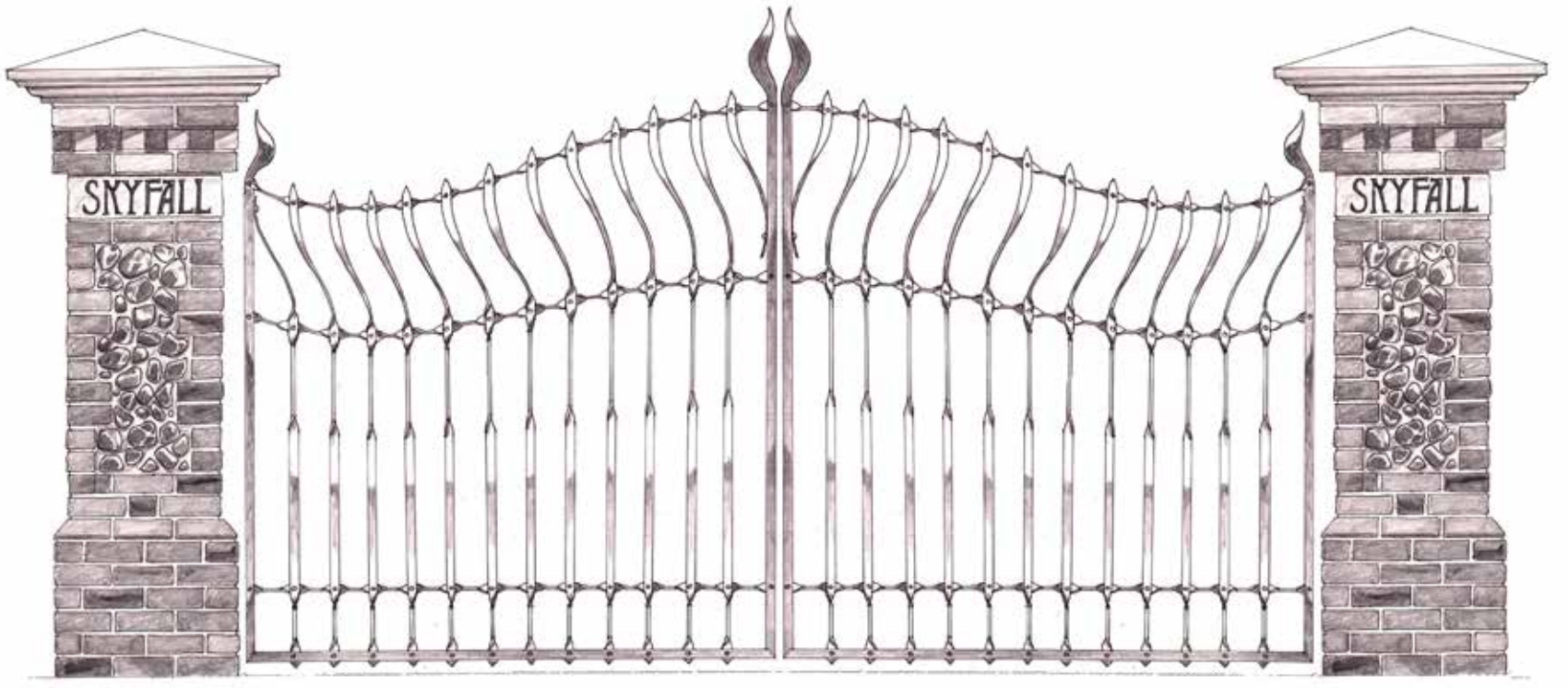
Skyfall

Prinsted · Chichester Harbour National Landscape


SKYFALL
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Skyfall is a new Arts & Crafts Country House of more than 5000sq ft located in the heart of the village of Prinsted.

"This was the best opportunity for a prime plot I had seen in more than twenty years of my career in luxury house building. Prinsted is my No. 1 most desired location on the harbour; it is a small historical settlement surrounded by protected natural landscape, yet still so close to Emsworth and exceptionally well connected. It offered a village-centre setting with the space to create a wide entrance and long approach. And because it sat on high ground, it created the perfect opportunity for the design to capitalise on the amazing views over rooftops and across the harbour landscape. As creative design lead for the project, I poured everything I had learned from years of experience—and everything I had ever dreamed of—into creating the ultimate home from which to enjoy this amazing environment."

Edward Elliott, Creative Design Lead and Founder

JUNNELL
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Skyfall – the name

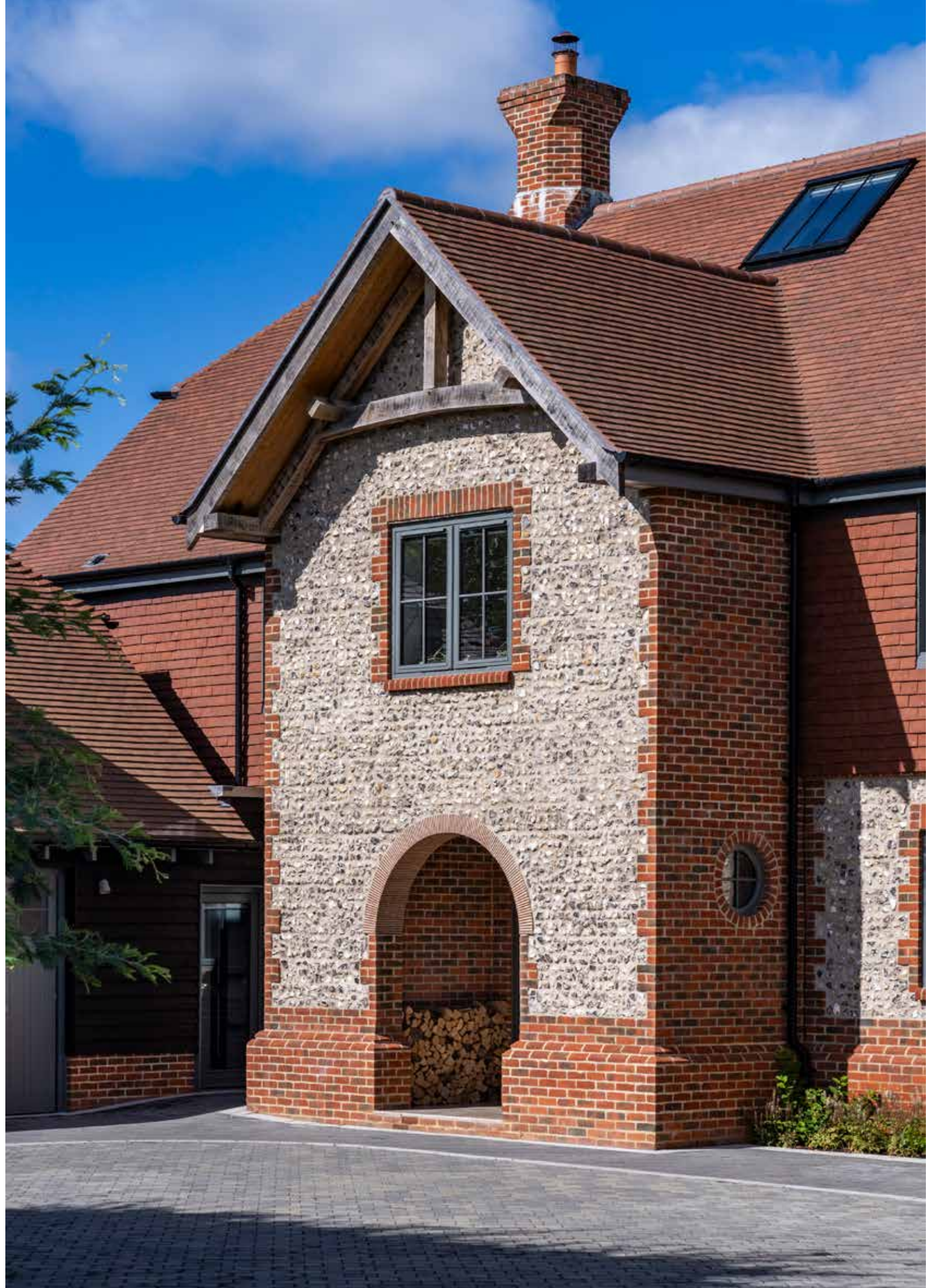
Standing in the commanding position of the loggia at second-floor level and looking south, you are greeted by an ever-changing scene of sky in relation to land and sea. As weather systems roll in over the harbour, it can appear as though the sky has fallen on the horizon.

Timeline

Even for the most experienced hands, this was a serious project. The owners of the former house, Downings, that occupied the site had lived there for 35 years and had no desire to leave. The plot would only come about by persuading them into a replacement dwelling on part of the site. The entire process—from the initial handshake through legal matters, design, planning, demolition and then construction, spanned more than four years. Ultimately Perenstede House, a substantial detached dwelling in a style to complement Skyfall, was built next door to welcome back the former occupants.

Passing through the thatched cottages and listed buildings of the conservation area, you come to a large opening in the old boundary wall. This is the entrance road to Skyfall and Perenstede House. The road curves gradually through a landscaped area designed with biodiversity and nature in mind: an avenue of trees lines the drive, with wildflowers on one side, a nature pond on the other.

The gated drive approaching Skyfall continues through beautiful landscaping, past an oak barn for storing bikes and boards, a dinghy/boat parking area and up to the impressive facade. Designed in the style of an Arts & Crafts country house, the main building is tall with a large roof and impressive twin chimneys. The entrance archway has an overhanging roof with an oak gable truss and frame. At right angles there's garaging in the style of an attached cottage, connected internally at ground floor level.



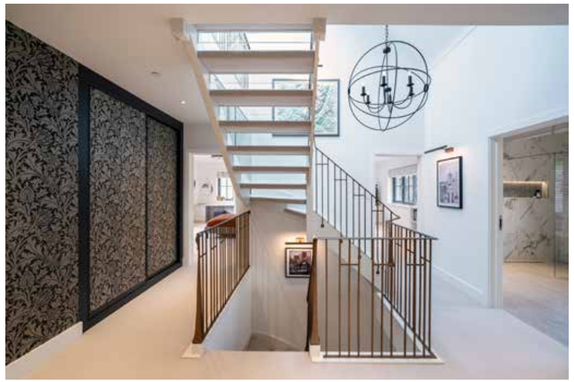
Step through the arch into a covered entrance with a natural stone floor, a log stack and chunky oak bench.

The door and side panels are glass, as are all the external doors, to give views into and out of the building. A further step takes you inside, to a section of raised hallway. From here, a feature curved step drops to the lower main level, while an open-tread staircase rises through a void to the upper floors. Beneath this staircase, another goes down to the basement wine cellar.

The interior is a blend of contemporary design with styling cues from the Arts & Crafts movement and the country houses of that period. The parquet floor through the hallway and panelled dining room, plus selective use of Morris fabrics and wallpaper, feed into the country-house vibe; so do the tall ceiling heights to be found throughout.

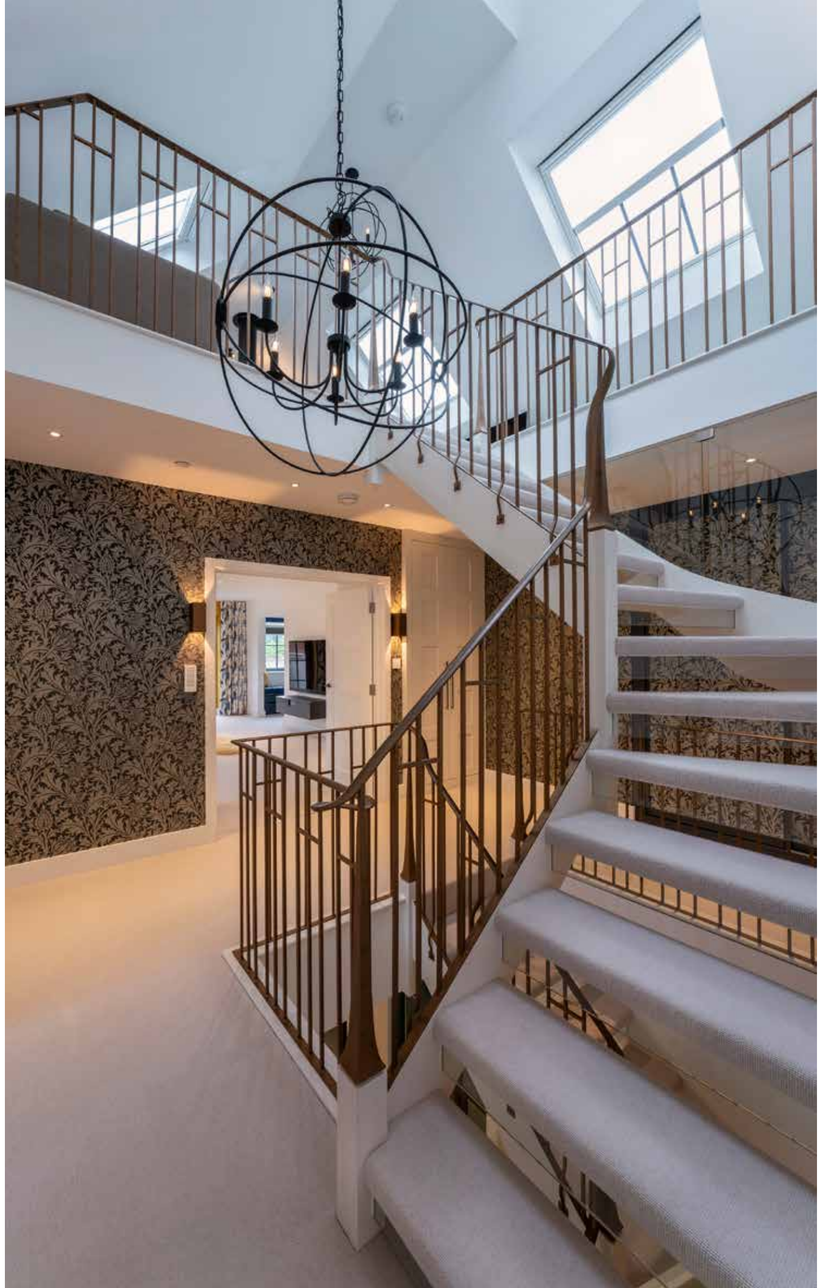
Across the rear of the house is the kitchen/family/breakfast room, formal dining room and living room/cinema. Each of these can be accessed from the central hallway, and pocket sliding doors between them can be opened to create a huge space for entertaining. They also enjoy a seamless connection with the garden, through huge sliding glass doors with a level floor between the inside and outside.

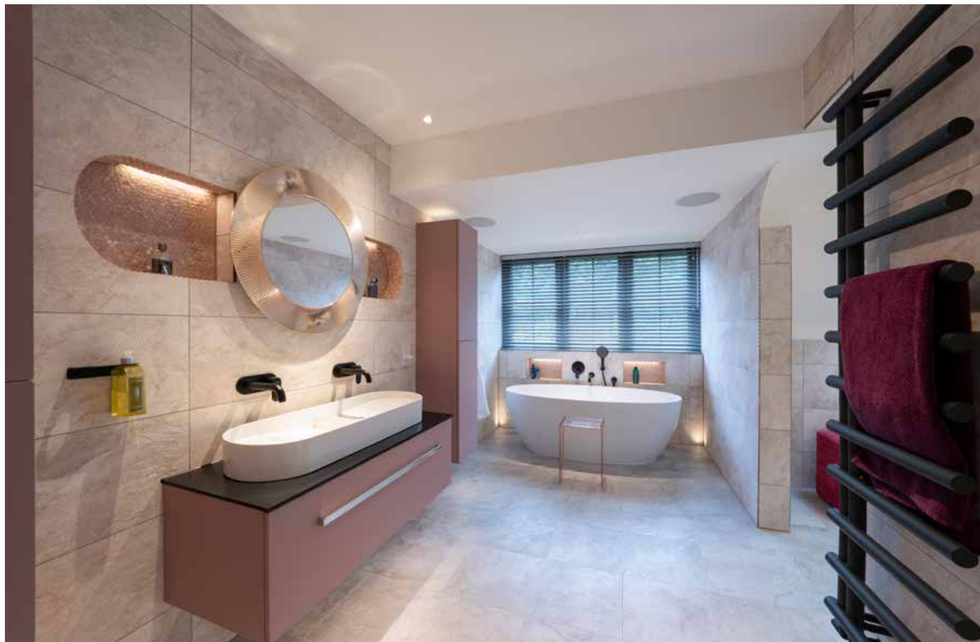
Movie nights can be enjoyed with friends in front of the fire, courtesy of the cinema projector and surround-sound system, with comfortable seating for 10 on the custom-made sofa. Individual studies at each end of the house offer more private space, while for practicalities there's a boot room and luxury laundry room in the wing.



Accommodation on the upper floors comprises five large bedroom suites and bathrooms, all with bespoke fitted wardrobes that co-ordinate with the interior design.

Complete interior design, sourcing and procurement by Val Plummer.

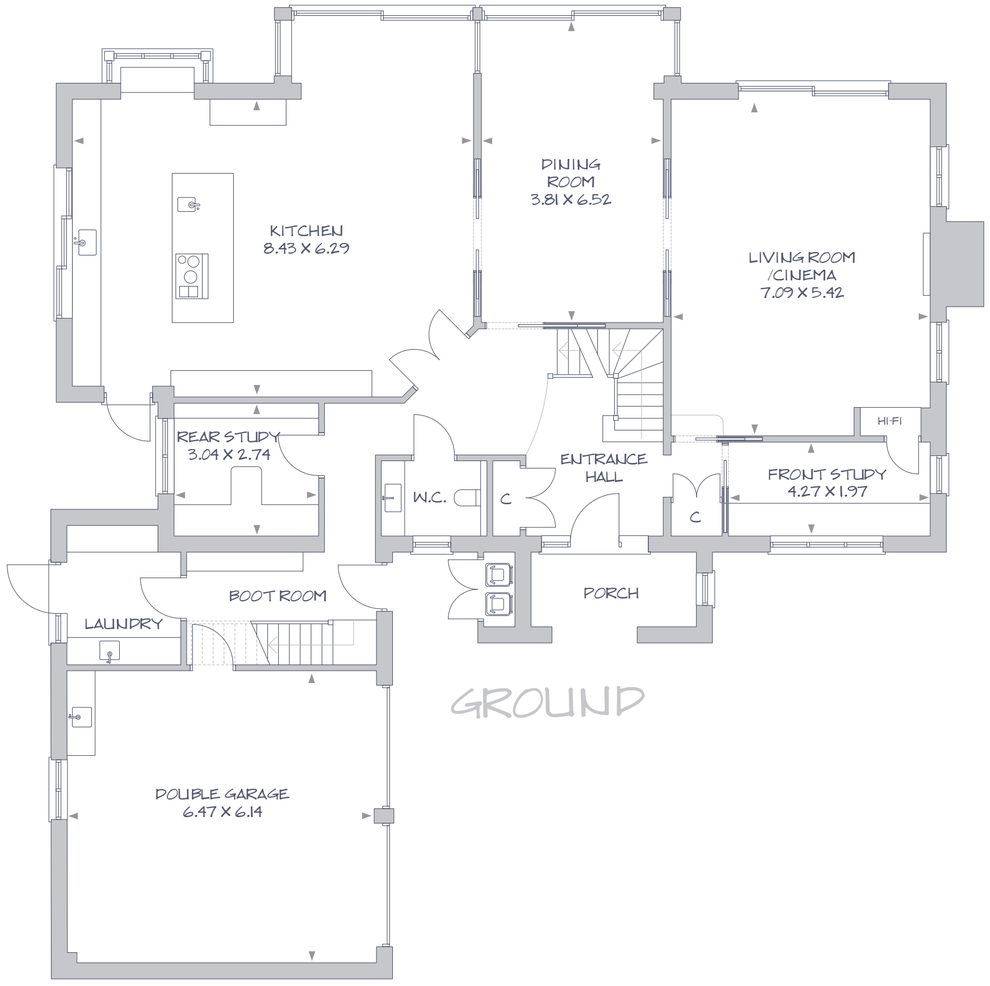




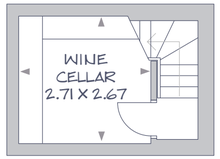
The second floor is an exceptional lifestyle space with vaulted ceilings and large roof-light windows. There is a relaxed sky-lounge, with cabin beds built into the roof slopes for occasional sleepovers. A double-sided wood burner sits in front of sliding doors, which open to reveal a loggia with hot tub and breathtaking views over Chichester Harbour. The fifth bedroom suite/yoga room/gym and has an ensuite with its own steam room.

After dark, the building comes alive thanks to a most comprehensive lighting design and installation. Every room and every feature, inside and out, has just the right light. High-quality architectural lighting at a colour temperature of 3000 kelvins is used exclusively throughout, all controlled by a Lutron smart-lighting system. Designer light fittings from Tom Raffield, David Hunt, Heathfield and others also feature in the design.

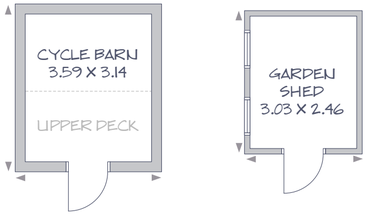
Attractive landscaping surrounds Skyfall on all sides, designed by RHS-award-winning garden designer Barry Chambers. Wide stone pathways link the terraces and garden areas, making a perfect setting for outdoor living and entertaining. Benches allow comfortable garden vistas from different places throughout the day. A large sunken terrace, which is both private and sheltered from any breeze, is perfect for dining outside. Other facilities include an outdoor shower to wash off after a dip in the harbour at the end of the lane, and a bespoke garden shed. The true scale of Skyfall is best seen from the rear, where the high roof catslides all the way down to ground-floor level, changing pitch over the projecting oak frame of the dining room and kitchen, where it forms a veranda to these rooms.



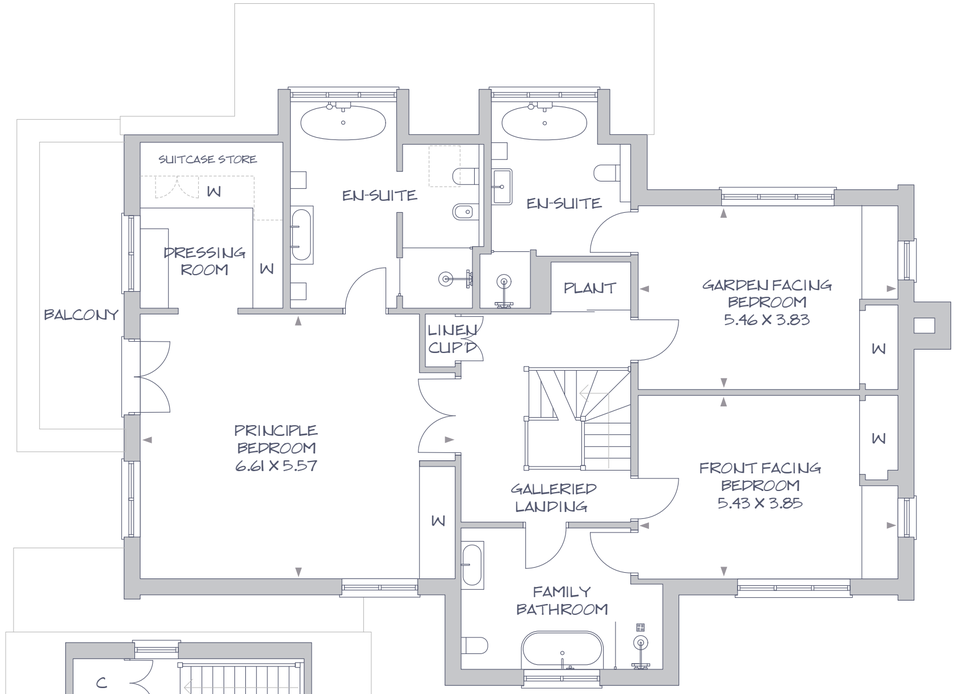
GROUND



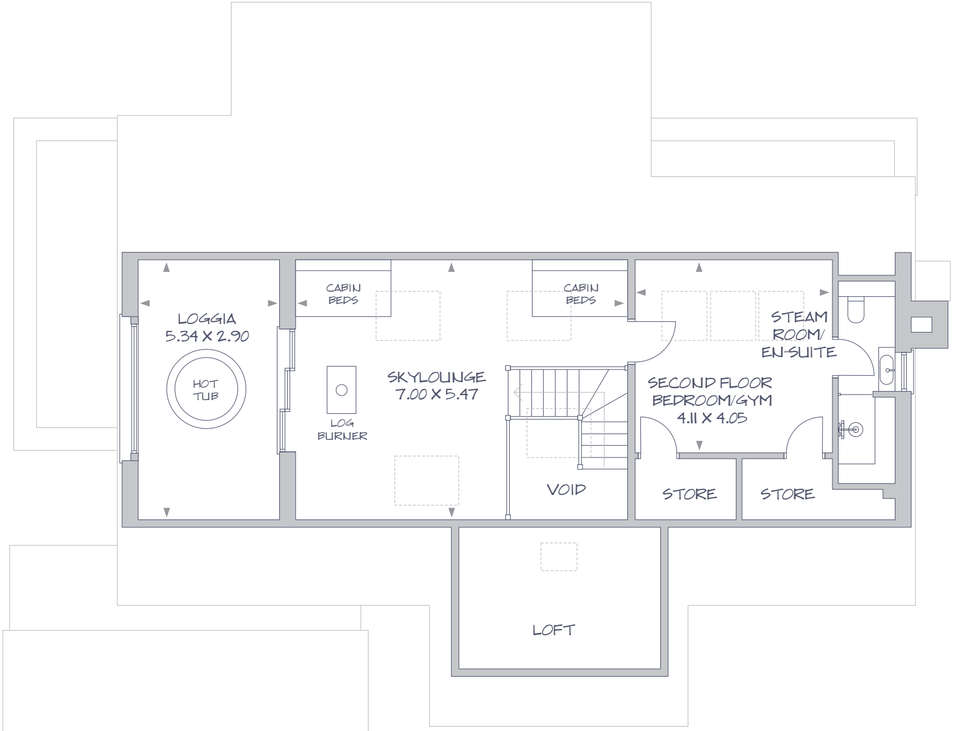
BASEMENT



EXTERNAL



FIRST



SECOND

Detailed description

Principal entrance through feature archway

The covered entrance has a natural stone floor with an oak bench below a roundel window, with space for logs opposite. A glazed wall with pedestrian door leads into the house. There are two circuits of lighting on Lutron controls.

The entrance hall

With the character of an established Arts & Crafts country house, you step up into a grand entrance hall and principal stairwell and then down into the reception rooms with their high ceilings. The main staircase, which has open treads wrapped in carpet with glass downs-stands and a bespoke iron handrail, leads to the upper floors. There is a plant cupboard with double doors providing access to much of Skyfall's technical equipment including: Lutron lighting modules and drivers, heating manifolds, 3-phase electric supply, telecoms and data cabinetry, security system, fire sprinkler system, TV distribution, intercom and gate control equipment and switching. The floor is tiled in a Parquet-style limed oak. A floor-to-ceiling curtain in Morris & Co 'Pure Batchelors Button Print' fabric hangs on a wave track across the glazed entrance. There are two circuits of lighting on Lutron control with recessed downlights and wall picture lights. Turn right into the

Inner lobby

At the same level, a pocket sliding door leads to the front study and another pocket doors reveals a step down into the living room/cinema. Behind double doors is a bespoke guest coats cupboard.

Front study

The study is fitted with bespoke joinery in a modern style. There is a large desk in beige textile and bookshelves, cupboards and drawers in porcelain white and smoke blue. While there are windows on two aspects, a very large triple casement window looks across the front courtyard planting and gated entrance. The tiled floor continues from the hall. There are two circuits of lighting on Lutron control, with recessed downlights in the ceiling and lighting built into the furniture. Both windows have Roman blinds and matching pelmets in Baker Lifestyle 'Lulworth' fabric.

The kitchen and reception rooms

These rooms sit at a lower level and have high ceilings. Enormous 1200mm square tiles, in a polished-concrete style, run right through. Each room has direct access from the hallway, but the rooms also interconnect with each other through double pocket-sliding doors.

Living room/cinema

This is a large room, centred around an open fireplace with a bespoke polished-concrete surround. Either side of this are double casement windows and adjacent there are tall, sliding glazed doors with level threshold leading outside. Ideal for socialising and watching movies is a U-shaped sofa, capable of seating ten people, situated centrally in the room. It's custom-made by Sofa Smith of Romsey and covered in Camengo 'Levante' fabric. The media equipment consists of an Audiofile-quality, Linn surround sound system, a 120" motorised Grandview screen which drops down from within the ceiling and an Epson 4K projector. Beside the media alcove is a nice space where the upright Roland piano sits. The ceiling has two levels with a central and curtain coffer light well. There are six circuits of lighting on Lutron control. In true cinema style, a wave head curtain, in Sanderson 'Violet Grasses' fabric, spans floor to ceiling and across the entire glazed-door wall. The casement windows have Roman blinds and pelmets in Zoffany 'Lustre' fabric. The scatter cushions and piano stool pad combine these fabrics. The large round rustic coffee table and matching side table in reclaimed wood are by Barker and Stonehouse.

Dining room

This panelled room is designed to portray country house character in an haute couture green paint. A Heathfield & Co 'Coniston' chandelier hangs proudly over the eight-person dining table and chairs. The room extends beyond the dining space into a glazed oak frame with views all round and sliding doors with level threshold leading outside. This relaxing space, with its statement vinyl armchair and footstool by Michael Northcroft of London, is the perfect place to sit and read a book. At the other end of the room is a large, African-style sideboard with quartz top next to the 1.2m Crittall-style pocket sliding door, which allows for views into the central hallway. The ceiling has two levels, with a central coffer light well framing the table. This is one of the six circuits of lighting on Lutron control, which also include wall picture lights, recessed downlights and floor uplights. Audio is provided by custom-install Monitor Audio ceiling speakers and Sonos Amp.

Kitchen/family dining space/garden room

The contemporary kitchen is by designer German brand Leicht. The units were specified in a high-end configuration that favours drawers over cupboards for ease of use. The handle-less fronts and drawers within drawers give clean lines and a modern aesthetic. There is a central island with a solid resin worksurface, with doors and drawer fronts finished in polished concrete. Breakfast bar seating features in a minimalist way by an overhang in one corner. The Dornbracht 'LOT' bar tap at the veg prep sink is a design icon. The hob is a wide Miele five zone induction model with the matched Miele extractor in the bulkhead above, paired for auto-operation. A long run of units in timeless matte white parallel to the island creates a galley arrangement. This area is flooded with natural light from glazing on three sides. A triple track sliding window on this south elevation, from worktop to ceiling and over 3m wide, seamlessly connects this space to the patio when entertaining. The main sink is a 700mm wide Blanco Andano with the Culina-S tap and there is concealed Miele dishwasher beside it. The worksurface and upstands are marble-effect Silestone and as a design detail continue behind the sink into the window reveal. A tall, double larder unit with pull-outs provides neat storage for groceries. At the end of the galley is a tall bay window with an upholstered bench with storage underneath – ideal for family games. The bank of tall units is in a cosy walnut finish and houses the twin Miele pyro ovens and integrated full-height Miele fridges and freezers, the latter of which has an icemaker. There is open shelving and a media section at one end, with a Sony TV on an extending bracket to enable a perfect view of the TV either when cooking or dining. Opposite there is a bar and coffee machine area, which brings all the materials of walnut, marble and matte white together. There are display cabinets for glassware and pull-outs for bottles with an under-counter Miele wine cooler in centre-stage. A retro Calligaris 'Kent' table with co-ordinating Danetti chairs sits beneath a cluster of handblown Bertie glass pendants in the informal family dining space. The room extends into a glazed oak frame with views all round and sliding doors with level threshold leading outside. A Tom Raffield 'Leven' ceiling light in walnut hangs over this relaxing garden room living area. The interior designer co-ordinated colour through many features in this room: the Thibaut 'Central Park' wallpaper, Bertie glass pendants, paint colours, dining chairs and bar stool, cushions and pelmets. The ceiling has two levels with a large coffer light well. There are eleven circuits of lighting on Lutron control, which include recessed downlights, floor uplights and cabinet lighting. Audio is provided by custom-install Monitor Audio ceiling speakers and Sonos Amp. The windows in the kitchen area are fitted with electric blinds. Double Crittall-style glass doors lead you back into the

Lower entrance hall

The Parquet-style floor continues throughout this level. There are three circuits of lighting combining recessed downlights with various wall lights, all on Lutron control. One feature wall light sits above a Gillmore Space 'Federico' console table with black oak shelves and metal frame.

Wine cellar

This is accessed beneath the main staircase via its own staircase. There is a lower landing and then a sealed door to maintain a cool temperature within the cellar. This basement level is constructed to the highest grade of waterproofing using both watertight structural concrete and a membrane (all guaranteed by Sika until 2041). This room is naturally ventilated, which maintains the temperature at a constant 14 degrees year-round. A bespoke wine cellar installation, featuring traditional wooden and metal racking with plinths, cubes and shelves, has capacity for 657 standard wine bottles and 21 Champagnes/magnums.

Integrated lighting within the installation and recessed downlights are controlled by rotary dimmers. The bespoke racking is colour-matched to the part-timber panelled walls, which co-ordinates with the parquet-style flooring.

Cloakroom

This is a large room, in keeping with the stature of the house. There is a full-width quartz counter with mirror wall behind. The countertop basin by Laufen is coupled with a wall-mounted tap by Hansgrohe. The wall-hung WC from Laufen has a concealed cistern. There is a tall casement window with a Roman blind and pelmet in Thibaut 'Sunburst' fabric. Anthology 'Ammonite' wallpaper covers the walls. A distressed-silver pendant lamp hangs from the ceiling and combines with recessed downlights, a backlit mirror and niche lighting, all on Lutron control. The designer bathroom accessories are by Keuco.

Rear study

The very high ceiling and bespoke floor-to-ceiling bookcase gives this room a library character. Opposite, the bespoke joinery continues with a large, fitted desk and double-sided peninsula – for holding occasional meetings. There are filing drawers and cupboards underneath. The backdrop for the desk is a wallpaper commissioned by the owner of a nautical chart of Chichester Harbour which covers the entire wall, specially lit by architectural Orluna 'Muro' display lights. The colourways of the joinery's beige textile and Tyrolean blue are referenced in the Ian Sanderson 'pyjama stripe' Roman blind and the hand-made Pooky 'Cecilia' pendant. The three circuits of lighting are on Lutron control. A tall double casement window facing south brings in lots of light.

Lobby to garage wing

A Crittall-style door and side panel gives the option to close this section to the main house.

Boot Room

This is a useful hub between the garage wing and the main house. There is a glazed door leading outside (from here is it easy to access the refuse storeroom opposite), stairs to the fifth bedroom suite, internal door to the garaging and access to the laundry room and outside shower. The bespoke bench and shoe storage joinery is in beige textile and angora grey and has an upholstered cushion with coats hanging above. The recessed twin spots are on Lutron control.

Laundry room

Combining thoughtful practical details with high-end luxury, this posh laundry room is a signature element of the country house design. A glazed door and window facing south bring in plenty of light and allow access to the side garden. The furniture installation is a German take on the Shaker style by Leicht with a chic, classic-contemporary feel. The colourways are midnight blue and platinum. On one side there is a marble quartz worktop and matching back panel with an undermounted Blanco sink. Underneath the countertop there are storage cupboards and an integrated Miele fridge, providing overflow storage capacity. Opposite, the units are floor to ceiling. Centrally, the Miele washing machine and tumble dryer appliances are installed in bespoke cabinetry to achieve the 'built-in exposed look' and raised up on special Miele plinth/drawer units, for ease of use. There is a tall broom cupboard and ironing board space either side. Three circuits of pelmet lighting, recessed downlights and cabinet lighting are controlled on rotary dimmers.

Garaging

There is a large double garage with two electric up-and-over timber doors, factory-sprayed to match the other external joinery. The height of the garage doors and internal volume was specified to accommodate the owner's SUV with a roof box fitted. There is good natural light from south facing casement windows combined with the glazed upper sections of the garage doors. The room is fully plastered and decorated, with a tiled floor, and can double up as an additional lifestyle or party space for family events. It has a utility area with a large Blanco granite sink and stainless-steel tap and considered storage for outdoor adventure pursuits. Cabling is installed for a car charger. The garage is also hard-wired to Skyfall's security system and has its own keypad to arm/disarm the alarm from here.

Loft bedroom

Above the garage in the wing is the fifth bedroom suite, with access from the boot room via a private staircase leading to a landing with a casement window and bespoke coat storage cupboard. This is a large bedroom suite with windows on two sides, bespoke built-in wardrobes all round and a window seat with lovely views across the conservation area. The built-in bed, which appears to float, was specially made for the space and has open bookshelves behind the headboard. The armchair, coffee table, rug, dressing table, stool and feature light were all procured by the designer as part of the scheme, which included wall colours, fabrics and flooring. The striking Roman blind is in Camengo 'Olinda' fabric. The limestone-effect flooring in this room extends to the landing and staircase. The media installation features a Sony TV on an extending wall bracket with audio provided by custom-install Monitor Audio ceiling speakers and Sonos Amp. There are three circuits of lighting on rotary dimmer control.

Loft bedroom en-suite

This is a wide wet room ensuite, where the floor is flush with the shower and has integrated storage niches and a minimalist frameless screen. The shower is a Hansgrohe Raindance showerpipe with overhead rain shower and separate hand shower. The wall-hung WC, concealed cistern, basin, drawer and wall units are all by Laufen. The basin tap is Hansgrohe. There is a heated towel ladder rail and an in-wall electric toothbrush charger. Four circuits of lighting, in the niches, under cabinetry and using spots, are all controlled on rotary dimmers. Accompanying bathroom accessories are by designer brand Keuco.

Galleried landing

From the main entrance hall, the stairs rise to the first-floor galleried landing, a voluminous space which is open all the way to the roof, with skylights bringing natural light from above. There are layers of decorative lighting, including a huge David Hunt Orb pendant light that hangs on a long drop into the void, and wall lights coloured matched to the handrail. All four circuits of lighting are on Lutron control. This landing has two bespoke storage installations: a linen cupboard behind double Shaker doors and a hidden heating plant cupboard housing the twin Daikin indoor units behind sliding wall panels. Two walls are papered in Morris & Co 'Pure Thistle' to reference, along with the iron handrail and feature pendant, Arts & Crafts styling. To suit the neutral interiors, the bedrooms and landing on this floor are fitted with a wool-rich, loop pile carpet, 'Pimlico' from Cormar.

Principal bedroom

Double Shaker-style doors open into the principal bedroom suite, which is air conditioned for year-round comfort. This is a very large bedroom with generous casement windows on two aspects and French doors leading to a private, south-facing balcony. An archway leads to the dressing room and there is a door to the ensuite bathroom. The bedroom has a seating snug area with bespoke Sofa Smith 'Bugatti' armchairs in front of the media installation consisting of a premium 65" Panasonic TV over a wall hung cabinet. Audio is provided by custom-install Monitor Audio ceiling speakers and Sonos Amp. The interior designer has many elements in this space working together as a cohesive room scheme. The side tables, console table and media unit in stained oak veneer are 'Fitzroy' by Gillmore Space. The table lamps have bespoke-made shades, and the coffee table has painted glass shelves, both to match the Little Greene 'Yellow Pink' feature wall. Headboards and Interiors made the super-king bed frame and headboard covered with Sekers 'Fiora' velour fabric, which complements the Harlequin 'Sial' fabric used for the armchairs and dressing room seat pad. Silk cushions were made to match both colours used. A ceiling-hung, wave-head curtain made with Harlequin 'Coppice' fabric hangs across the French doors, with Roman blinds in striped Camengo 'Horo' fabric over the windows. The pelmets match the bed covering. In addition to the curtains and Romans, each window also has a semi-transparent Luxaflex pleated blind within the reveal. This is to effectively filter harsh glare and brightness, providing perfect diffused light for weekend lie-ins. The bespoke wardrobes in this room are designed to disappear, being recessed into a wall and with floor-to-ceiling Shaker doors, colour matched to the wall colour. The three main circuits of lighting are on Lutron control, while the wall-mounted reading lights are switched independently. A panic button next to the bed will trigger the intruder alarm and alert the police when activated.

Principal bedroom balcony

This is a long, private, south-facing balcony with recessed Orluna lighting in the walls, on Lutron control. There is a stone parapet wall all round and internal wall faces of natural lime render. Underfoot is low-maintenance Ecoscape 'Ash' composite decking.

Principal bedroom dressing room

There are four tall, double wardrobes arranged in an L-shape configuration. Opposite is a large double casement window with a cosy upholstered bench that has pull-out drawers for shoe storage. The wardrobe colour scheme uses Little Greene 'Slaked Lime Deep', a deeper hue of the off-white wall colour to bring warmth. One wardrobe has a pair of internal doors instead of a back panel. This is to access a suitcase storage area behind, which could be retrofitted as a panic room if desired. The pairs of twin spots recessed in the ceiling are on Lutron control.

Principal bedroom ensuite bathroom

The bathroom is divided into three distinct zones, tiled in large-format Porcelanosa tiles in a neutral stone effect. The designer then introduced accents of colour with cabinetry in 'Pompadour Pink' and tile trims and décor tiles in 'Rose Gold'. The primary area features a statement Laufen 'Sonar' double bowl washbasin with wall-mounted taps, all set upon an Ambience Bain vanity drawer unit and black Krion countertop. A co-ordinated, tall wall-hung unit on either side provides storage. Opposite the basin is a tall towel rail of contemporary design. Sitting in front of a triple casement window which has a pleasant aspect to woodland beyond is the Waters 'Stream' bath, a freestanding two-person design. It fills from a wall mounted bath spout and has a separate hand shower. The toilet room is accessed through an archway and has its own skylight window. It is a generous space with a wall hung WC and bidet from Laufen and Hansgrohe taps matching the bathroom. The shower is a dedicated wet room accessed through a frameless glass door. On one side, an opaque glass wall casts a calming hue of light in this space. The statement shower installation utilises the Rainfinity 360 overhead shower from Laufen, with co-ordinated hand shower and concealed valve. There are four circuits of lighting in this bathroom, all on Lutron control: recessed downlights in the ceilings, lighting above and below cabinetry, uplights in the floor and concealed lighting in the backs of the seven tiled niches. Audio is provided by custom-install Monitor Audio ceiling speakers and Sonos Amp. There is also an in-wall electric toothbrush charger and designer Keuco bathroom accessories.

Family bathroom

Centrally on the landing is a very sizeable family bathroom which is fully tiled with large format marble-effect tiling and lit niches with feature pebble-effect backing. The two-person bath by Waters has a freestanding look, with a back-to-wall installation that provides a useful shelf behind. It fills from a wall-mounted Hansgrohe tablet bath filler and has a separate hand shower. A wide double casement window above, fitted with a Luxaflex venetian blind, lets in plenty of light. The spacious walk-in shower has a minimalist glass screen and a wet room floor flush with the bathroom. The Hansgrohe Raindance showerpipe has a large overhead rain shower and separate hand shower. The basin sits atop a grey Krion surface with a vanity drawer unit and uses an in-wall Hansgrohe tap. A wall-hung WC and concealed cistern complete the Laufen sanitaryware. There is also a ladder towel rail, an in-wall electric toothbrush charger, a backlit mirror and designer bathroom accessories by Keuco. The three circuits of lighting are controlled on rotary dimmers. A trap door gives access to loft space. The front-facing bedroom has a personal door into this bathroom.

Front-facing bedroom

This is a large and bright double bedroom with windows on two aspects. Notably the triple casement window has lovely views over the drive and across to the conservation area. The bespoke joinery installation consists of two double wardrobes with a fitted desk and drawers, in a Scandi-like combination of 'Porcelain White' and 'Cascina Pine' Egger boards. The interior designer then sourced the bed frame, headboard, bedside tables and armchair to complete the Scandi-Boho look, along with Roman blinds to match in Sanderson 'Sea Kelp' fabric. The three circuits of lighting are controlled on rotary dimmers.

Garden-facing bedroom

Identical is size and with double aspect windows, this bedroom enjoys a view over the rear garden and woodlands beyond. It benefits from the same bespoke joinery installation of wardrobes, desk and drawers in like materials. The interior designer also sourced the individual pieces of furniture here, to include Tom Raffield bedside table lamps, and Roman blinds made with Scion 'Berry Tree' fabric feeding into the calming Scandi-Boho look. The three circuits of lighting are controlled on rotary dimmers.

Garden-facing bedroom ensuite bathroom

This large bathroom is fully tiled in a warming concrete-effect tile by Porcelanosa. The 'Spa' bath is a two-person free-standing design by Waters. It fills from a wall-mounted Hansgrohe tablet bath filler and has a separate hand shower. The triple casement window above has a Luxaflex venetian blind and enjoys views over the rear garden and woodland beyond. For a minimal look, the Laufen basin with Hansgrohe tap is wall-hung on brackets with a backlit mirror behind. A tall storage cabinet, wall-hung WC and concealed cistern complete the Laufen sanitaryware. The walk-in shower is concealed in a large recess behind a minimalist glass door and has a wet room floor flush with the bathroom. A backlit niche that wraps around the tiled enclosure complements niches behind the bath. The Hansgrohe Raindance showerpipe has a large overhead rain shower and separate hand shower. There is also a ladder towel rail, an in-wall electric toothbrush charger, and designer bathroom accessories by Keuco. The three circuits of lighting, including uplights that frame the bath, are controlled on rotary dimmers.

Second floor Skylounge

The main staircase leads up to the Skylounge at the top of the house. This is a large, impressive space with a tall, vaulted ceiling that is flooded with natural light from four enormous roof windows with electric operation and blinds. It performs the function of a secondary living room, with a pair of matching sofas, a large double-sided wood burning stove, a premium 55" Sony TV and two bespoke cabin beds built into the roof slope. These are sofas during the daytime but have large internal drawers underneath storing the bedding to convert them into single beds when needed for occasional overnight accommodation. Flooring is a light grey oak. There are three circuits of lighting including a David Hunt 'Orb' light in a smaller size to the one in the void and various architectural spotlights, all on Lutron control. In the south wall, a three-part glass sliding door provides access to the loggia and has a Luxaflex venetian blind for diffused light when desired.

The loggia

A round Jacuzzi hot tub sits in the centre of a wide opening in the south gable wall of the house, which frames dramatic views over rooftops and across to Chichester Harbour. The feeling of 'bringing the outside in' is aided by a low-set structural glass balustrade to enlarge the aperture even further. The vaulted space above and the surrounding are clad in timber panelling, colour-matched to the grey oak-effect decking floor. The designers took inspiration from chic, alpine chalet architecture in creating this exceptional lifestyle feature. Careful attention was paid to lighting this area to balance the sky at night. The Lutron system controls a wash of diffused light up into the timber vaulted space, which complements mood lighting underwater in the hot tub. The bar stools act as tables for drinks in the tub equally as well as providing seating from which to enjoy the view.

Second-floor bedroom suite/gym/yoga studio

Passing back through the Skylounge and around the upper gallery leads to another bedroom and ensuite. In the current configuration this is being used as a gym and yoga studio. The roof slopes on one side up to a high ceiling. There is a special rooflight installation combining three large Velux conservation windows with electric operation. These offer calming views of the skyline and tree canopy, flooding the room with natural light. Flooring throughout is a light grey oak and lighting consists of two sections of feature spotlights on Lutron control. Two doors in the side wall provide access to separate storage rooms.

Second-floor ensuite bathroom

Continuing the lifestyle focus on this floor, the designers went for a spa/country club feel. A painted vanity drawer unit and open storage cubes with a marble-style counter on top set the scene. The countertop basin is Laufen with a tall pillar tap from Hansgrohe and there is a ladder towel rain to one side. Bespoke glass splashbacks and sills wrap around. A small casement window has charming views across the rooftops of the conservation area, and it is even possible to see the hill at Kingley Vale far in the distance. There is a Luxaflex venetian blind and Keuco designer bathroom accessories. To one side is a wall-hung Laufen WC and concealed cistern and to the other a frameless glass door into the wet room area. This space is a dedicated steam room with comfortable seating for four people. It is entirely tiled in glass mosaics in shades of blue and turquoise and has layers of mood lighting, also in the WC, that are on Luton control. The shower is a statement Hansgrohe Rainfinity 360 overhead shower with separate hand shower.

Oak barn

Conveniently situated next to the boat parking area, this characterful outbuilding was designed for the secure storage of valuable bikes, boards and other sporting equipment – without having to use the garage. It is an oak-frame structure under a slate roof, clad in oak and with a sturdy door to match. For longevity, it sits on a brickwork plinth on a concrete base. In addition to the storage at ground level, there is half an upper deck with a fixed ladder for ease of access. Bespoke shelving and storage solutions were installed for the intended usage. It is serviced and powered from the main house, fed by dedicated armoured cables laid underground. Lighting and power, including internal/external sockets, are managed on the barn's own consumer unit independent of the house. There is wired and wi-fi network connectivity, via an ethernet port and Unifi access point respectively. The building is also hard-wired to Skyfall's security system and has its own keypad to arm/disarm the alarm from here.

Garden shed

This is a bespoke outbuilding designed to be an attractive feature within the landscaped rear garden. It has a pitched roof, tiled in natural slate with decorative features and elevations of timber boarding painted in mouse grey RAL 7005 to match the joinery on the house. Internally it is a large space, with shelving and storage for everything that might be required to service Skyfall's garden and activities. To ensure longevity, it sits on a brickwork plinth on a concrete base. It is serviced and powered from the main house, fed by dedicated armoured cables laid underground. Lighting and power, including internal/external sockets, are managed on the shed's own consumer unit independent of the house. There is wired and wi-fi network connectivity, via an ethernet port and Unifi access point respectively.

Outdoor shower

After a swim or paddleboard in the harbour, there is the added convenience of being able to have a warm shower outdoors. The timber-clad enclosure is open to the sky above and surrounded by tropical plants within the side garden. It has a wet-room floor flush with the natural-stone path leading in. Zero-loss pipe laid underground, supplies it with hot and cold water from the house. The overhead rain shower and separate hand shower are specific for outdoor use and finished in brushed stainless steel. Perfect for removing wetsuits and for washing muddy dogs.

Refuse store

General waste, recycling and food waste bins are stored out of sight in a dedicated space. This is accessed via double doors, conveniently positioned opposite the boot room door. The internal lighting is activated by motion sensor.

General specification

Drainage strategy

Engineers Arch Associates designed the drainage system. Skyfall is on mains drains with a gravity-fed connection. Stormwater feeds to a sustainable drainage system which includes permeable paving in the road and parking areas and a crate soakaway under the rear lawn. There are Aco drains in the terraced areas.

Foundations

Skyfall has robust engineered foundations, also designed by Arch Associates, that utilise CFA piles connecting to reinforced ground beams with anti-heave protection.

Floors

The ground floor is a suspended beam and block concrete floor overlaid with insulation and a reinforced screed with underfloor heating. The garage floor is a suspended beam and block floor overlaid with reinforced concrete. The first floors are wide span concrete slabs overlaid with reinforced screed and underfloor heating. The second floors are metal-web engineered joists with special T&G boards with underfloor heating.

Structural steel

To facilitate a design that prioritised layout and aesthetic over ease of construction, a comprehensive steel frame and network of structural support was introduced into the building.

Walls

Skyfall is built in traditional cavity wall construction with an insulated cavity.

Roof

Both the main house and garage are traditional cut-roof designs with insulation both between and below the rafters.

Internal walls and plaster

On all the floors, solid masonry has been used for most walls. These have been ‘float and set’ with Hardwall and wet plaster. This specification has high impact resistance and low noise transmission and, combined with concrete floors, adds to the feeling of quality and solidity.

Windows

French or flying mullions have been specified throughout, allowing each pair of casement windows to be opened fully without a centre mullion. This creates a large opening and an enhanced sense of bringing the outside in.

Paint

High quality and designer paints have been used exclusively. All walls, ceilings and woodwork have been decorated with environmentally friendly Little Greene paint. Their ‘Intelligent emulsion’ was specified for walls and ceilings, which allows marks to be wiped away with a damp cloth.

Heating

Wet underfloor heating on all floors, combined with air source heat pumps, delivers a most efficient way to heat this modern home. There are 2 x double Daikin ASHPs externally and 2 x Daikin Indoor Units internally within the plant room, each with 250 litres of hot water storage capacity.

Electrical supply

Skyfall has a three-phase electric connection, which allows for faster car charging. Cabling for car charging is installed in the garage and to the parking area, ready to accept the charger installations.

Network

A CAT6 wired data network, to include all TV points, access points, desk areas, countertops, media installations and outbuildings, terminates in a data cabinet in the comms cupboard. In addition, there is a professionally managed wi-fi network covering the property internally and externally using Uni-Fi wi-fi access points hard-wired to the network.

Lighting

A key feature of Skyfall is the lighting design and installation. The lighting design was provided by Hampshire Light, covering the entire property internally and externally. All lighting is architectural quality, with high colour rendering and a consistent 3000 kelvins colour temperature throughout. A Lutron smart lighting system controls all primary internal space and external lighting.

Internal joinery

All the wardrobes, cupboards, fitted studies and cabin beds were individual projects of custom joinery, designed and specified to exacting requirements with input from the interior designer as part of the cohesive scheme. All wardrobes combine varying hanging space, with shelves and internal drawers, and include internal lighting.

Internal doors

For their solid feel and better soundproofing, 30-minute rating fire doors were used throughout. They are in a simple four panel shaker design and have beautiful Alexander and Wilkes knurled handles.

Security

There is a comprehensive intruder alarm system which is monitored 24/7. All motion sensors and contacts are hard-wired for reliability. A Ring CCTV system is also in operation with cameras monitoring the key approach points to the building.

Gated access

There are two electric gates with intercom, keypad and user control. The outer gates ensure privacy to the shared landscaping and entrance road and an inner gate to Skyfall’s private curtilage.

Fire systems

There are Aico smoke and carbon detectors in all the necessary locations and this system can alert the user to any events. A sprinkler system is also installed through the main stairwell and second floor which is connected to a dedicated 50mm water supply.

External water and power services

For convenience, there are 5 outdoor taps with special fittings that allow them to remain on in the winter and 5 double external power sockets.