

Design and Access / Heritage Statement

Site Name: 22 West St

Location: 22 West St, Worthing BN11 3HD

22 West St is a Grade II listed cottage, centrally located in the Marine Parade and Hinterland Conservation Area.

The Existing Cottage

Dating from the early C19th, the cottage is mid-terrace, with two storeys plus mansard attic. The cottage is stuccoed to the front with painted flint cobbles to the rear. The cottages 16-26 form the listing, with number 14 of local interest only.

Proposals

The current arrangement with the kitchen and utility housed in a narrow outrigger is no longer fit for purpose, and consent is sought to demolish these additions and replace them with a new full width rear extension with a reduced depth and height.

Heritage Assets

The heritage asset affected by these proposals is a Listed Building. There will be no changes to the front elevation therefore the conservation area is unaffected.

Research undertaken:

Local Planning Authority sources:

- Conservation area appraisal statement

Historic England Sources:

- Listing for 16-26 West St.



22 West St front elevation.

History of 16-26 West St cottages

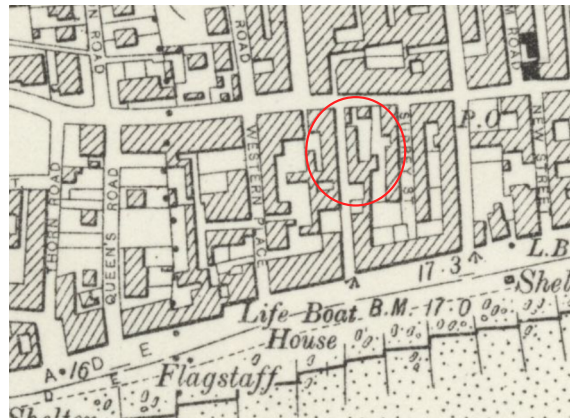
Originally the cottages were of a two up, two down (plus attic) arrangement, but since the late C19th every cottage has added a rear extension. Numbers 16-22 feature part-width outriggers, with number 24 having a full width rear extension, and 26 having a dog-legged rear extension (which appears from google imagery to have been later altered to include a lean-to to the side of the approved extension.)

Number 22 has been extended in two phases. Historic maps show that a rear extension was first built between 1896 and 1909 - predating the listing of the property in 1976. A later utility room extension was added to the rear of the kitchen in the second half of the C20th - this is known to pre-date 2000, and was subject to a retrospective listed building and planning application in 2025. It is thought that the kitchen extension was rendered and re-roofed when the utility was added. Other alterations such as the removal of the internal wall between the living and dining rooms, and part removal of a chimney stack, have also been retrospectively approved in recent years.

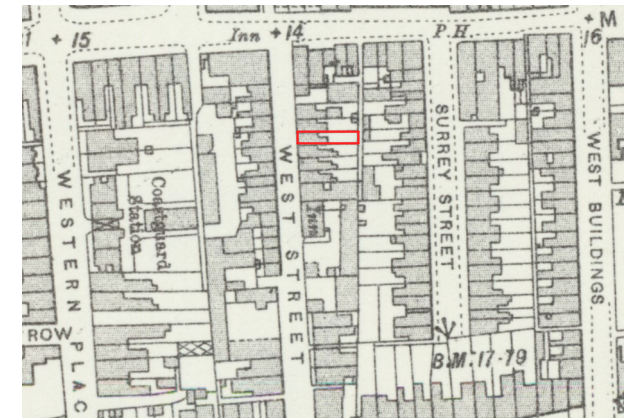
The current arrangement with the kitchen and utility housed in a narrow outrigger is no longer fit for purpose, and consent is sought to demolish these additions and replace them with a new full width extension, which would be shallower and shorter than the current kitchen-utility outrigger, and more sympathetic to the original cottage.



Aerial image showing the pattern of rear extensions to 16-26 West St.



Historic map 1875 showing no rear extensions.



Historic map 1909 showing rear extensions to all cottages in the terrace, number 22 outlined in red.

The Existing Kitchen and Utility Extensions

These extensions appear to be of rudimentary construction, having been built with solid walls partially incorporating the existing flint garden wall between 20 and 22 West St - this wall remains visible from the interior of the kitchen. This presents structural concerns, and results in a cold, damp and poorly ventilated space. Throughout the ground floor of the cottage there is a persistent damp smell, which is assumed to be the result of high external ground levels relative to the internal floor levels - preventing sufficient ventilation of the suspended timber floor void. Issues with relative ground levels have been partially managed by building the kitchen 60mm higher than the dining room, and the utility a further 70mm higher, but the adjacent external ground remains higher still, and these small steps just create a trip hazard. Render extends to the ground, wicking moisture up the walls.

Furthermore, the kitchen and utility rooms relate poorly to the garden. The kitchen itself has a poor visual connection to the main part of the garden, with through-views to only one small window in the utility. Other windows face north offering poor light levels and an outlook onto the blank wall of the neighbouring extension.

The 2025 retrospective approval notes that the extension to 22 West St is 'noticeably longer' than any other on this row of cottages. Consequentially, the usable back garden area is foreshortened. The remaining passage to the side of the kitchen extension is shaded and too narrow to be enjoyed. Ground levels fall back towards the cottage, exasperating damp issues in the historic part of the cottage.

In 2021, the adjoining cottage at 24 West St was granted permission for a replacement full width extension. Although the officer's report acknowledges that a full width extension is out of character to the cottages, permission was granted on the basis that the extension references the existing pattern of part-width outriggers with a stepped east elevation. The resulting extension in painted brickwork with a standing seam roof is objectively a more attractive addition to the original cottage than the rendered box addition to 22 West St, as well as hugely improving the functionality of 24 West St. Locally lowered external ground levels as well as remedial works to the cottage ground floor structure have eliminated damp issues. The extension to 24 West St is also lower in height than the existing elongated extensions to 22 West St.



Existing kitchen-utility extension seen from the rear, with UPVC fascia, felt roof and UPVC windows. Even at midday in the height of summer the side passage is shaded.



The existing rear kitchen and utility seen externally and internally, built partially over the garden wall (note the cobbles seen to the rear of the pipework.)

Proposals

This application proposes the demolition of the rudimentary C20th rear extensions, and their replacement with a shorter, full width extension. The new extension would continue the pattern of stepped rear facades seen at 24 and 26 West St. Although it is acknowledged that a full-width extension may not be a preferred solution, the proposal would represent an improvement to the current configuration for the following reasons:

- Removal of harmful solid wall construction alongside high external ground levels exasperating subfloor and rising damp issues alongside condensation and poor ventilation and insulation. The new extension would be constructed with insulated cavity walls, and where possible external ground levels would be locally lowered to 150mm below internal floor level to promote improved internal ventilation. This would also provide the opportunity to link new telescopic vents through to the existing cottage. Additional measures such as sub-floor fans could vastly improve sub-floor ventilation where it would not be possible or practical to lower ground levels to the front of the cottage, which borders the public pavement. Where external ground levels adjacent to the new extension cannot be locally lowered (ie. alongside the south elevation), suitable modern tanking measures would be incorporated into the new construction.
- The overall depth and height of the extension would be reduced. This would offer a positive benefit to 20 West St, improving their outlook, quality of outside space and natural light.
- By abutting the existing extension to 24 West St, there would be no resulting narrow, dark and unusable space left between the two extensions.
- The reduced depth of the new extension would increase the usable garden area to 22 West St, increasing the footprint of garden which enjoys natural sunlight and a better outlook.



Narrow, shaded and damp outside space between the existing outrigger and neighbouring extension - note the much sunnier garden beyond.



Narrow and impractical kitchen leading to utility room beyond, with limited visual and physical connection to the garden.



Existing kitchen window facing north and looking onto a blank wall.

- The resultant kitchen would be a much more usable space, with a more practical u-shaped kitchen suited to modern family living, an area for seating, and windows and a door looking and opening onto the garden. Additional light would come from a flat rooflight positioned to maximise borrowed light into the dining area. Positioning the kitchen adjacent to the existing rear window improves the physical and visual connection between the kitchen and dining areas. Aligning the doors and windows of the new extension with those of the original cottage improves views and connections through from the cottage to the garden.
- It is proposed that the existing painted cobble rear facade is left exposed inside the new kitchen, and this would be enjoyed in its original form without being intersected as by the existing extension. We would also argue that this is less harmful than the dog-legged approach approved at 26 West St whereby this sash window cannot be properly appreciated externally, and the internal outlook is spoiled by the new extension which steps out over the window.

Materials:

To provide consistency across the rear facade of the cottages, the new extension to 22 West St would be constructed in painted brickwork to match the neighbouring extension at 24 West St, as well as referencing the painted masonry and stonework to the original cottage.

It is proposed that the roof is formed in dark grey metal with standing seams to reflect the neighbouring properties at 24 and 26 West St, and reference a traditional flat lead roof. This would be a more sympathetic material than the modern felt roof to the existing extensions.

The new window and door would be in heritage style powder coated aluminium with horizontal glazing bars.

The new rooflight would be designed to appear frameless with a simple 150mm upstand.

Appendix

Listing description: <https://historicengland.org.uk/listing/the-list/list-entry/1250697?section=official-list-entry>



Example standing seam roof in lead-grey colour.



Neighbouring extension with painted brickwork, standing seam roof and aluminium window. The proposed rooflight to 22 West St would be less prominent, and the roof colour would be darker.