



DEACON PLACE
SOUTHWATER / WEST SUSSEX

SEVEN DESIGN-LED NEW HOMES IN AN ESTABLISHED AND SOUGHT-AFTER LOCATION JUST A MOMENT'S WALK FROM THE VILLAGE CENTRE

DEACON PLACE IS A STRIKING REDEVELOPMENT OF A FORMER BUILDERS' YARD BY LEADING DESIGN-LED HOUSE BUILDER JUNNELL HOMES. THE COMPANY IS RECOGNISED FOR CONSISTENTLY DELIVERING THE HIGHEST QUALITY NICHE DEVELOPMENTS WITH BESPOKE ARCHITECTURE AND CONTEMPORARY INTERIOR DESIGN.

In keeping with the company's ethos, Junnell commissioned the multi-award-winning Adam Knibb Architects from Winchester to design the scheme. Their brief was to create statement new homes with architectural detailing in a style that reflects the land's industrial past while enhancing the built environment. Their creative response was to produce a scheme with a raw and edgy style that combines modern architecture with industrial influences and establishes Deacon Place as a leading development in the wider regeneration of Southwater.

MODERN ARCHITECTURE

STYLE

NATURAL SPANISH SLATE ROOF

MAIN BRICK MICHELMERSH
SELECTED DARK FACING

RECESS VERTICAL PANELS OF
BRICKWORK TO CREATE UNIQUE
VISUAL FEATURE

EDGY



EYE-CATCHING

MINIMALIST

DELIBERATE MINIMAL DETAILING TO
CHIMNEY STACK

NATURAL CEDAR GARAGE DOOR



MODERN

EXPANSIVE GLAZING/
CONTEMPORARY WINDOW
PROPORTIONS

COLOUR-MATCHED JOINERY
AND FASCIAS IN RAL 7015

SET BRICK PLINTH BACK AND
USE CONTRASTING IBSTOCK
STAFFORDSHIRE BLUE



SYMMETRY AND BALANCE INDUSTRIAL STYLING

INDUSTRIAL

DIE CUT ALUMINIUM HOUSE
NUMBERS

LINDAB ALUMINIUM GUTTERING
AND DOWNPIPES

CONTEMPORARY GLASS CANOPY
SUPPORTED BY STAINLESS
STEEL BLADES

CREATIVITY



IN EXCESS OF A THOUSAND HOURS OF DESIGN TIME HAVE GONE INTO CREATING THE STUNNING INTERIORS, WITH MORE THAN A DOZEN INDIVIDUALS CONTRIBUTING THEIR SPECIALIST SKILLS TO THE PROCESS. THE RESULT IS AN INTERNAL ARRANGEMENT FREE OF PARTITIONS, TO GIVE A SENSE OF SPACE AND EASY MOVEMENT, AND FLOODED WITH NATURAL LIGHT FROM LARGE EXPANSES OF GLAZING.

"THE INTERIOR DESIGN THEME IS 'LUXURY CONTEMPORARY'. THE GERMAN KITCHENS ARE BY LEICHT AND INCLUDE INTEGRATED BOSCH APPLIANCES. THE UNDERSTATED AND ELEGANT SANITARYWARE IS BY THE SWISS BRAND LAUFEN, WHILE THE TAPS AND SHOWERS ARE BY GERMANY'S PREMIUM BRAND, HANSGROHE. WHEREVER YOU LOOK YOU WILL SEE A FIRST-CLASS LEVEL OF SPECIFICATION THAT INCLUDES FULLY-TILED BATHROOMS AND AN ENTIRELY TILED GROUND FLOOR."

VAL PLUMMER,
INTERIOR DESIGNER AT NO 19 INTERIOR DESIGN



KITCHEN COLOURS PLOTS 1-4

KITCHEN COLOURS PLOTS 5-7

FRANKE BERN BRUSHED STAINLESS TAP



ELICA GLIDE EXTRACTOR



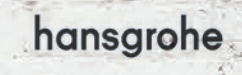
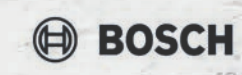
HANSGROHE SHOWER TABLET SELECT 300



HANSGROHE FOCUS E2 TAP



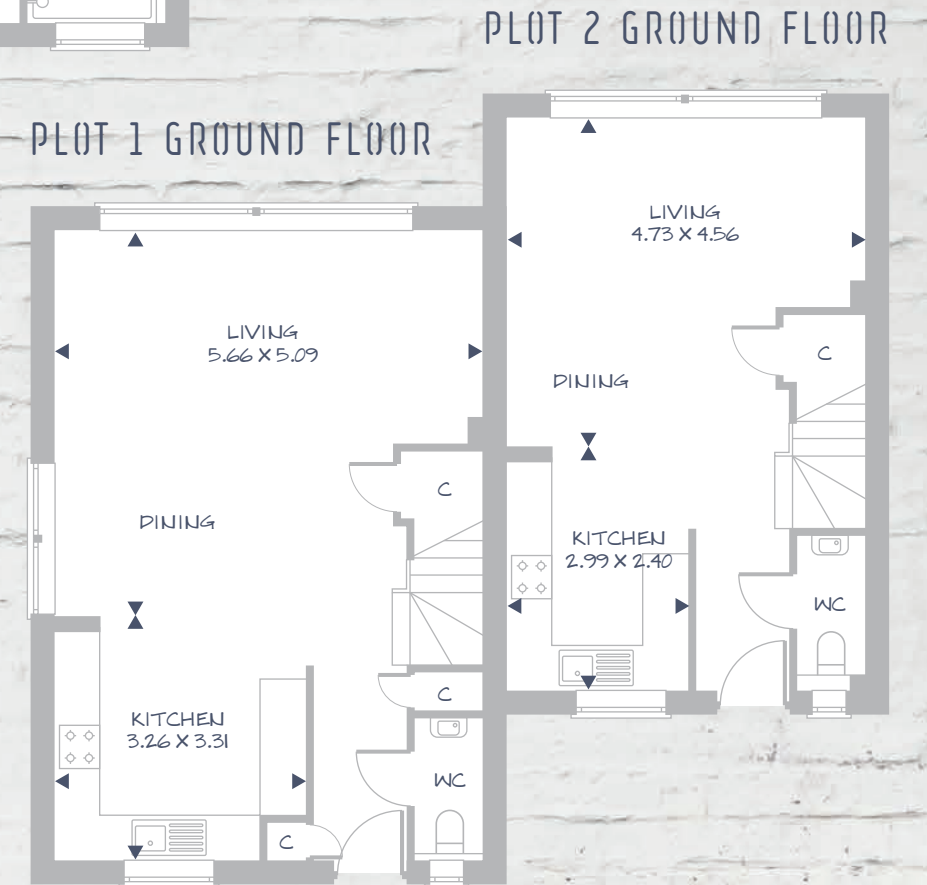
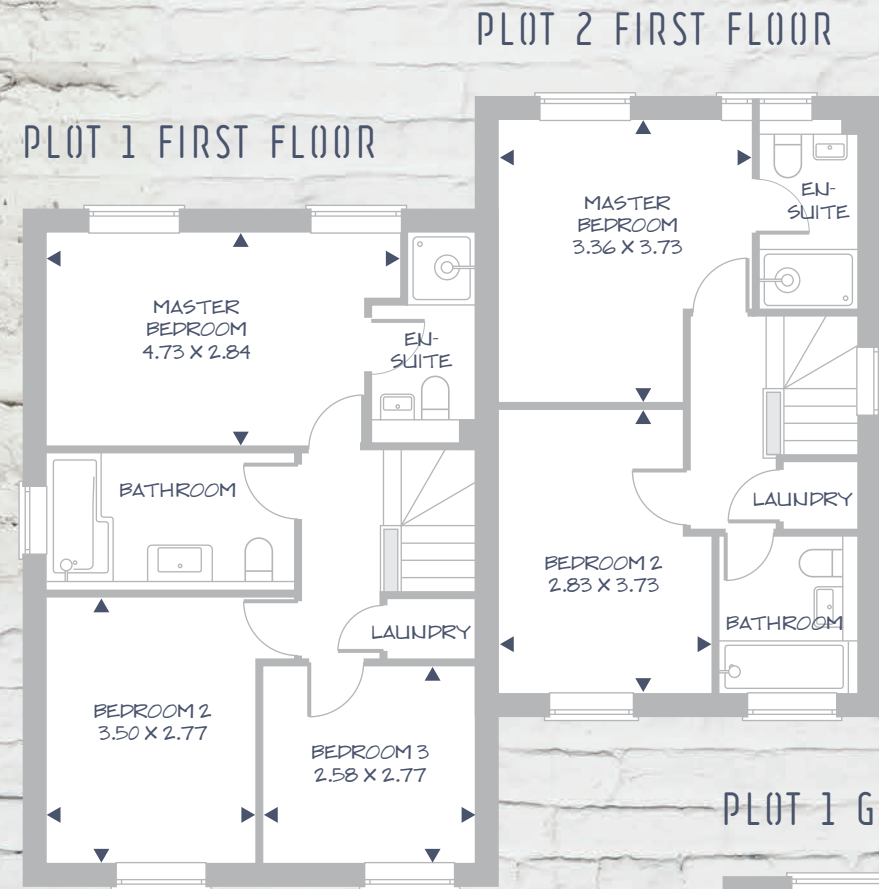
BOSCH OVEN WITH BRUSHED STAINLESS STEEL





2 AND 3 BEDROOM SEMI-DETACHED HOMES WITH A CONTEMPORARY OPEN-PLAN GROUND FLOOR LAYOUT

PLOT 1 IS THE 3 BEDROOM HOUSE WITH A GARDEN TO THE FRONT, SIDE AND REAR AND 4 DEDICATED PARKING SPACES. IN BOTH HOUSES THE GROUND FLOOR IS FREE OF PARTITIONS AND FINISHED WITH POLISHED PORCELAIN TILES TO REFLECT THE NATURAL LIGHT THAT FLOODS IN THROUGH THE EXTRA LARGE WINDOWS.



Plot	Total Area	SQM	SQFT
PLOT 1		93	1001
PLOT 2		71.44	769

"PLOT 1 HAS A DISTINCTIVE WIDE GABLE WITH PLOT 2 SLIGHTLY SET BACK TO CREATE AN INTERESTING SHADOW DETAIL BETWEEN THE TWO."

ED ELLIOTT,
JUNNELL DESIGN PRINCIPAL

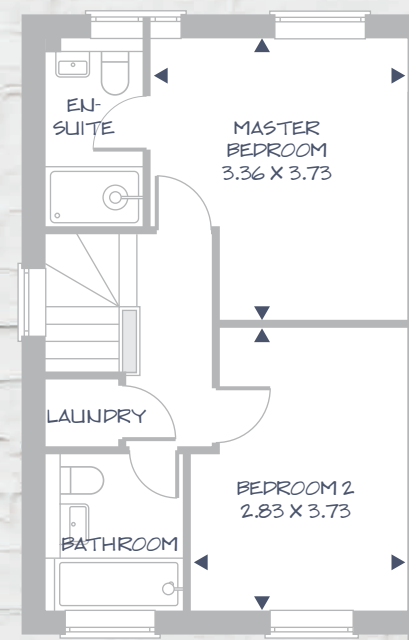




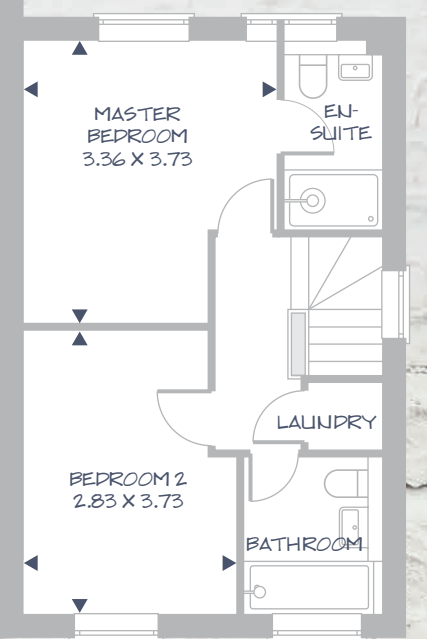
"BESPOKE ENTRANCE CANOPIES COMPRISING STAINLESS STEEL FINS PUNCTUATED BY A SHEET OF STRUCTURAL GLASS HAVE BEEN POSITIONED OVER THE FRONT DOORS TO CREATE A VISUALLY STRIKING ENTRANCE TO THE PROPERTIES."

ED ELLIOTT,
JUNNELL DESIGN PRINCIPAL

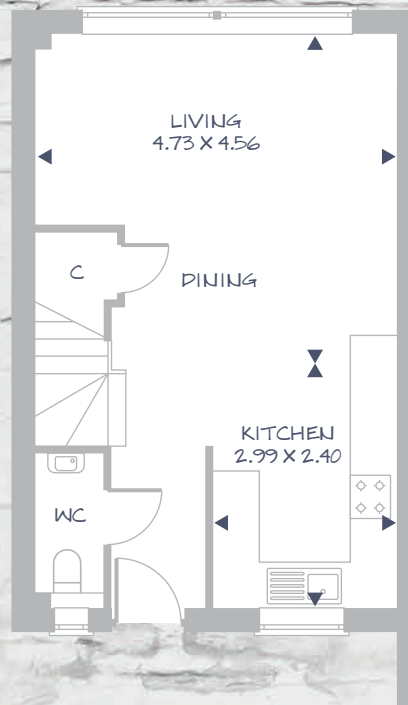
PLOT 3 FIRST FLOOR



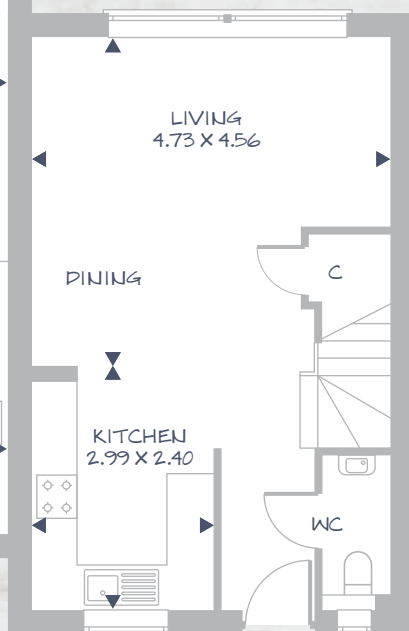
PLOT 4 FIRST FLOOR



PLOT 3 GROUND FLOOR



PLOT 4 GROUND FLOOR



DISTINCTIVE SEMI-DETACHED HOMES WITH 2 SIZEABLE BEDROOMS AN EN-SUITE SHOWER ROOM AND A SEPARATE BATHROOM

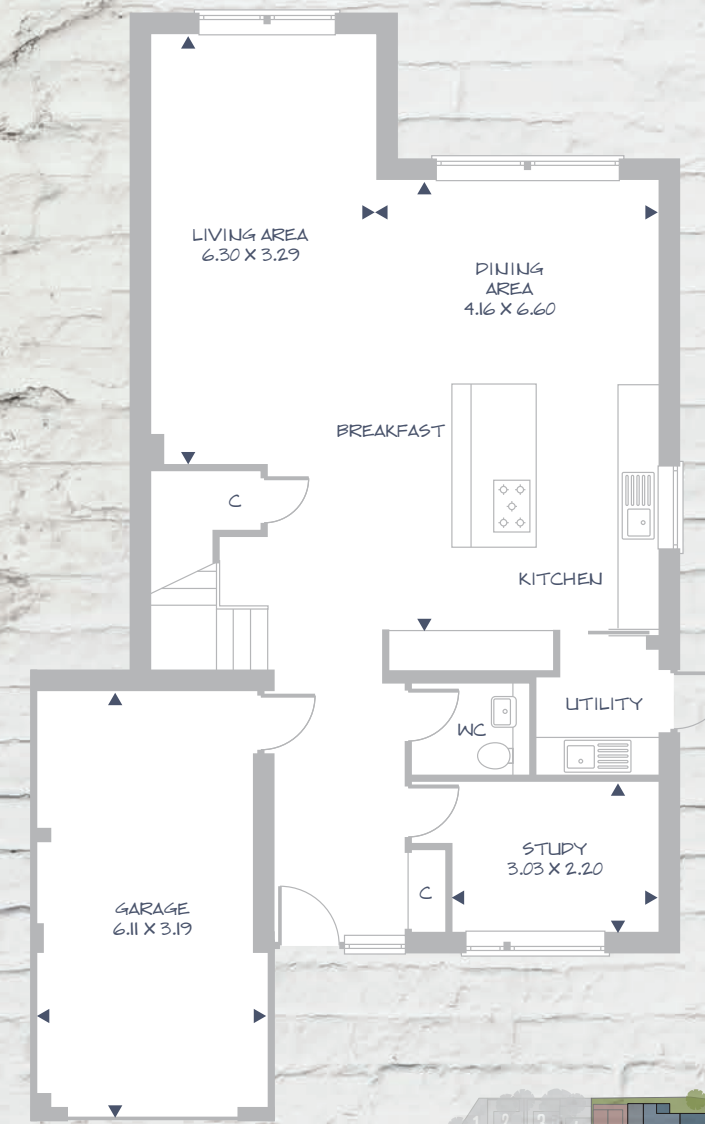
THE OPEN PLAN LAYOUT AND EXPANSIVE GLAZING ALONG THE REAR OF THE HOUSE GIVE YOU AN UNINTERRUPTED VIEW ACROSS NEARLY 8 METRES OF CLEAR FLOOR SPACE FROM THE ENTRANCE TO THE END OF THE GARDEN. THE FRONT DOORS ARE FULLY GLAZED WITH SAND-BLASTED GLASS (CASTING A LOVELY SHADE OF LIGHT INTO THE ENTRANCE HALL) AND THE OPEN STAIRCASE IS FRAMED BY A LARGE EXPANSE OF GLAZING.

PLOTS 3 & 4		TOTAL AREA	SQM	SQFT
			71.44	769



A LARGE 4 BEDROOM HOUSE WITH AN IMPRESSIVE FEATURE STAIRCASE THAT RISES TO A GALLERIED LANDING

THE GROUND FLOOR IS CHARACTERISED BY ITS SIGNIFICANT DEPTH AND THE ZONED OPEN PLAN LIVING AREA. THE ENTRANCE HALL IS PARTICULARLY WIDE AND SERVES TO PROVIDE PRIVATE ACCESS TO THE INTERNAL GARAGE, LARGE STUDY AND CLOAKROOM BEFORE IT OPENS ON TO THE STAIRWELL VOID AND VERY LARGE (AND PARTITION FREE) GROUND FLOOR, WITH TWO SETS OF GLAZED DOORS LEADING TO THE GARDEN. THE KITCHEN FEATURES A LARGE ISLAND WITH BREAKFAST BAR SEATING AND A CONCEALED UTILITY ROOM.



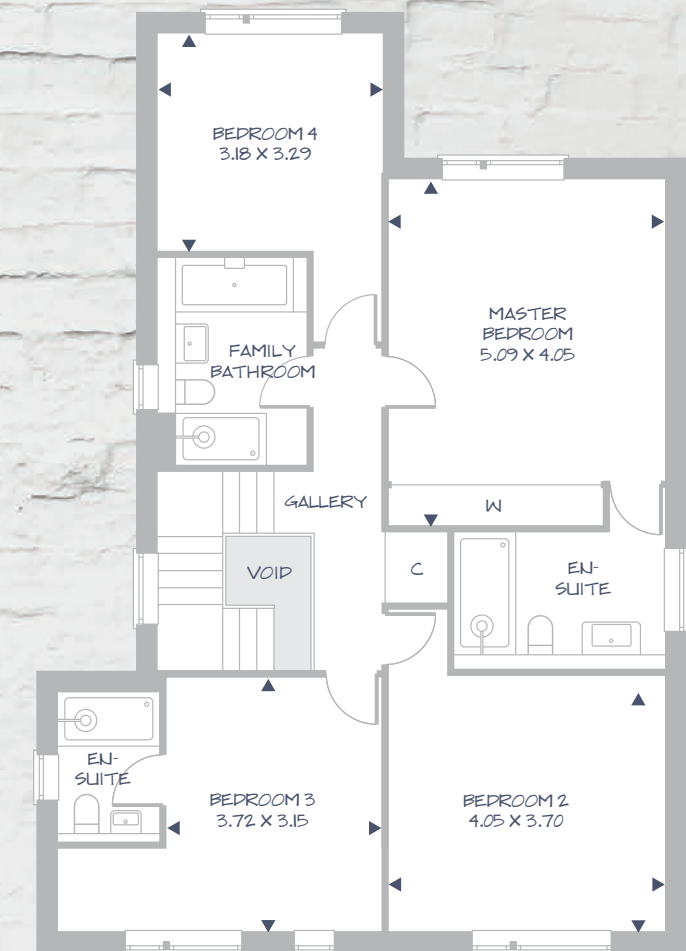
FIRST FLOOR



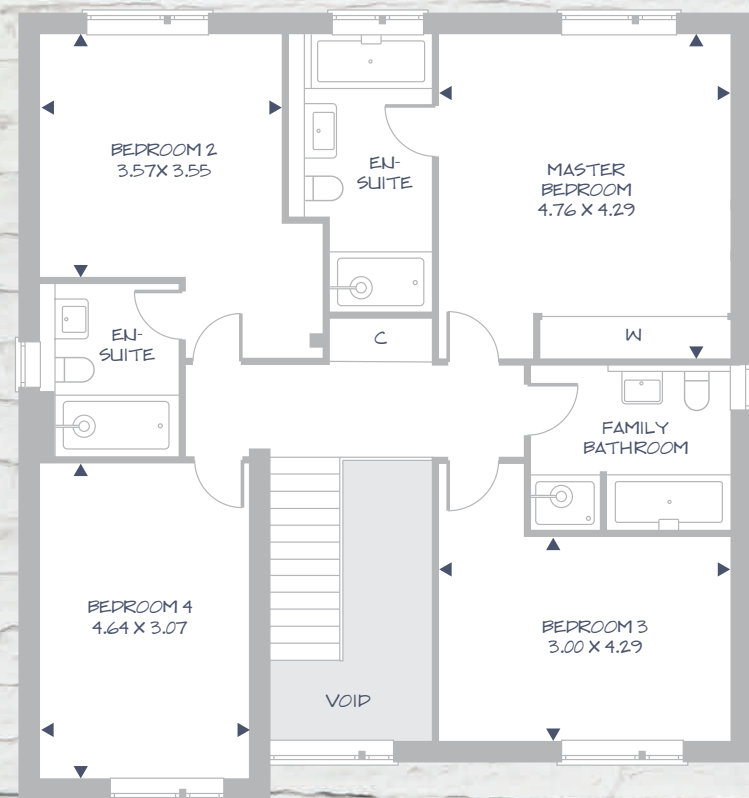
TOTAL AREA	SQ M	SQ FT
	180.88	1947

"ADAM KNIBB [THE ARCHITECT] HAS INTRODUCED SOME PARTICULARLY INTERESTING ARCHITECTURAL DETAILING HERE WITH THE JUXTAPOSITION OF HORIZONTAL AND VERTICAL LINES. I PARTICULARLY LIKE THE WAY THAT THE PROJECTING GARAGE COMPETES WITH THE CUT-OUT OF THE MAIN ROOF ABOVE."

ED ELLIOTT,
JUNNELL DESIGN PRINCIPAL



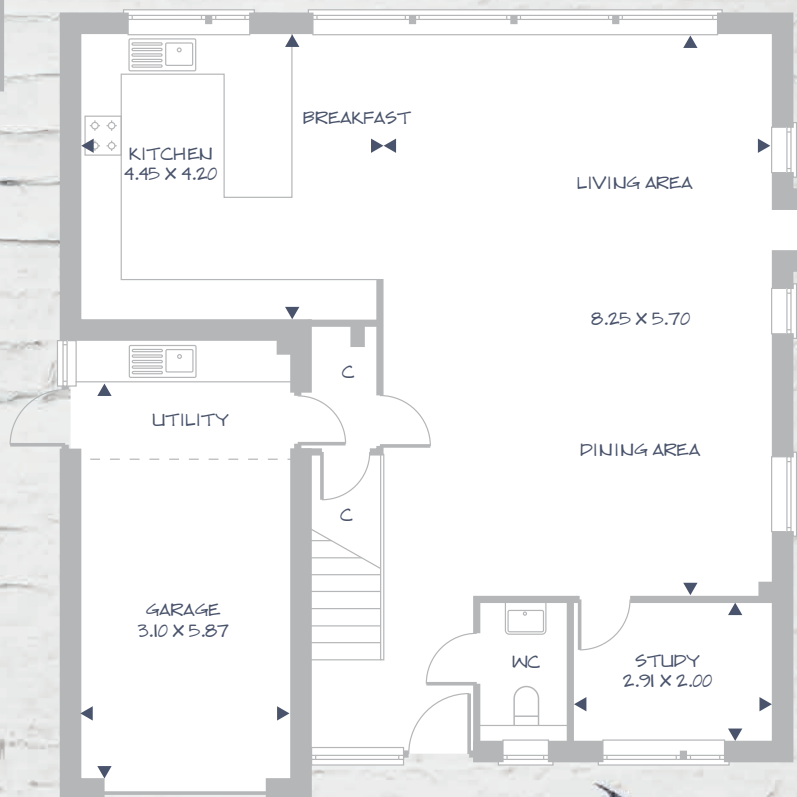
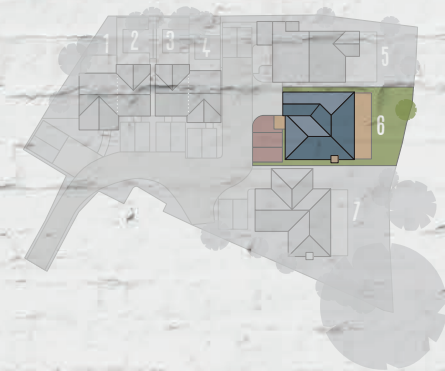
GROUND FLOOR



FIRST FLOOR

"THIS HOUSE IS THE
 EPITOME OF DESIGNER OPEN
 PLAN LIVING."
 ED ELLIOTT,
 JUNNELL DESIGN PRINCIPAL

**A STATEMENT CONTEMPORARY 4 BEDROOM HOUSE
 FEATURING A MOST DRAMATIC ENTRANCE HALL
 WITH THE STAIRCASE RISING THROUGH A FULL
 TWO-STOREY-HIGH VOID**



GROUND FLOOR

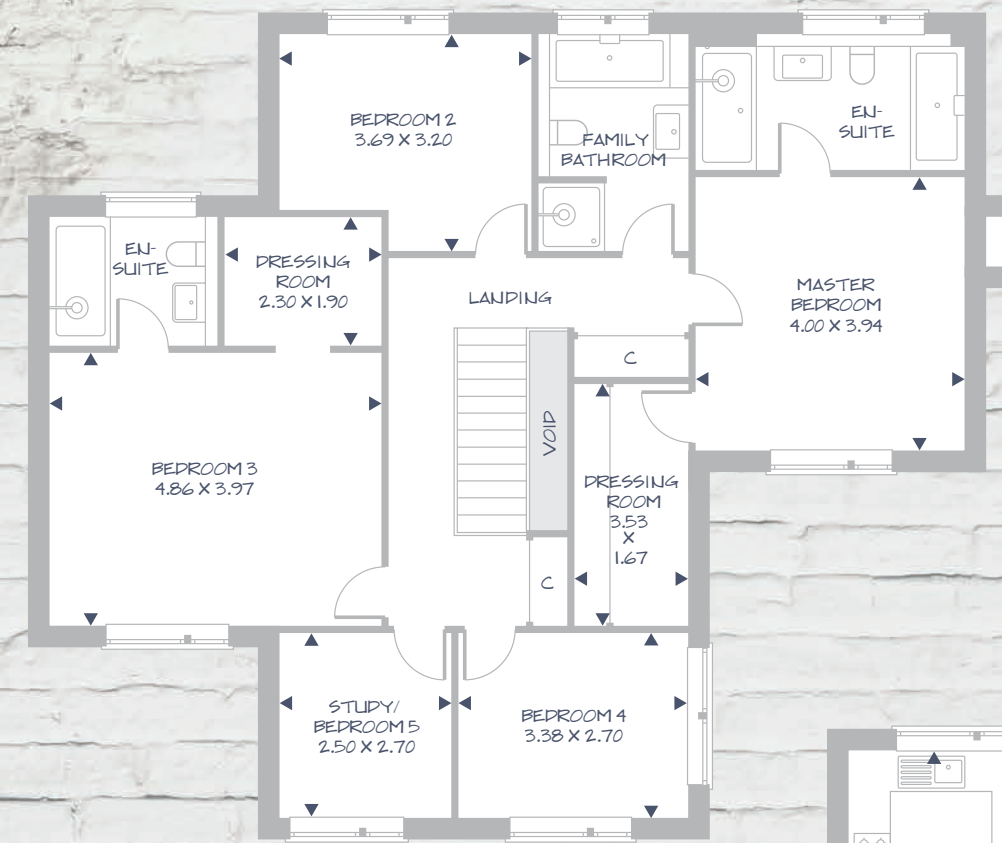
TOTAL AREA	SQ M	SQ FT
	189.99	2045

THE GROUND FLOOR SPACE IS VERY LARGE, LIGHT AND OPEN DUE TO THE OPEN-PLAN LAYOUT, THE OVERHEAD LIGHT FROM THE STAIRWELL VOID AND THE SHEER EXPANSE OF GLAZING ON THREE ASPECTS (INCLUDING A SIX-METRE WIDE SET OF SLIDING DOORS THAT OPEN ONTO THE GARDEN TERRACE). THE OFF-SET KITCHEN IS PROPORTIONAL AND FEATURES A PENINSULA WITH BREAKFAST BAR SEATING FOR FOUR. THE GALLERIED LANDING LEADS TO AN IMPRESSIVE MASTER BEDROOM WITH AN OVERSIZE SHOWER AND TWO PERSON SOAKING BATH IN THE ENSUITE. THERE ARE THREE FURTHER DOUBLE BEDROOMS AND TWO BATHROOMS ON THE SAME LEVEL.



**A WIDE AND IMPOSING 5 BEDROOM HOUSE
ARRANGED AROUND A FEATURE STAIRCASE
AND GALLERY WITH A LIGHTWELL EXTENDING
INTO THE ROOF**

THIS IS THE LARGEST PROPERTY AT DEACON PLACE, SITTING ON THE LARGEST PLOT AND WITH A VOLUMINOUS INTERIOR. ON THE GROUND FLOOR, SLIDING SIDE DOORS LEAD FROM THE DINING AREA ONTO A SOUTH-FACING BREAKFAST TERRACE (AND GUARANTEED SUN TRAP). THE KITCHEN PENINSULAR CREATES A BREAKFAST BAR WITH SEATING FOR 4, AND THE ALMOST ENTIRELY GLAZED REAR WALL INCORPORATES A SIX-METRE WIDE SET OF SLIDING DOORS. UPSTAIRS, THE MASTER AND SECOND BEDROOM BOTH HAVE EN-SUITE FACILITIES AND DEDICATED DRESSING ROOMS WITH A FURTHER THREE BEDROOMS AND A FAMILY BATHROOM ON THE SAME LEVEL.



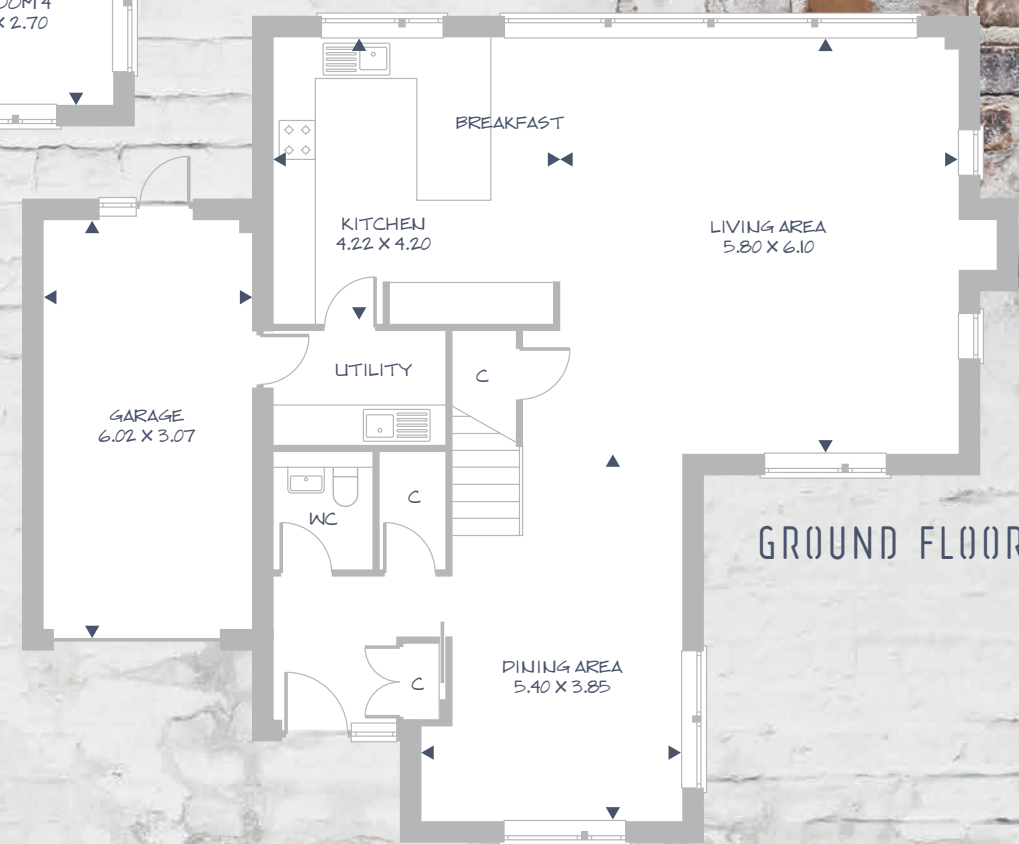
FIRST FLOOR



TOTAL AREA	SQM	SQFT
	205.04	2207

"THE DINING AREA HAS ITS OWN PRIVATE SUN-TERRACE (ONE OF MANY ATTRACTIVE FEATURES OF THIS HOUSE) AND WINDOWS ON TWO SIDES WHILE THE LIVING AREA HAS WINDOWS ON THREE SIDES, ENSURING THE GROUND FLOOR IS FLOODED WITH NATURAL LIGHT."

ED ELLIOTT,
JUNNELL DESIGN PRINCIPAL



GROUND FLOOR



DEACON PLACE

SOUTHWATER / WEST SUSSEX



STATION ROAD



www.junnell.co.uk