

THE MODERN HOUSE



Dungeness, Kent
Sold

Link House

This is a remarkable opportunity to purchase one of the most distinctive buildings on Dungeness Beach – an electricity link station built in 1957 that has the benefit of planning permission to change it into a four-bedroom holiday house.

The design for the conversion has been carried out by the architectural designer Nick Alexander in collaboration with the artist Tom Wolseley. Wolseley has described their aim to “come up with a design that is at once sympathetic to the existing utilitarian building, whilst also accommodating the spectacular views out to sea and inland”.

The building is an outstanding example of Mid Century industrial architecture. Notable features include tropical hardwood detailing, some beautiful signage (some of which is in French) and exterior tiling.

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*South-East England
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Wolseley is a renowned artist whose work revolves around architecture and our environment. Nick Alexander is an experienced architectural designer who has previously worked on such iconic Brutalist projects as the Alexandra Road Estate in North London.

The plans are for a two storey holiday residence. The ground floor includes an entrance hall, four bedrooms, a bathroom and additional separate WC. On the first floor, a large open-plan living space, kitchen and dining area. Although there is only minimal outside space that belongs to the property, the building is located directly on open beach, with no walls or divisions in the eyeline. The Link House can be found down a little track that it shares with only one neighbour.

The beach landscape at Dungeness is one of the most celebrated and iconic in Britain. It is one of the country's most protected areas (not only is it a Site of Special Scientific Interest but a National Nature Reserve, a Special Protection Area and a Special Area of Conservation) and has the largest area of open shingle in Europe (measuring 7.5 by 3.7 miles). It is renowned for its abundance of wildlife and for the beauty of the sea and skies. It also known for the large (now only partly used) power station that dominates one section of the skyline. Unsurprisingly, Dungeness has been a draw for numerous artists over the years, most famously the filmmaker Derek Jarman whose house and garden continues to attract numerous visitors to the area. The area has, in recent years, also become something of a hotspot for contemporary architecture. Exceptional houses by Simon Conder, Guy Holloway, Nord, Johnson Naylor and others (many of which have won awards) can all be found within close proximity to one another on Dungeness Beach.

There are a couple of pubs at Dungeness, including The Pilot Inn which is renowned for its fish and chips. The nearest towns are Lydd and Rye, the latter having a train station which runs services to London (via Ashford) in approximately 1 hr 25 mins. By road, Dungeness can be reached from London in approximately 1 hr 45 minutes.

Ashford, which can be reached from Dungeness in approximately 20 minutes, runs high speed rail services to London St Pancras in 38 minutes.

Although we would always recommend getting a surveyor's report, the current owner describes the existing structure as "needing work on the asphalt roof, and replacement of the gutter downpipes, but otherwise sound".

Planning permission must be manifested by 21st November 2014 (in other words, building work must have started by this date). In the owner's opinion, the easiest way to do this is to complete all works below ground, mainly consisting of the cess tank, which will cost around £5,500 to install.

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There are two outstanding conditions to be met before the work can begin, both of which are currently under consideration at Shepway Council. One is to agree on the roof mounted turbine (extra noise data needs to be provided). The other is a desk top study considering the chances of environmental pollution.

As a condition of the planning permission, the completed project is not to be used as a primary residence but as a holiday home.

Planning reference number (Shepway District Council):
Y11/0932/SH



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.