

Coast is clear at Shoreline

A stunning new eco-friendly development of 10 town houses in St Leonards on Sea in Hastings has been completed under the guidance of Hastings Building Control, who helped to smooth a complicated construction process under strict planning guidelines



Shoreline has been designed by local architect Brian Beeston of Atkinson Beeston. His vision was to create spectacular sea view homes, their strong nautical influences reflecting the local history and heritage. Each house has immediately recognisable maritime design features, from its cantilevered structure and clean lines, through to its remarkable yacht inspired entertaining space and porthole windows.

With three storeys facing

the street and five facing towards the sea, each house has a great depth of flexible space.

The master bedrooms come with an en suite bathroom and shower, the further three bedrooms are generously sized and light and airy. The family bathroom has a bath and shower and there's a spacious separate utility room with plenty of additional storage space. The large eat in kitchen faces south out towards the sea and is fitted with contemporary fittings and appliances.

"THE MAIN LIVING AREA AND GALLERIED SPACE IS FLOODED WITH MOOD-ENHANCING LIGHT THAT CASCADES IN FROM THE SEA SKY"

The main living area and galleried space is flooded with mood-enhancing light that cascades in from the sea sky, and leads out onto a stunning decked terrace. Its carbon-friendly wood burning stove is one of Shoreline's many eco features.

Most notable of these is the solar-tubing, air-transfer energy system, which slashes your heat and hot water bills by some 85-90% in the typical UK climate.

The double height cellar offers great storage or leisure space – a wine cellar, sauna,





◀ gym or workshop area, and is large enough to store marine equipment. There is an integral garage plus additional parking nearby. Automated electric garage doors and sensor triggered alarm systems are fitted as standard security features. Mature trees and further plantings surround the homes on two sides. The four-bedroom properties have flexible living space, generous storage and innovative fittings and finishes. The crowning glory of each house is the yacht inspired galleried living area which leads out onto a stunning decked terrace with a panoramic sea view.

Shoreline combines modern living with great design and practical features to save

energy and money, such as solar panels and air transfer systems, a bio fuel stove, and regulation surpassing insulation.

Other sustainable features include:

ALTHERMA ENERGY AIR SOURCE HEAT PUMP

Altherma is a highly flexible, energy efficient home heating system that extracts the heat from the outside air, raises this heat to a higher temperature and then distributes warmth around the home through high quality heating units. At the heart of the system lies an air to water heat pump.

Altherma heats up to five times more efficiently than a traditional heating system

“ALTHERMA HEATS UP TO FIVE TIMES MORE EFFICIENTLY THAN A TRADITIONAL HEATING SYSTEM BASED ON FOSSIL FUELS OR ELECTRICITY”

based on fossil fuels or electricity. By making use of the heat in the outside air, one uses much less energy. Thanks to the inverter technology, heat pump systems are three to five times more efficient than fossil fuel boilers and are capable of warming a house completely, even during the lowest winter temperatures.

Altherma's intelligent controller can be set to exactly match your needs and usage and to adapt to the current weather conditions. Altherma can also work in reverse to offer highly effective climate control in hot weather. It also controls the solar tube water heating which features an electric reserve back up and a weekly automated cleaning cycle.

INSULATION

Due to its low outside to inside surface ratio, a Shoreline home is inherently more heat retaining than most properties of similar volume. Silvertex roof insulation, suspended ceilings with super





◀ high insulating properties, and the composite concrete hollow rib floors all help retain heat.

Shoreline also has excellent noise insulation, delivered by good design plus double glazing and noise reducing underlay to the wooden laminate floor.

FITTINGS

The show home features LED lighting in the bathrooms plus low energy lighting throughout the house. The custom made kitchen and other domestic spaces feature a clean modern timeless

design, that is built to last and removes the pressure to refit every few years.

The most challenging aspect of this development was getting it out of the ground. This involved detailed site preparation and major civil engineering works.

The Shoreline development is sited on a steep slope which although ensuring the great views, proved a complex build under very strict planning conditions. Phoenix Trinity took eight months to create a solid method statement, and gather the

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required team, including local firms Performance Foundations and BDR Structural Engineers. The solution involved boring and forming very deep concrete and reinforced auger bored piles, inserting a steel cage, building a contiguous piled wall and a capping and ground beam. The result is an exceptionally solid structure.

Every Phoenix Trinity home is carbon neutral through to completion of construction and for the first three years of expected domestic emissions. Phoenix Trinity Design & Build was founded by Simon Hinton, Danny Rampling and Charlotte Avery, three friends united by “a passion for beautiful buildings, classic design and the magnificent earth that sustains us.

Danny is a world renowned DJ and a leading entrepreneur; Charlotte is a design consultant and former Eastenders actress; and Simon is a lifestyle journalist turned property developer.

Hasting City Council’s Building Control team provided the site inspection service on ▶





◀ the project and according to Simon, helped to smooth the construction process throughout. He added: "Shoreline was a very challenging build and we had to pass strict planning conditions that included providing a detailed method statement for a major piece of civil engineering. We chose our team very carefully and they produced a first class job of getting out of the ground – and it's been a very smooth process with Building Control all the way."