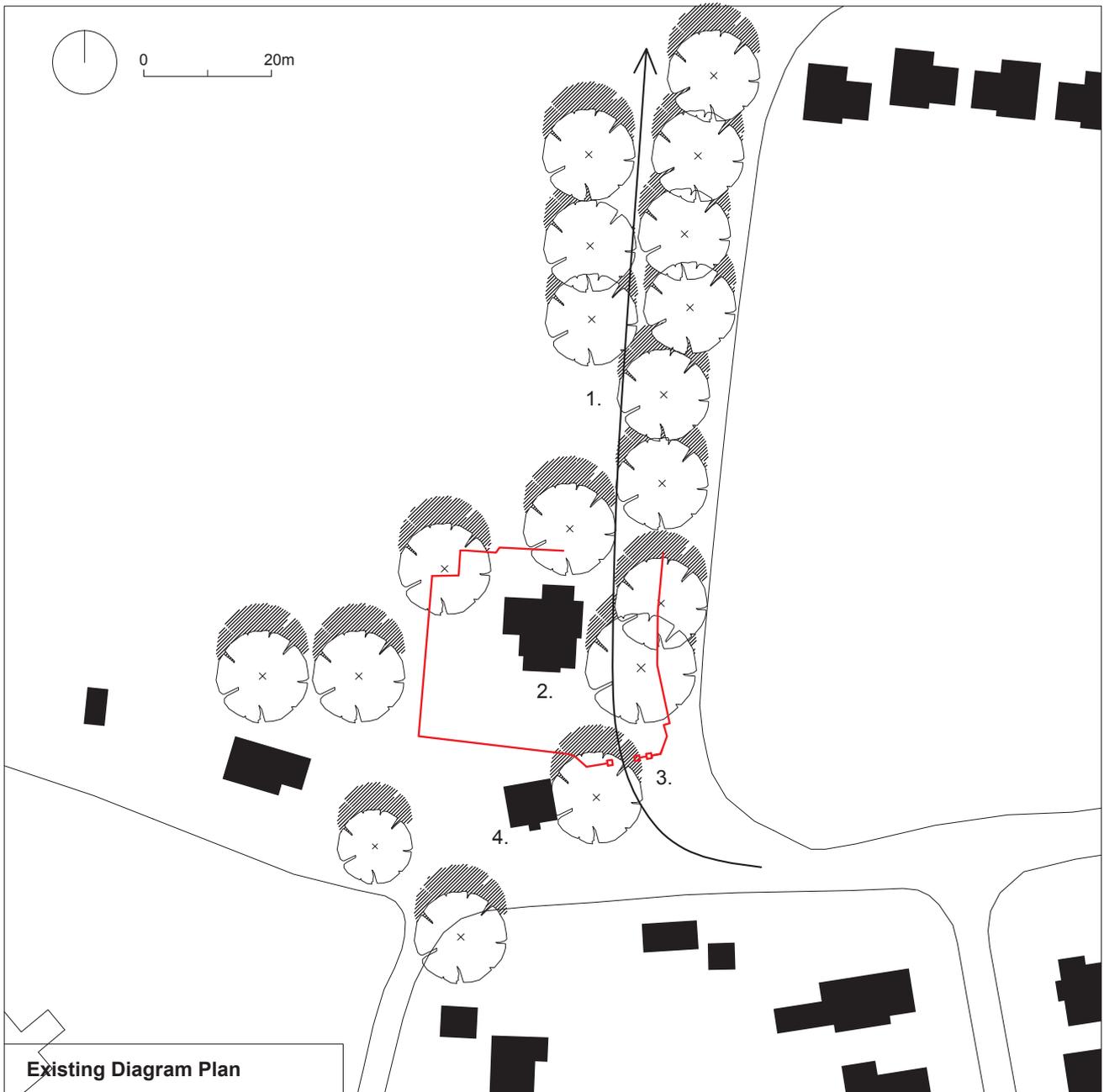
(left) **Shape.** Kärämäki Church 1999. An  
elegant shape raised above the ground with a  
well defined silhouette. A house design would  
be inspired by its simplicity and proportions.

(right) **Colour.** KKARK architecture housing.  
Attractive colour timber facade which creates  
dynamic and interesting elevations.

## Option: Retain the Lodge



Bexhill Cemetery Lodge is an Edwardian building in the Arts and Crafts style. It was part of the cemetery's original foundation and defines its entrance. The Lodge is characterised by wooden sash windows, barge boarding, brick chimneys and decorative clay tiles.

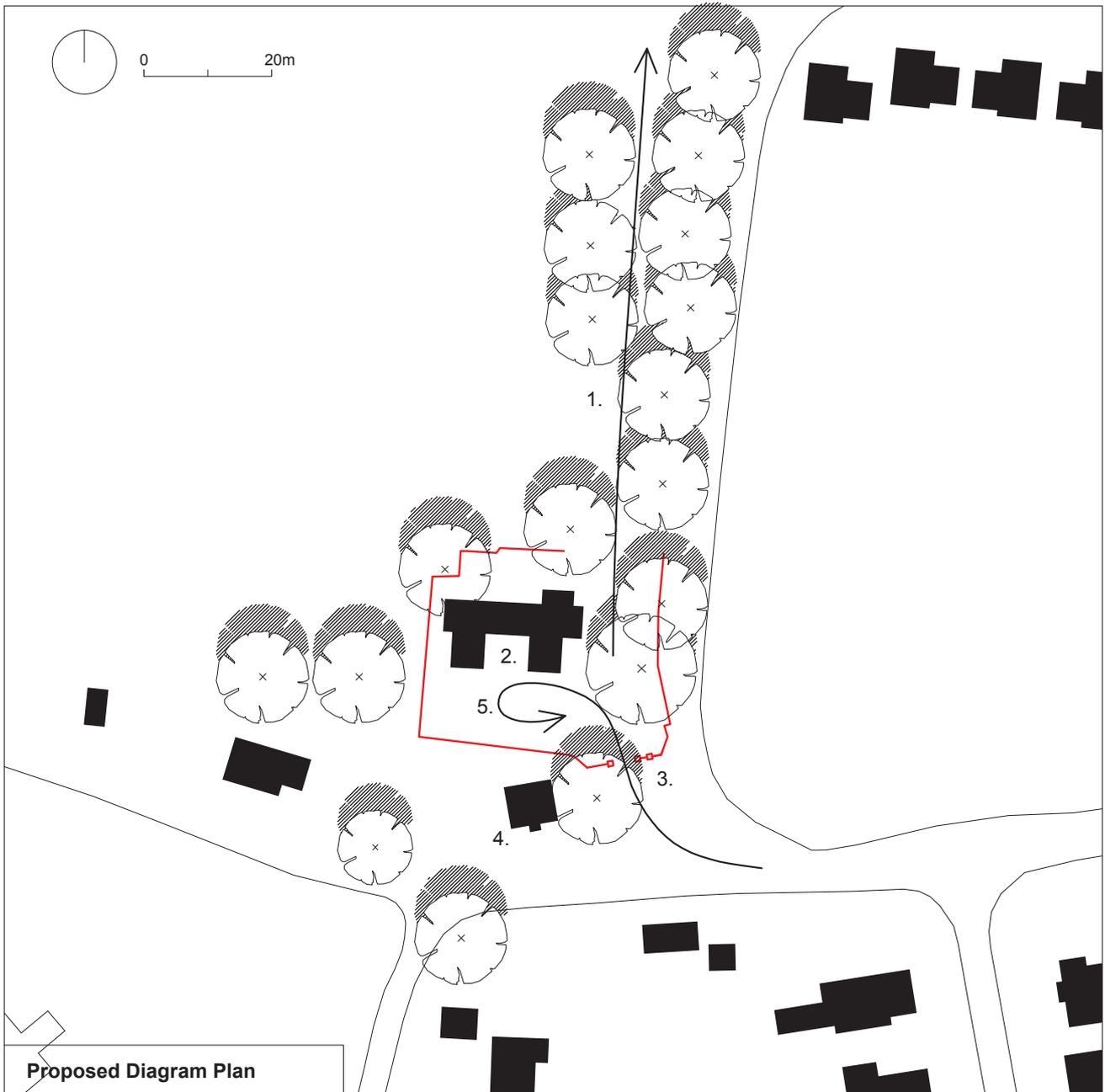


#### Principles

- The avenue is beautiful and should be retained as a calm route to the cemetery. It has a remarkable atmosphere which is a welcome contrast to the surrounding residential streets and roads.
- Placing houses along the avenue is complicated and will be of detriment to the avenue.
- Putting a number of new houses around the Lodge is difficult and they will be compromised.
- There is an interesting relationship formed between the Lodge, the neighbouring property and the cemetery gates.

#### Key

- 1. Avenue leading to cemetery
- 2. Existing Lodge
- 3. Entrance gate
- 4. Neighbouring property

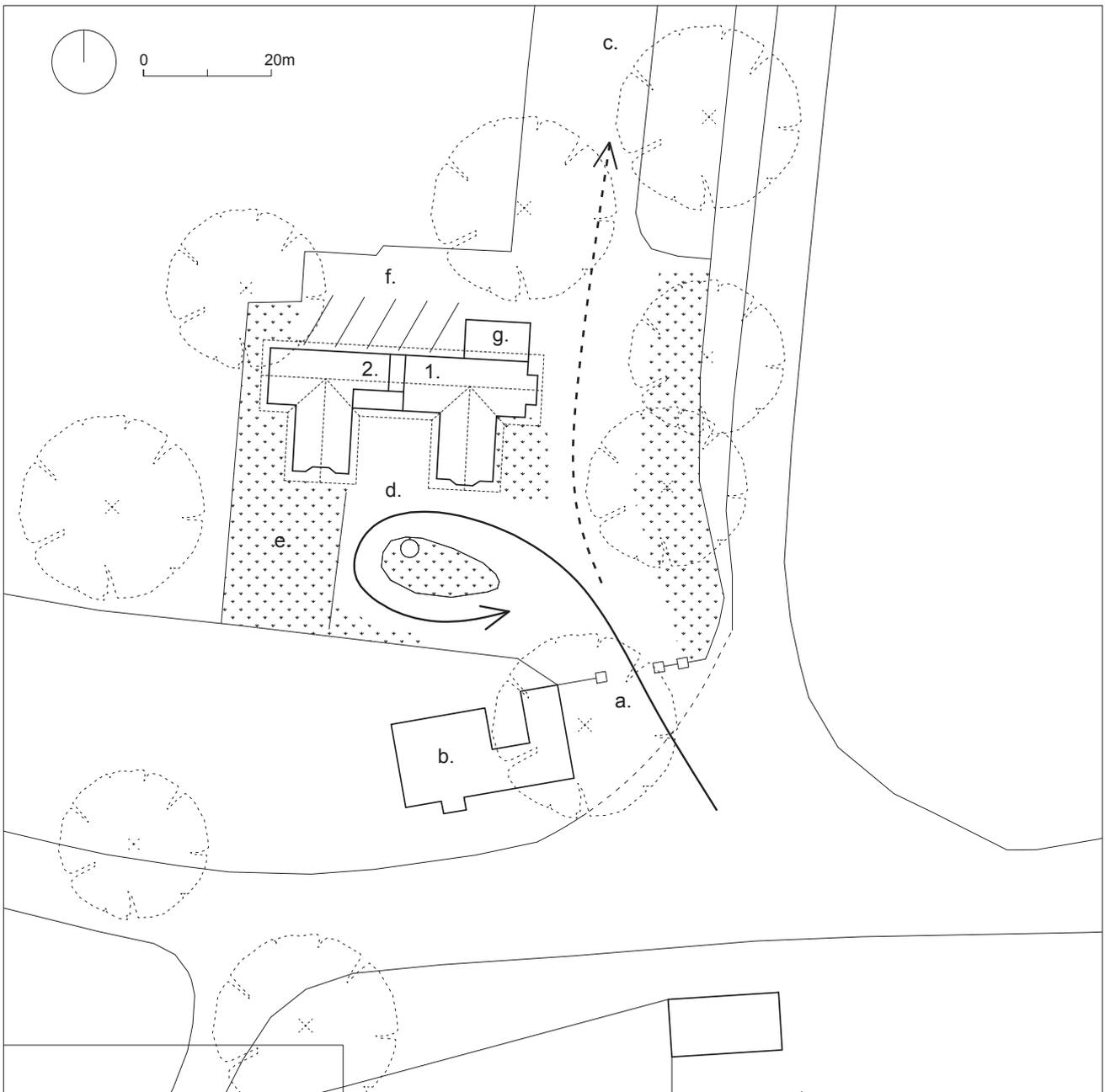


**Principles**

- The Lodge is positioned to overlook the avenue and form a defined entrance.
- If the Lodge is to be retained as a community-led housing project further homes can be created by mirroring the Lodge along a north south axis.
- A new wing is formed. The Lodge is extended to look like a U shaped house - an arrangement typical of larger 'arts and crafts' houses.
- The new plan is focused to the south and is set back from the neighbouring property.
- The character of the view up the avenue from the gates is not changed. The entrance to the Lodge is better defined and becomes attractively symmetrical.

**Key**

1. The Avenue - footpath to the cemetery
2. Proposed Lodge 'extension'
3. Entrance gate
4. Neighbouring property
5. Gravel turning area and gardens for the Lodge



### Principles

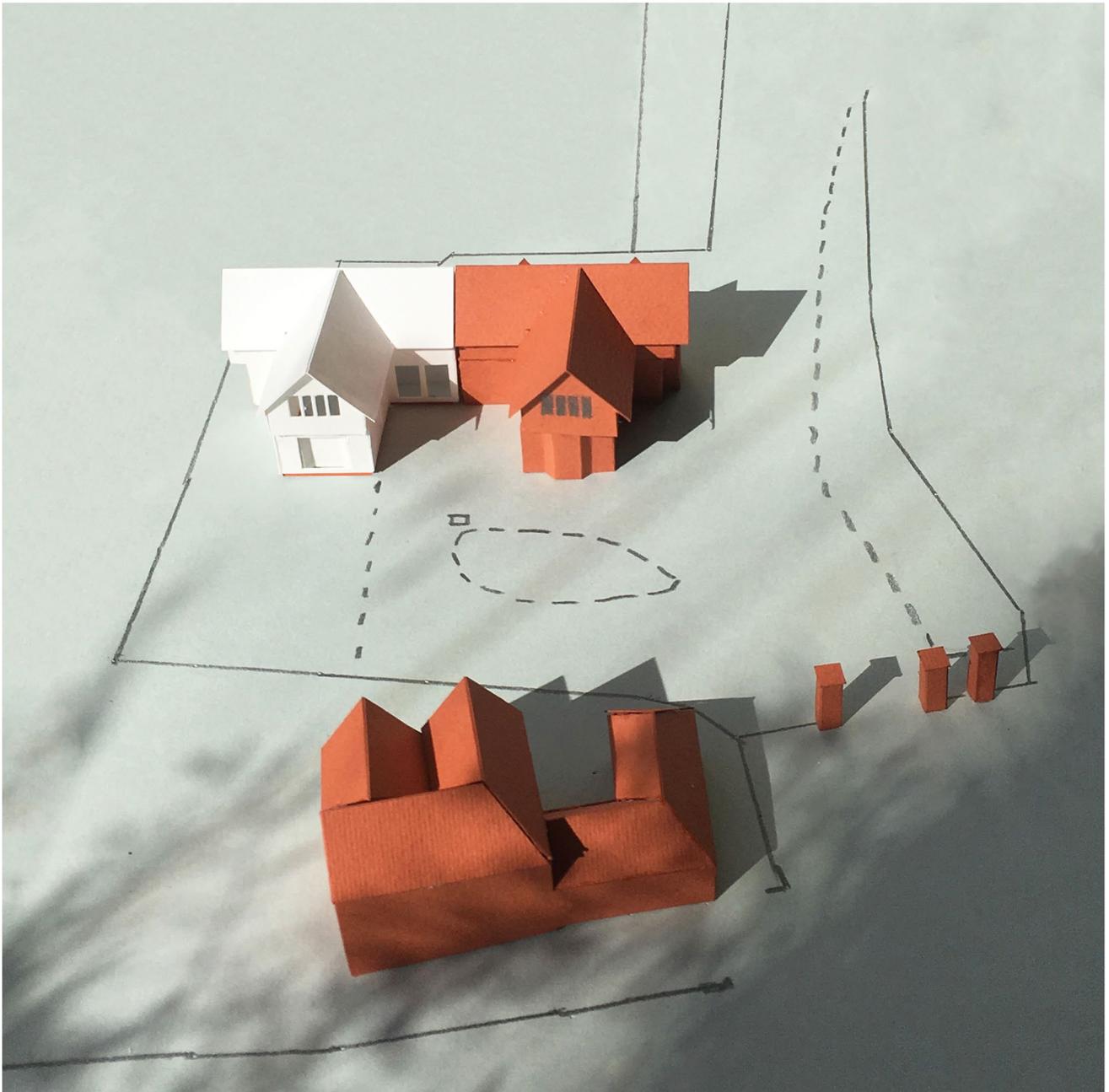
- The Lodge extension is designed to mirror the form of the existing Lodge. This mirror image is proposed to look like a subtle to contrast.
- The heavy Edwardian detailing would be complemented by a lightweight timber construction painted white. This proposed construction would reference the nearby coastal clapboard houses and ensure the new wing had traditional proportions and details - but which appear to touch the ground and original house lightly. See photographs and precedents on pages 5,6,7.

### Key

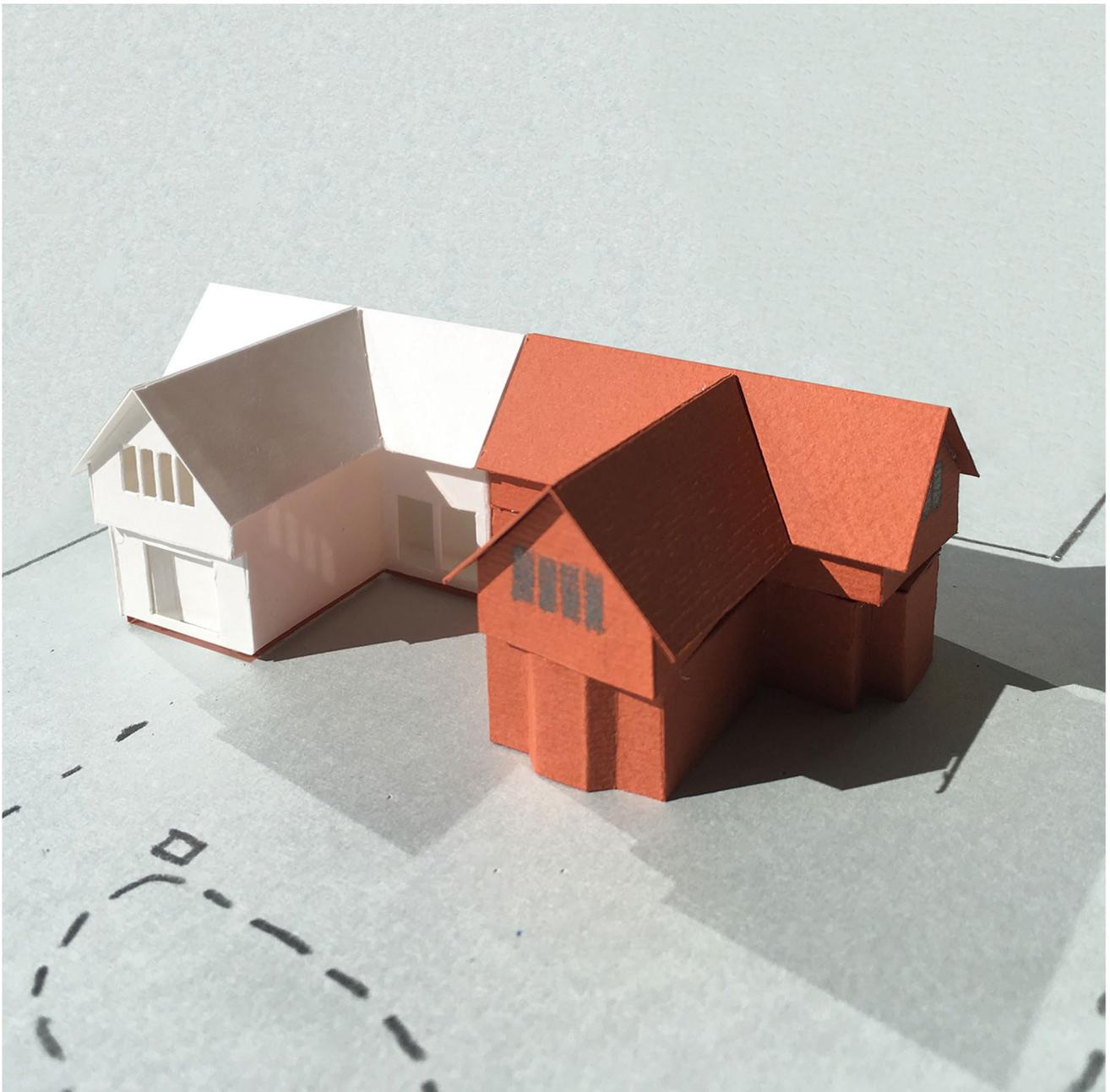
- a. Entrance gate
- b. Neighbouring property
- c. Avenue
- d. Gravel drive
- e. Shared garden
- f. Parking at the rear
- g. bike and bin shed

1. Ground floor and first floor flat in Lodge
2. Ground floor and first floor flat in new 'wing'

Each flat has a GIA of 67 m<sup>2</sup>. The plan provides four 2 bedroom (four person) flats.



Photograph view of proposed Lodge model.  
Perspective south to north towards the avenue.  
Images clearly shows the subtle contrast between  
the original and the extension - where the new wing  
appears like a light and fresh looking shadow of the  
original. The proposed symmetrical arrangement  
creates a charming front garden and drive.



Closer perspective view of the original Lodge and proposed extension. The arrangement of the new extension suggests a much older type of English architecture - which in turn the arts and crafts movement aimed to recreate.



(top) **Materials.** Local vernacular clapboard and white wash. Characterised by a lightweight appearance and defined by shadows and a sharp silhouette.

(left) **Colour.** Blackwell House 1898. Clean and strong gabled shapes are unified by a single white finish and simple boxy window extrusions.

(right) **Shape.** Pitchford Hall 1560 - an elegant U plan.