2 CENTRAL AVENUE

Design & Access Statement

Document Ref 005_25_DAS
January 2026

Purpose of Document

This application seeks planning permission for a first-floor and single-storey ground-floor extension to a 1960s detached bungalow on Central Avenue, Worthing, West Sussex.

The proposed works have been designed by Holland_Works on behalf of the current owner, Mr. Bruwer.

This Design and Access Statement (DAS) sets out an analysis of the existing site, the design rationale, and the proposed scheme. It should be read alongside the full set of drawings and supporting documents submitted as part of this application.

The proposals aim to improve the functionality and access of the dwelling, with the first-floor extension providing additional living accommodation, including new bedrooms and bathrooms. The ground-floor layout is also enhanced by retaining significant elements of the existing bungalow, reducing demolition, and reconfiguring spaces to meet contemporary living requirements. Enlarged openings to the south elevation increase natural light, improve passive solar gain, and strengthen the connection to the private rear garden.

In summary, the scheme seeks to refurbish and extend the existing bungalow, celebrating its distinctive character and the wider local context, while creating a highly sustainable, modern home that references the Sussex vernacular in a forward-looking manner.

Brief

The submitted scheme seeks to revise the previously approved planning consents (Refs: AWDM/0134/25 & AWDM/1251/25).

The key amendments include:

- Modification of roof pitch, form, and overall massing, including updated roof tile material, and the addition of front and rear dormers and roof windows.
- Repositioning and resizing of first-floor windows, with revised façade detailing.
- Change of first-floor cladding material to enhance the architectural expression.
- Reworked roof form, openings, materials, and detailing of the ground-floor extension.
- Replacement of all windows and alterations to existing external openings.
- Improved internal layout and access to better suit contemporary living.
- Provision of fencing and access from the private amenity space.
- Enhancement of thermal efficiency through retrofit measures to the building fabric.

These revisions aim to optimise the functionality, appearance, and sustainability of the dwelling while remaining sympathetic to the character of the surrounding area.

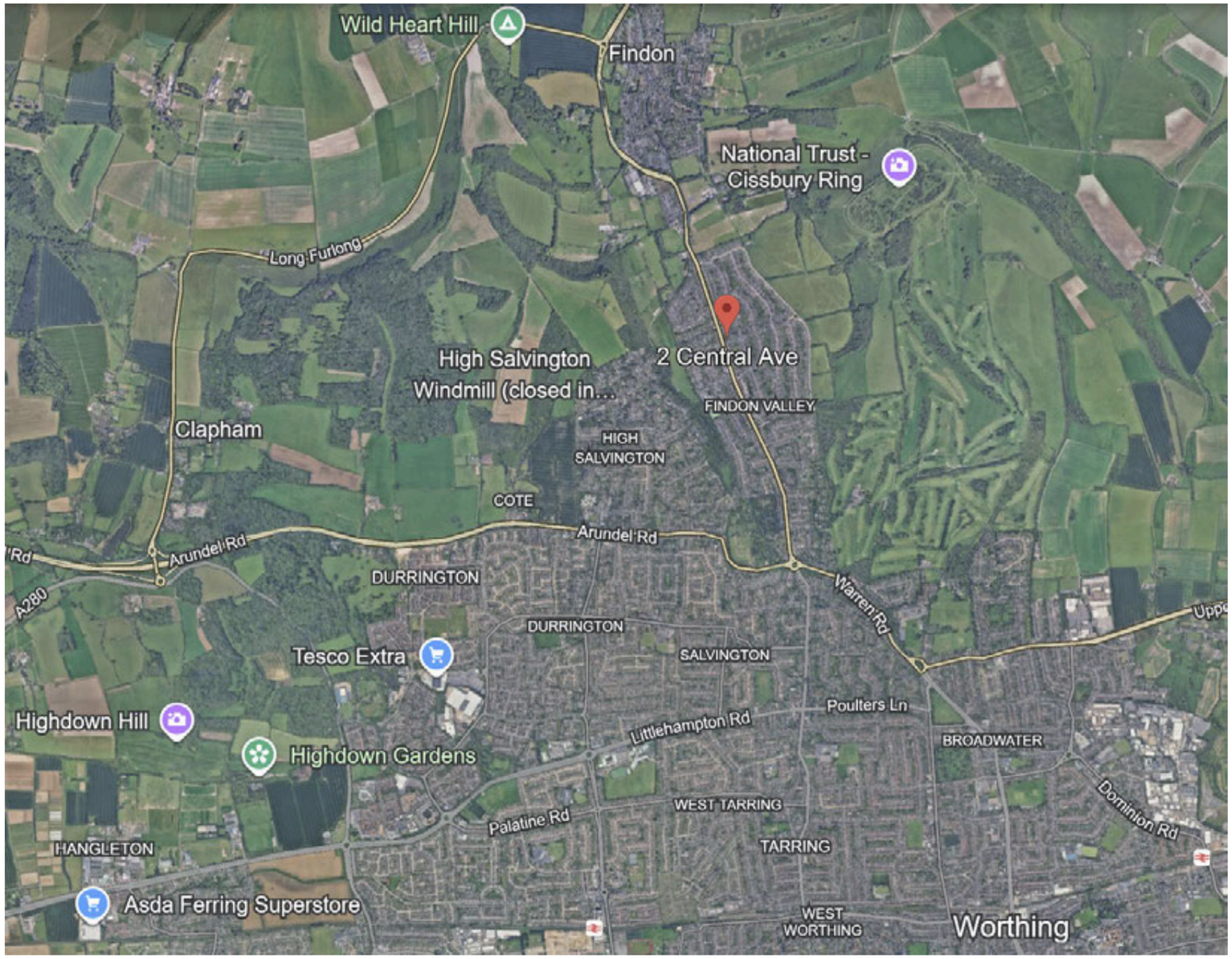
Site location

The application site is located within Findon Valley, West Sussex.

The site lies approximately 3.2 miles from Worthing town centre and Worthing railway station. Strategic road connections are provided via Findon Road to the north, Arundel Road to the west, and Warren Road to the east, offering convenient access to local services and amenities.

The immediate surroundings are characterised by a mix of early Edwardian and post-war semi-detached and detached dwellings.

The site is also located in close proximity to notable local landmarks, including Cissbury Ring, managed by the National Trust, High Salvington Windmill, and Findon Village, which lies approximately 1.5 miles away.



Site location from google earth satellite image with the site marked with red tag

Site location

The application site occupies a prominent corner plot addressing both Central Avenue and Findon Road. A south-facing rear garden adjoins neighbouring residential properties, while the site also sits adjacent to a small area of public green space along Findon Road.

The surrounding context is suburban in character, defined by tree-lined streets, wide pavements, and generous grassed verges that contribute to an attractive public realm. Semi-mature and mature trees within the vicinity reinforce the area's distinct sense of place.

Street frontage

Access is from Central Avenue with on site parking on the left of the site and garden on right and accross the rear of the property.

Existing Site Location Plan
Scale1:1250 @ A3

Site surroundings

The application site is surrounded by a mix of detached dwellings comprising single-storey, one-and-a-half-storey, and two-storey forms, predominantly with pitched roofs.

Central Avenue functions as a local access road serving the surrounding suburban area, while Findon Road is a principal route providing northbound connectivity.

Mature trees make a significant contribution to the character and visual amenity of the area. The site is not located within a conservation area and there are no listed buildings immediately affected. It is not identified as being at risk of flooding.

Arial view of the site and surrounding context

View up Central Avenue with the site on the right hand side

View of site looking east along Findon Road

Site History

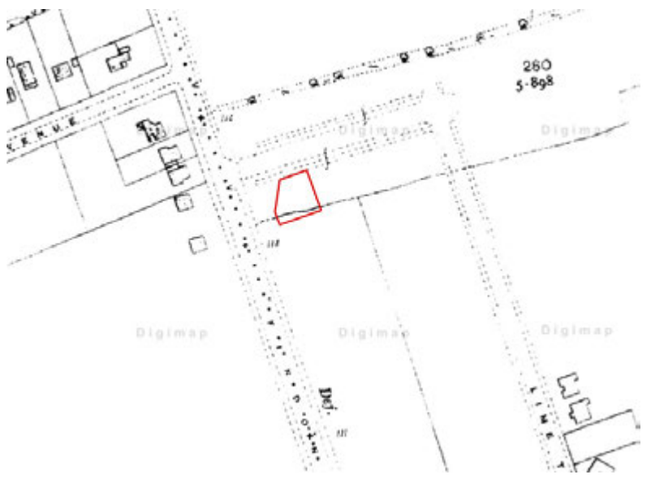
The adjacent maps provide an overview of the historical development of the area and its transition into the suburban environment seen today.
Mapping from the late nineteenth century shows the site and its surroundings as open fields with tree-lined routes. Residential development began in the 1930s to the western side of the application site and continued through successive phases of urban growth until the 1960s, by which time the majority of Central Avenue had been established, including No. 2 Central Avenue.

Analysis of the historic mapping indicates that the site has consistently been influenced by the presence of mature trees, reflecting its origins along a tree-lined avenue.

Historic Map approx 1870s

Historic Map approx 1910s

Historic Map approx 1960s indicating year of construction



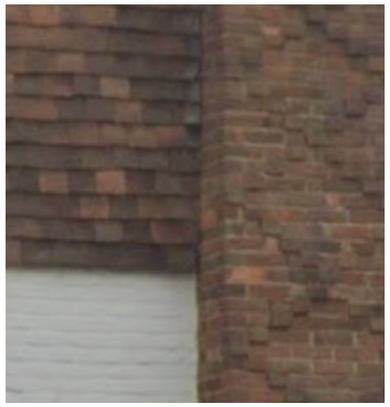
Historic Map approx 1930s

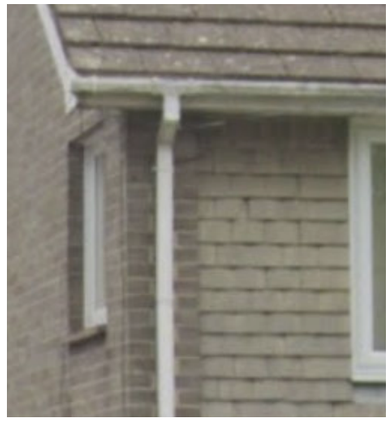
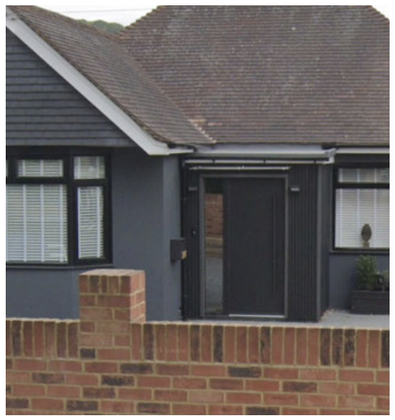
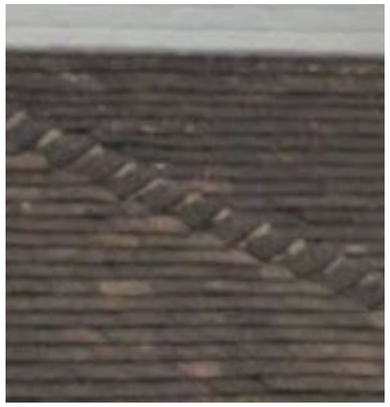
Historic Map approx 1950s

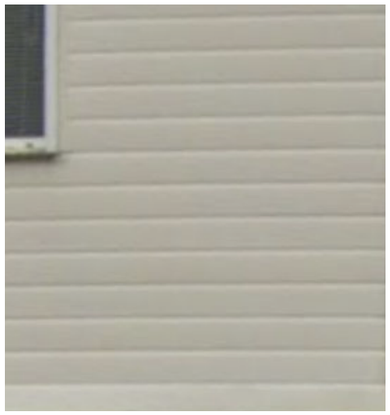
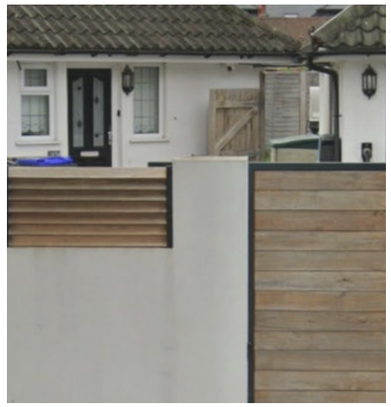
Scale, Character and Appearance

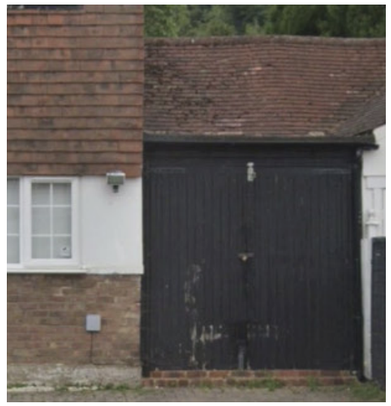
Analysis of the surrounding context identifies a consistent local architectural language characterised by pitched roof forms, including gables, catslides, hips, and dormers. A varied yet cohesive palette of materials is evident, comprising facing brick, plain clay roof tiles, tile hanging, horizontal wall cladding, casement windows, and timber boundary treatments. This vernacular is expressed across a mix of pre-war and post-war housing, forming a coherent character within Findon Valley and the wider West Sussex context.

Adjacent examples illustrate the range of materials and architectural elements present within the immediate surroundings of the site.



The building today

The existing bungalow has remained largely unchanged since its original construction, aside from the replacement of windows and doors and some updates to internal fixtures. The property now requires renovation and modernisation to meet contemporary living standards.

The current layout comprises two bedrooms, a living room, kitchen, and bathroom. The dwelling benefits from a generous garden that wraps around the property and provides off-road parking leading to a single garage located on the eastern boundary.

Photo of front facade and garden

Photo of rear facade and private garden

Planning History

AWDM/1251/25 - Application to vary Condition 3 (materials and finishes) of previously approved AWDM/0134/25. Amendment: change the first floor finish to dark grey fibre cement cladding.

Application Permitted - Decision Date 17th December 2025

AWDM/0134/25 - Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension.

Application Permitted - Decision Date 12th March 2025

AWDM/0983/24 - Removal of roof and erection of an additional storey at first floor level; single storey front extension.

Refusal - Decision Date 25th September 2024

PREAPP/0192/24 - Extension of bungalow to form 2 storey house

Relevant Planning Policies

National Planning Policy Framework (2024) National Planning Practice

Guidance SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan 2023 (2020-2036) (“WLP”)

SP1 – Presumption in favour of sustainable development

DM5 - QUALITY OF THE BUILT ENVIRONMENT

DM16 - SUSTAINABLE DESIGN

DM18 Biodiversity

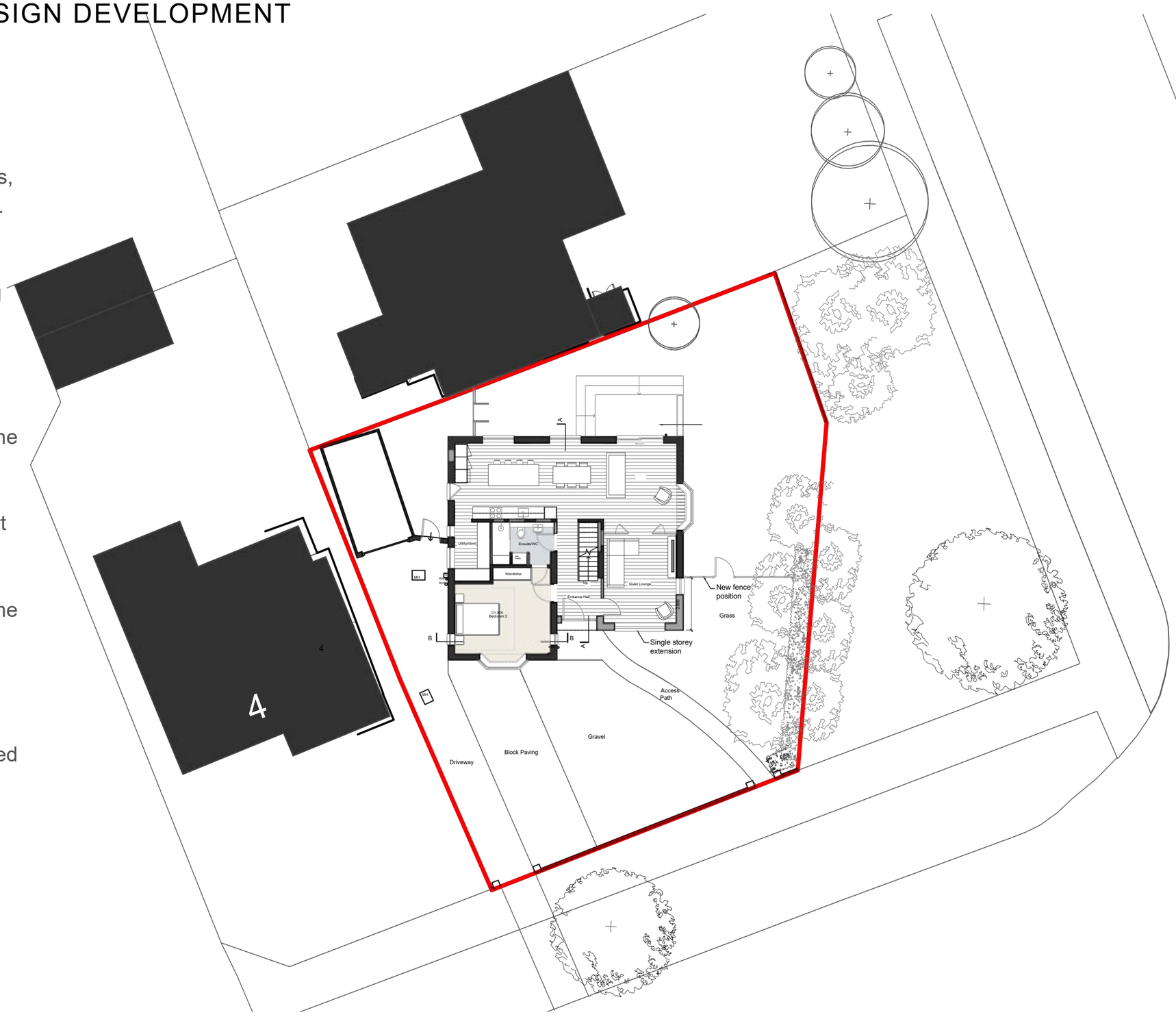
Proposed scheme & layout

Proposed site plan with internal alterations, front extension and garden fence position.

The internal reconfiguration creates a full-width open-plan kitchen, dining, and living space to the rear, strengthening the relationship between the house and garden.

The ground-floor bedroom is retained at the front of the property and is served by a Jack-and-Jill en-suite WC. A dedicated utility room and integrated storage support the kitchen layout.

The proposed front extension has the same footprint as the current consent and provides a quiet snug and an enlarged entrance hall, improving arrival and circulation. Views to the garden, mature trees, and boundary planting have informed the placement and enlargement of openings, maximising daylight and visual connection to the landscape.



Proposed Ground Floor Plan
Scale1:200 @ A3
0 2m 5m 10m
1:200
N

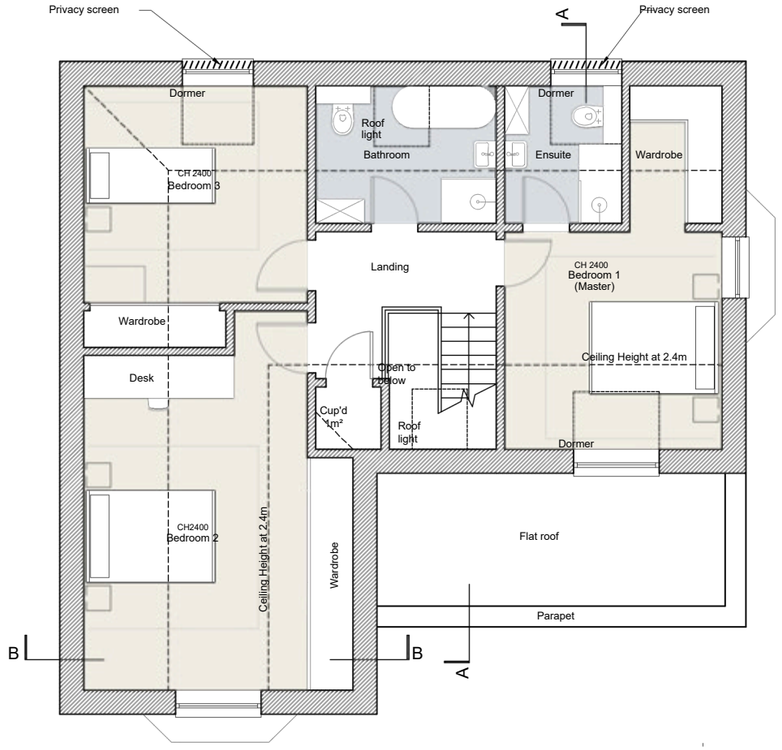
Proposed scheme & layout

Proposed first floor and roof plans with revised internal layout and roof form.

The proposed first-floor extension provides three bedrooms, a family bathroom, and an en-suite. The layout has been carefully reconfigured to ensure functionality while achieving adequate head height for occupants.

The rear-facing bedrooms benefit from enlarged windows, which increase natural light and enhance the internal environment.

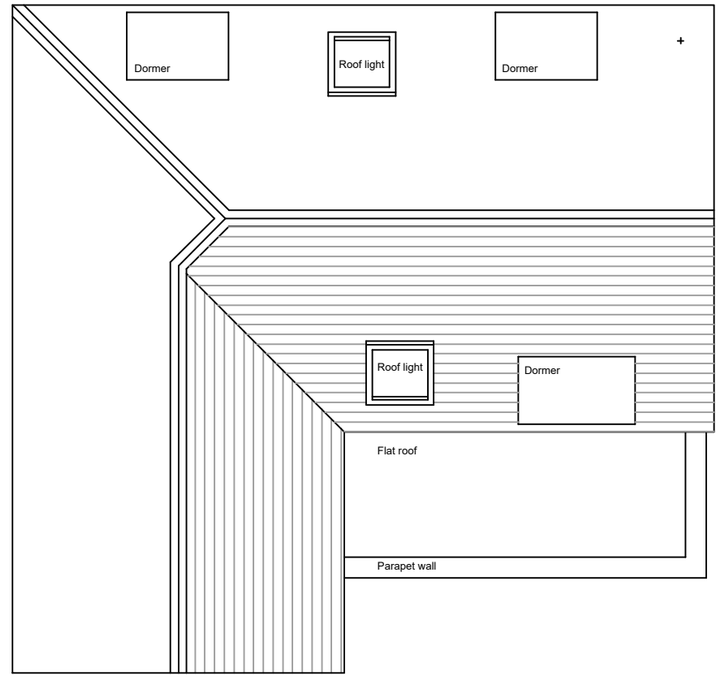
Potential overlooking has been carefully mitigated through the use of angled metal fins. These block direct views into neighbouring gardens, provide solar shading on the southern elevation, and maintain outward views towards Findon Road, balancing privacy with light and outlook.



Proposed First Floor Plan
Scale1:100 @ A3

0 1m 3m 5m
1:100

N



Proposed Roof Plan
Scale1:100 @ A3

Proposed scale & massing

The proposed scheme seeks to increase the ridge height of the previously approved planning consent (Ref: AWDM/0134/25) by 0.5 m. This increase results from adjusting the roof pitch from 32° to 35°, aligning with the existing pitch of the bungalow and improving functionality within the first floor, particularly in the bathrooms, en-suite, and circulation through doorways.

The design also removes the sprocketed roof to simplify construction while retaining the eaves height as approved under the previous consent.

The revised roof form strengthens the building's new identity by introducing a slightly steeper pitch, consistent with neighbouring properties.

The modest increase in ridge height has been carefully assessed in relation to shading and visual impact; detailed analysis is provided in the accompanying shadow studies.

The proposed form and massing have also been tested using scale models to evaluate the scheme's relationship with the immediate context and ensure it sits comfortably within the surrounding streetscape.

Photo of card massing model front view

Proposed scale & massing

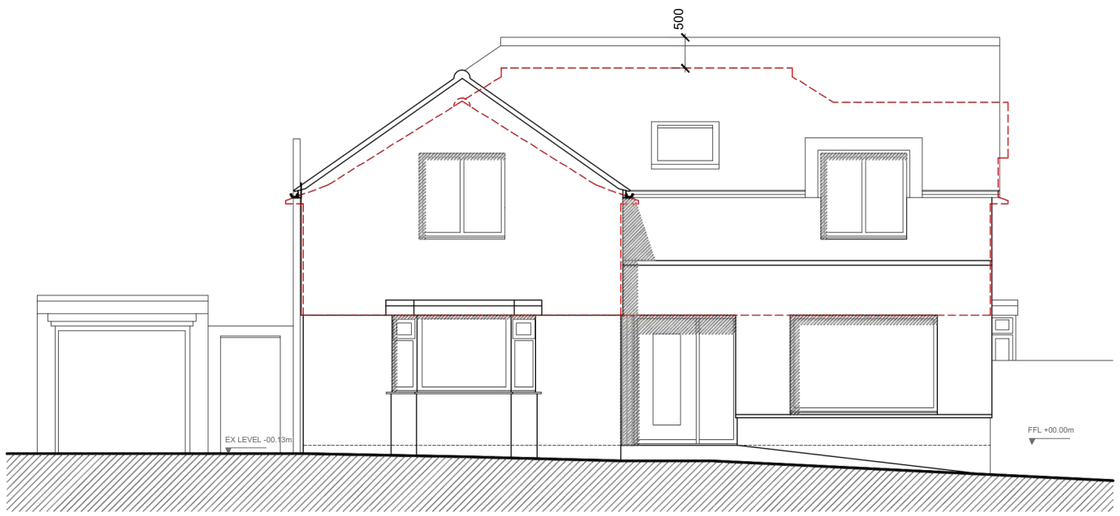
Testing the proposed form with a massing model within the immediate context

Photo of card massing model front & side view

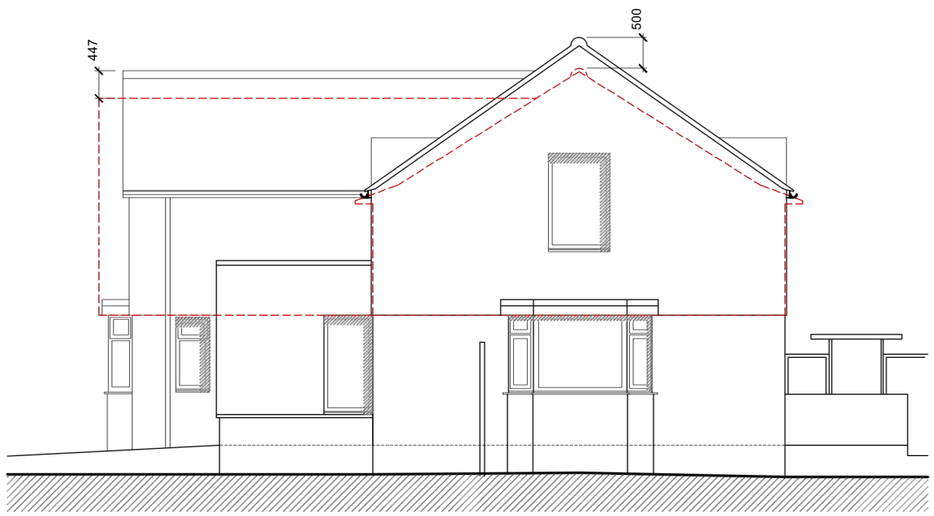
Photo of card massing model side & rear view

Proposed scale & massing

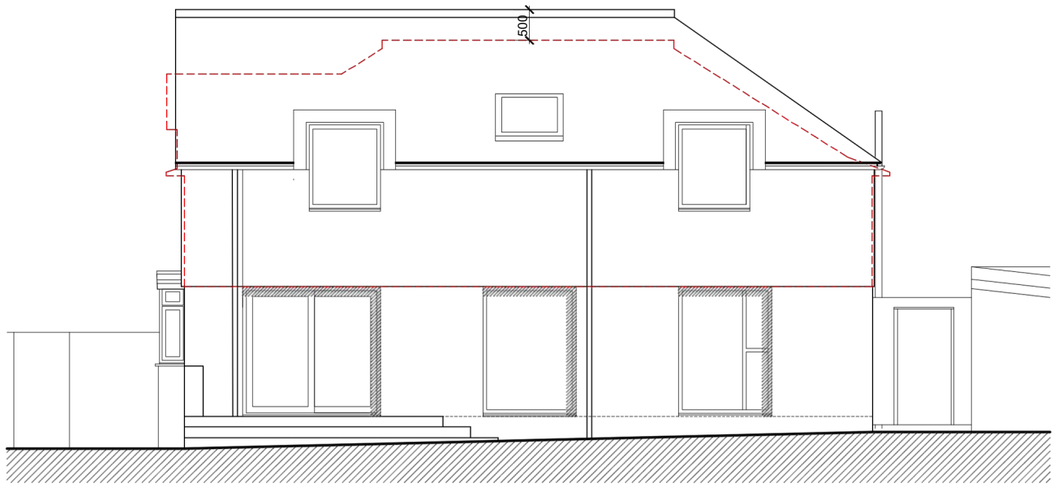
The proposed outline elevations show the increase in height compared to the current planning consent AWDM/0134/25 which is shown as a dashed red line.



Proposed North Elevation
Scale1:100 @ A3



Proposed West Elevation
Scale1:100 @ A3



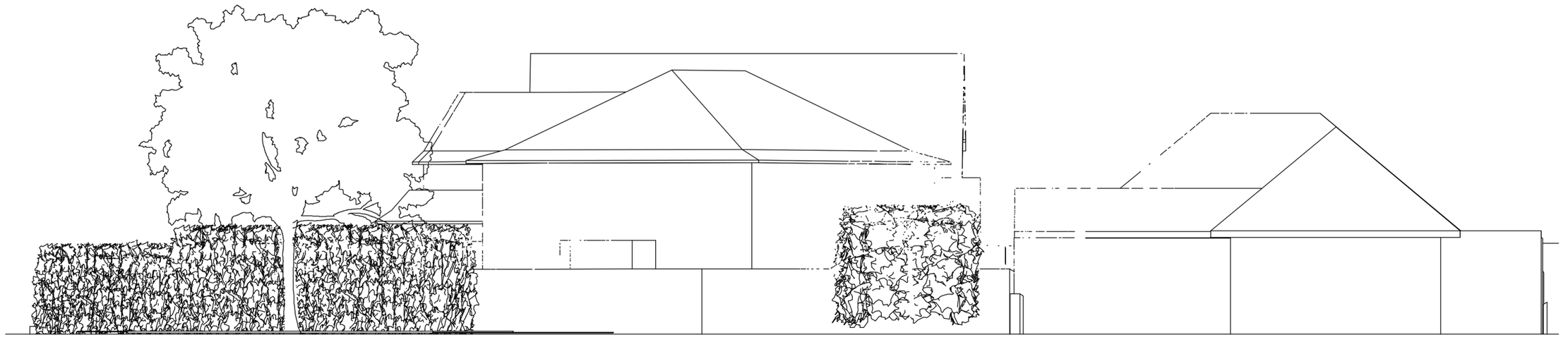
Proposed South Elevation
Scale1:100 @ A3

Proposed East Elevation
Scale1:100 @ A3

0 1m 3m 5m
1:100

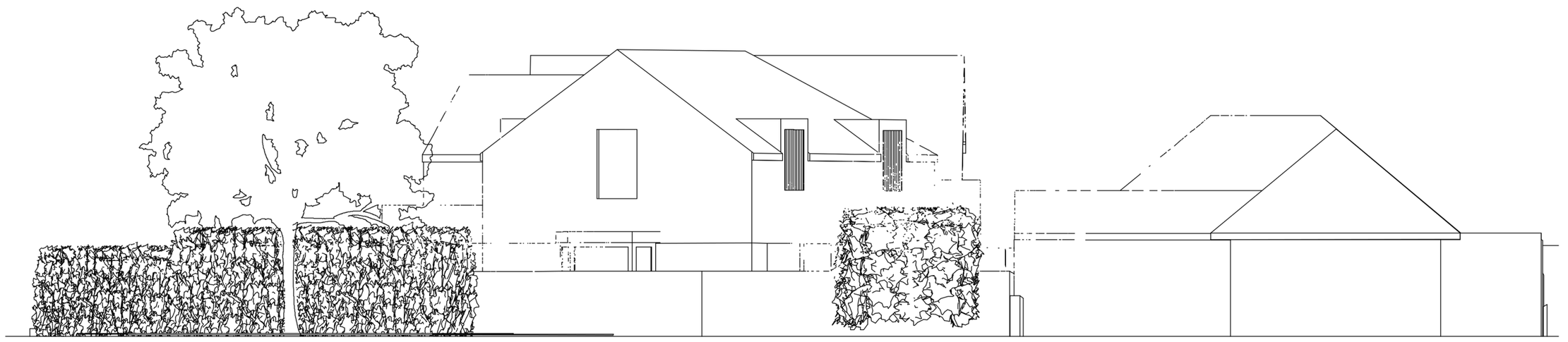
Proposed scale & massing

The proposed street elevations show comparison from current consent AWDM/0134/25 and the new proposal



Proposed street elevation as viewed from Findon Road with current planning consent ref AWDM/0134/25
Scale1:100 @ A3

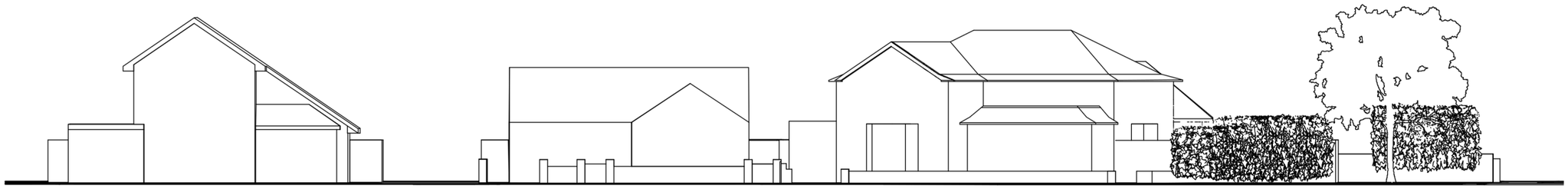
0 1m 3m 5m
1:100



Proposed street elevation as viewed from Findon Road with new scheme
Scale1:100 @ A3

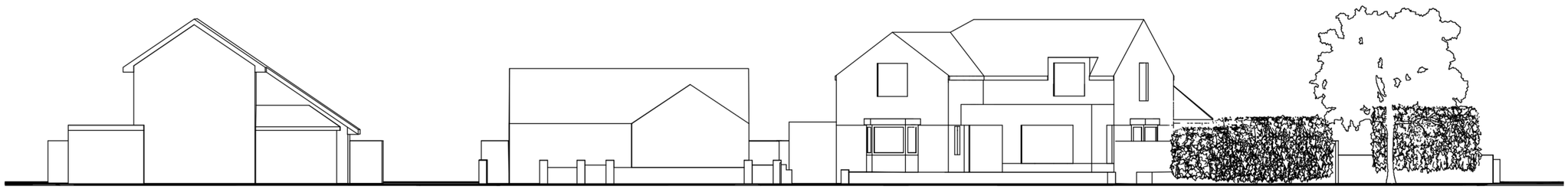
Proposed scale & massing

The proposed street elevations show comparison from current consent AWDM/0134/25 and the new proposal



Proposed street elevation as viewed from Central Avenue with current planning consent ref AWDM/0134/25
Scale1:200 @ A3

0 2m 5m 10m
1:200



Proposed street elevation as viewed from Central Avenue with new scheme
Scale1:200 @ A3

Proposed scale & massing

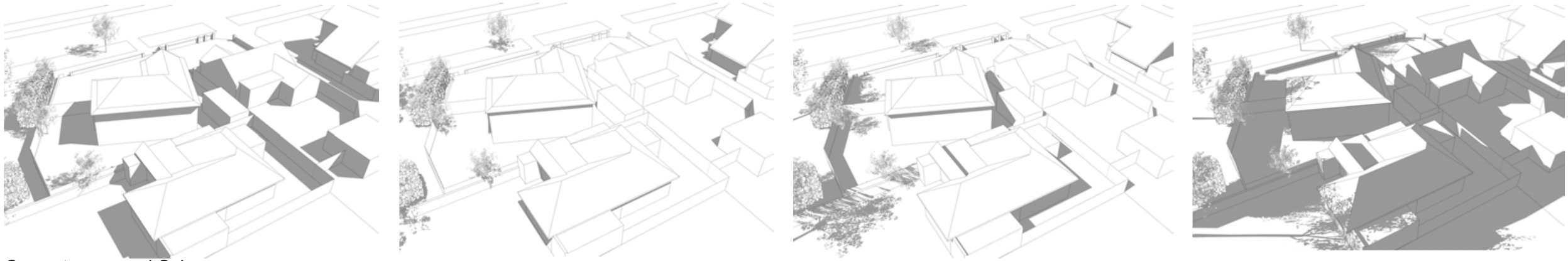
Shadow analysis was undertaken for 21st June (summer solstice) using a geolocated 3D digital model. The results demonstrate that the proposed 0.5 m increase in roof height has a minimal impact on neighbouring properties, ensuring that daylight and sunlight conditions are largely maintained.

21st June 0900

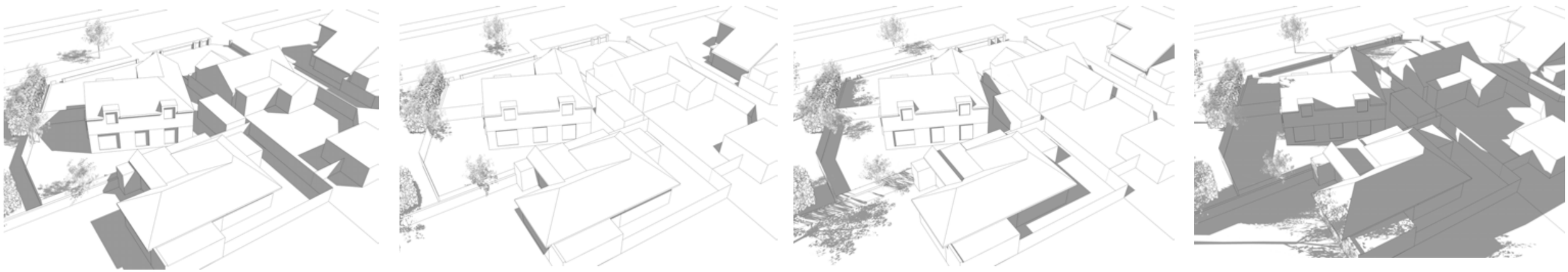
21st June 1200

21st June 1500

21st June 1800



Current approved Scheme

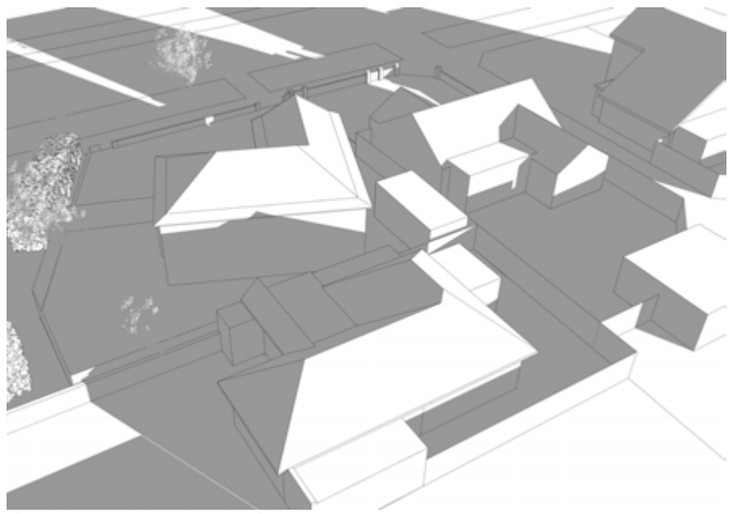


New proposed scheme

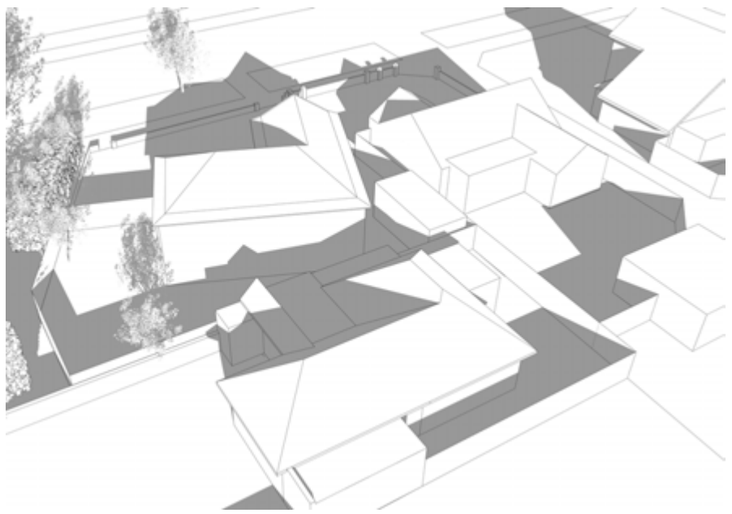
Proposed scale & massing

Shadow analysis 21st December (winter solstice) using a geolocated 3D digital model.
The results show no noticeable change during the winter months.

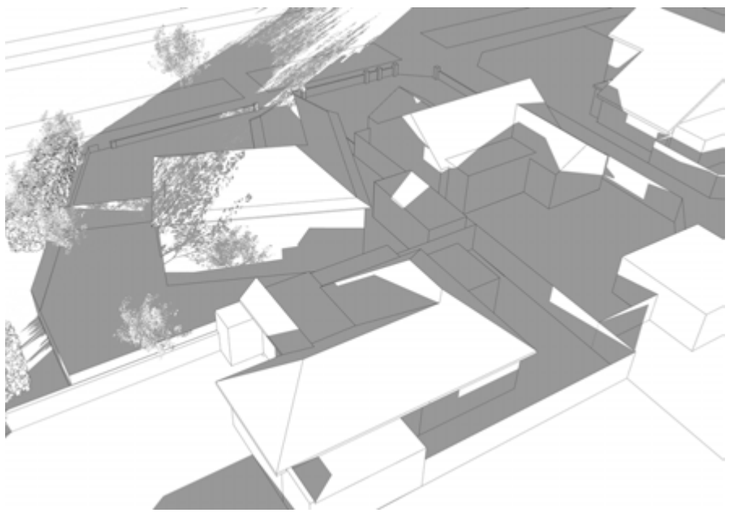
21st December 0900



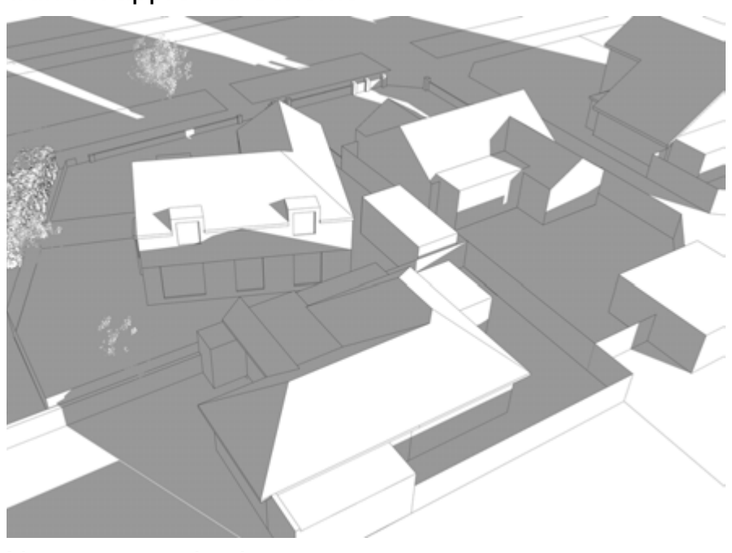
21st December 1200

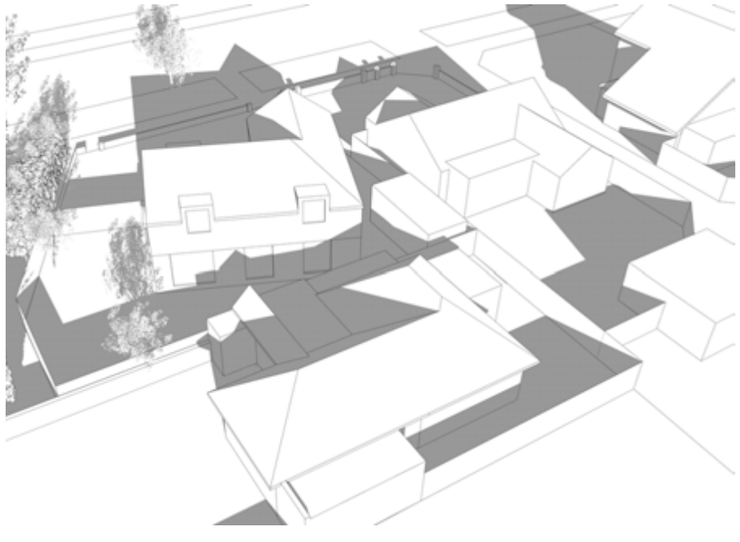


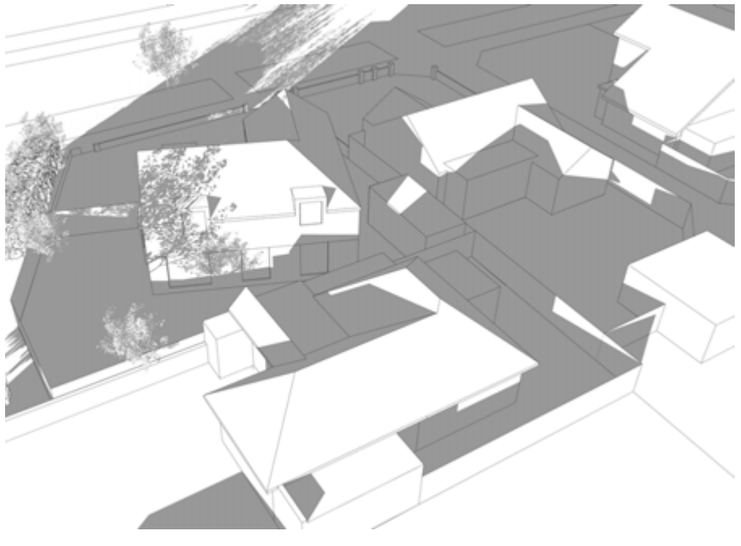
21st December 1500



Current approved Scheme







New proposed scheme

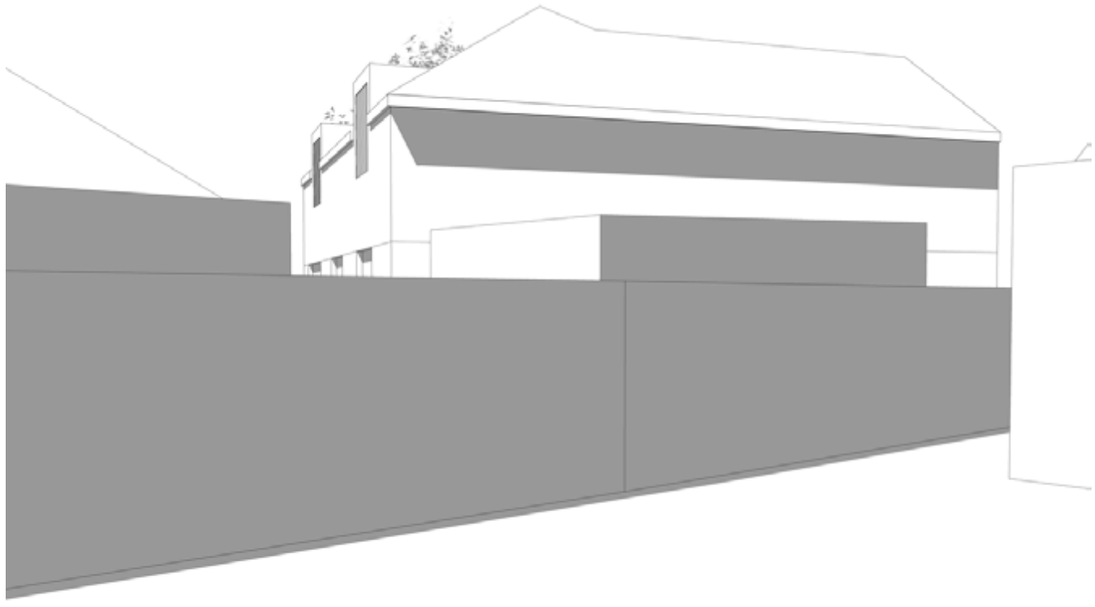
Proposed scale & massing

To improve the living conditions of future occupants, two modest rear dormers are proposed. These seek to enhance natural daylight, improve the functionality of the rooms, and provide a limited and controlled aspect, without resulting in harm to neighbouring residential amenity.

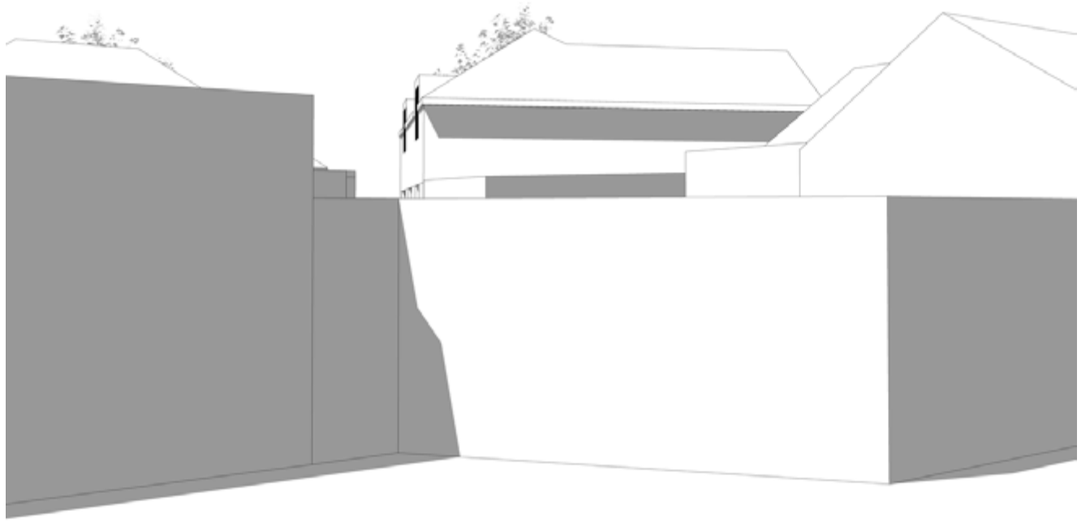
The extant planning consent (ref: AWDM/0134/25) establishes the acceptability of rear-facing roof openings serving a study and bathroom. These openings were conditioned to be obscure glazed due to the close proximity of the adjoining properties at No. 4 Central Avenue and No. 272 Findon Road, which share rear boundaries with the site. The principle of rear roof-level openings is therefore already accepted, subject to appropriate privacy safeguards.

The current proposal builds upon this established fallback position by replacing rooflights with small, well-contained dormers that allow improved daylight penetration while incorporating robust and permanent measures to prevent overlooking. The proposed dormers do not increase the approved eaves height, and their limited scale and siting ensure that they remain subservient to the host roof form.

A detailed shadow analysis confirms that the additional dormer volume would not result in a material loss of light to neighbouring properties, with negligible change to existing levels of shading.



New proposal at rear as viewed from neighbours garden No 4 Central Avenue



New proposal at rear as viewed from neighbours service road

Proposed scale & massing

In respect of privacy, the proposal has been carefully designed to eliminate the potential for overlooking into neighbouring private amenity spaces. Each rear-facing dormer window is fitted with fixed vertical metal fins positioned in front of the inward-opening glazing and angled at approximately 70 degrees. These fins are specifically designed to obstruct direct and oblique views towards adjacent gardens and rear elevations, preventing intervisibility from first-floor level.

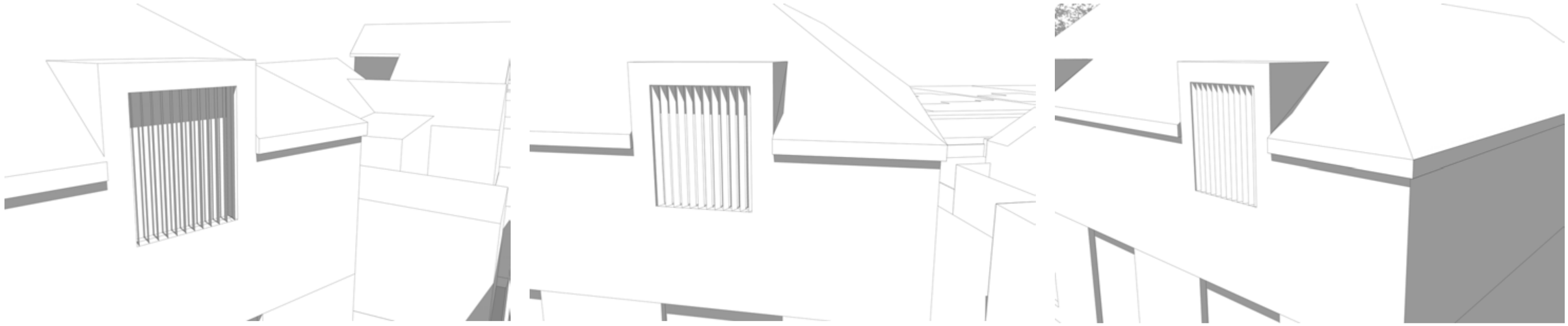
The angled configuration allows controlled views and daylight in a south-westerly direction towards Findon Road, away from neighbouring rear gardens, thereby balancing internal amenity improvements with external privacy protection. Unlike obscure glazing, the fins provide a permanent, physical screening solution that cannot be altered or removed without development, ensuring long-term protection of neighbouring amenity.
In addition, the fins perform a secondary environmental function, acting as passive solar shading on the south-facing elevation. This contributes to reduced solar gain during summer months, supporting occupant comfort and sustainable design objectives.

Overall, the proposal delivers a modest enhancement to internal living conditions while fully respecting the privacy and amenity of neighbouring occupiers, consistent with the intent of the existing planning consent and local residential amenity policies.

Digital image of the proposed metal clad rear dormer and privacy fins

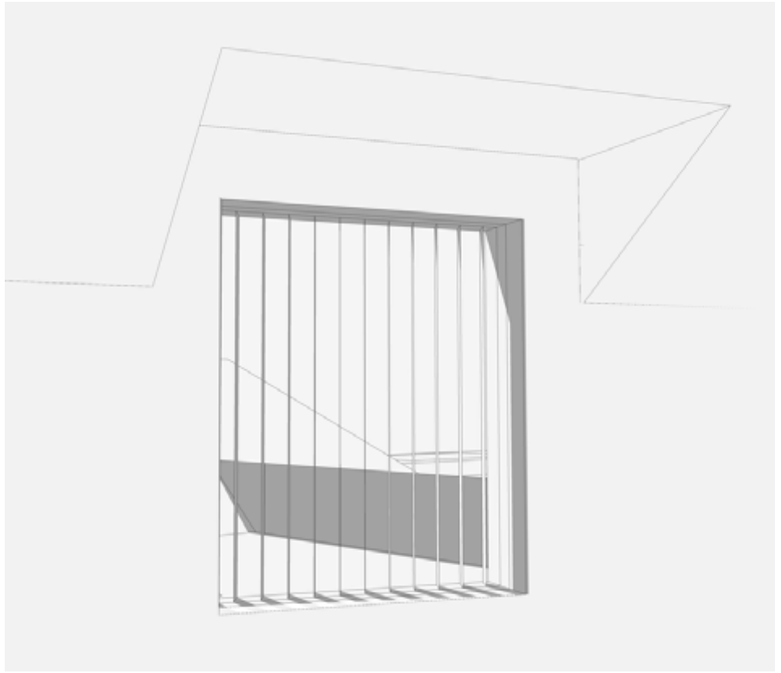
Proposed scale & massing

3D digital model of the proposed dormer external view with metal fins set at approx 70 degrees demonstrating controlled privacy and outlook from varying positions.

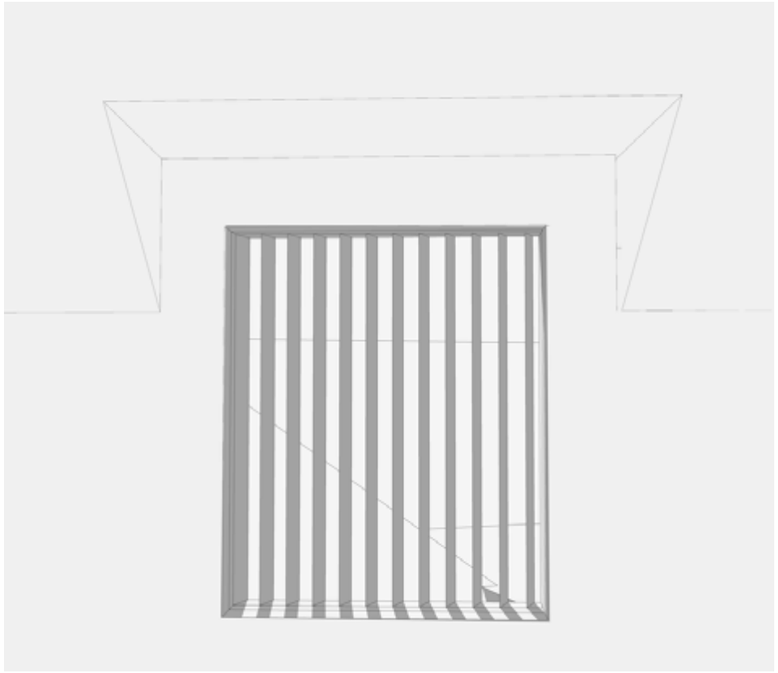


Proposed scale & massing

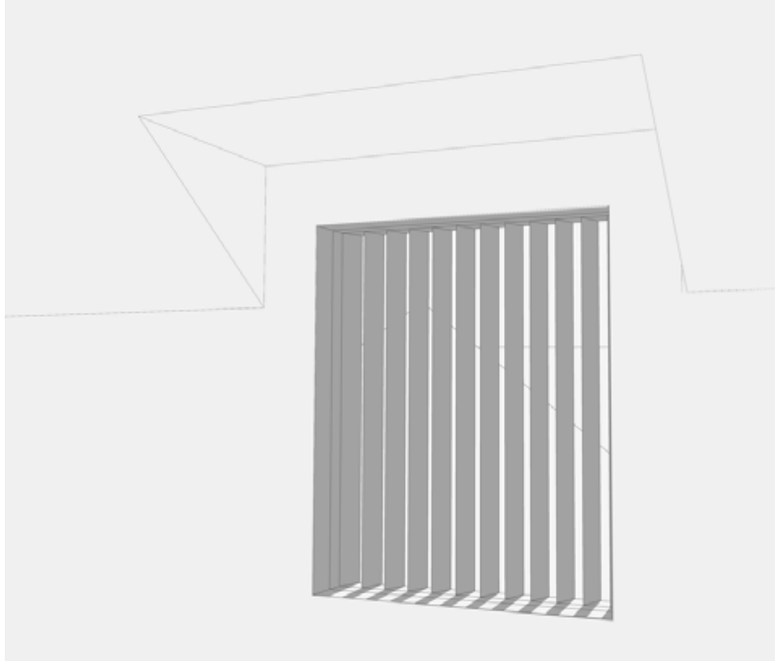
3D digital model of proposed dormer internal view from bedroom with metal fins set at approx 70 degrees demonstrating controlled privacy and outlook from varying positions.



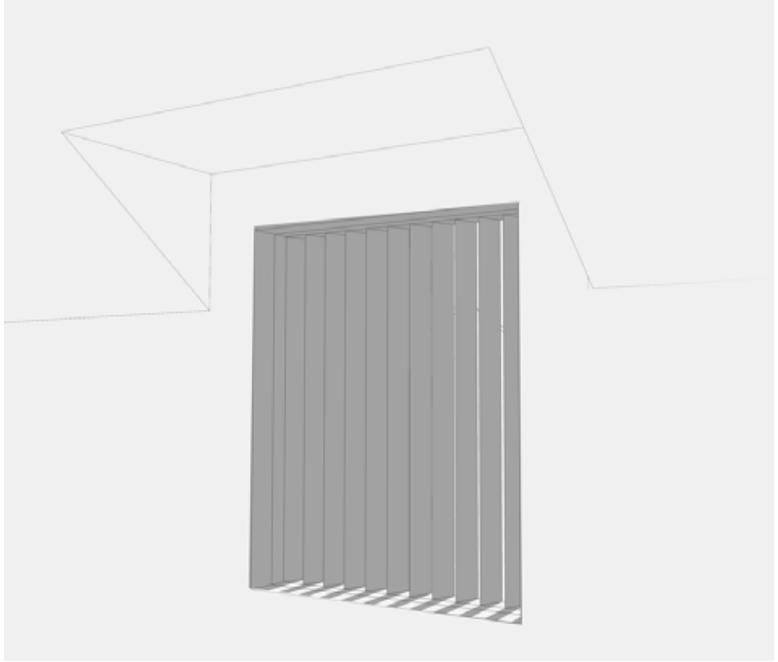
View looking towards south west to Findon Road



View looking south



View looking south east



View looking south east towards No 4 Central Avenue

Composition & design

The material and compositional strategy for the extension follows the principle that new work should speak of the present while forming a respectful dialogue with the existing building. The proposed first-floor extension is finished in black-stained cladding, a material choice that responds to the local architectural context while providing a contemporary expression.

Dark timber cladding has a long-standing presence in Sussex, seen in vernacular buildings such as High Salvington Windmill and traditional barns, where it has been used for both practical and aesthetic purposes. Within the South East, it is widely recognised as a durable, elegant, and visually integrative material that balances contemporary design with local character. Its use on the first floor allows the extension to reference these local traditions while clearly reading as a modern addition, complementing other materials within the scheme to create a refined, layered appearance that acknowledges the historic character of the area without resorting to pastiche.

Dark horizontal and vertical cladding at first floor is contrasted with thin vertical timber at ground floor, creating a clear distinction between old and new while referencing the hierarchy of the building. This approach aligns with best-practice conservation theory, which encourages contemporary interventions to complement rather than mimic historic fabric, ensuring that extensions are legible as modern additions.

The proposed ground-floor extension faces the street and forms the principal entrance to the dwelling, establishing the building's new identity while maintaining a contemporary composition. The design incorporates a slightly recessed entrance, a small brick upstand extending to the underside of the window cill, and a picture window serving the main living space, reinforcing the connection between internal and external spaces.

The flat roof is capped with grey coping, and a small side window provides outlook to the greenery of adjacent trees and hedgerows, integrating the extension with its surrounding landscape.

The arrangement of cladding on both floors is inspired by the surrounding natural environment. The varying widths and orientations of the timber reference the thickness and rhythm of the trees lining Central Avenue, while responding to light and shadow. A large tree on the western boundary casts dappled light across the façade, and the variation in cladding sizes amplifies this effect, producing a dynamic and responsive surface.

Together, the material choices, their composition, and the dialogue between old and new reinforce the building's identity, celebrate local distinctiveness, and provide a contemporary interpretation of the Sussex vernacular. The careful layering of cladding, brickwork, and glazing creates a visually engaging façade that is both contextually sensitive and forward-looking, establishing a strong architectural presence within the street scene.

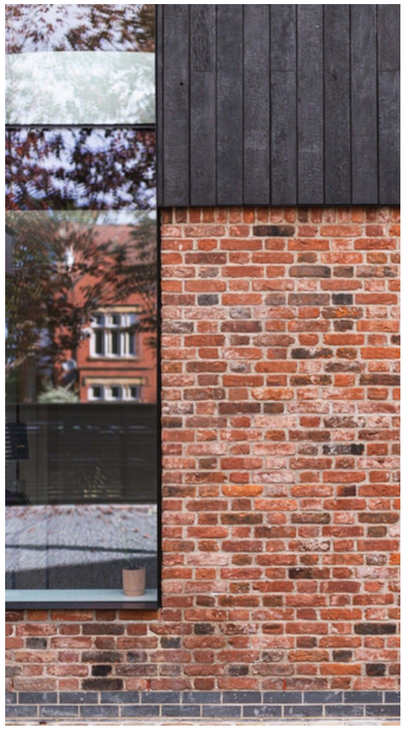
High Salvington Windmill

Weald & Downland Museum

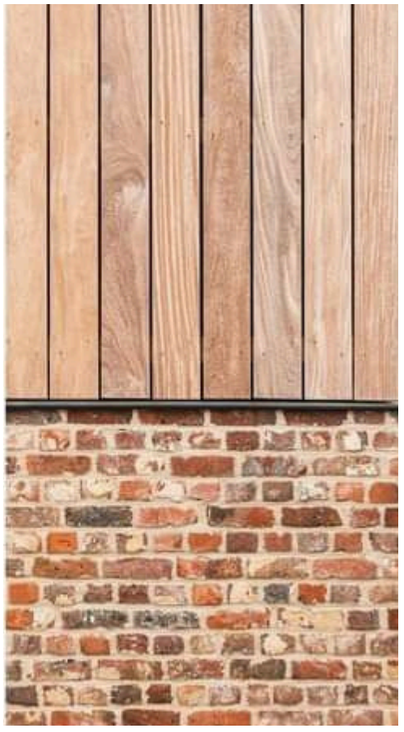
Traditional Sussex Barns

Apperance & materials

Proposed material pallette



Black cladding/Brick



Timber cladding/Brick

Vertical/Horizontal

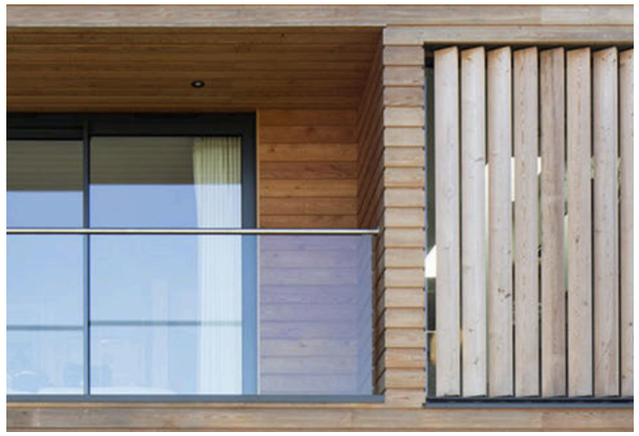
Red/Brown Roof Tiles

Metal Clad Dormers

Composition & design

Digital image of the principle elevation indicating the proposed composition and materiality

Precedent photos
showing similar materials, composition & architectural approach



Precedents
Re-imagined bunglows

Marsh View House by Lynch Architects

Corfe Way by DMW Architects

Sustainability

The proposed scheme has been designed to improve the building's energy performance, environmental efficiency, and support local ecology. Key measures include:

- Upgrading the building envelope with new high-performance windows and doors.
- Improving ground-floor insulation and constructing timber-frame extensions with highly insulated wall linings.
- Achieving a high level of airtightness to reduce heat loss.
- Using durable, low-maintenance materials that will age gracefully.
- Sourcing materials and trades locally where practical to support the local economy.
- Maximising passive solar gain with increased southern-facing openings, complemented by sun shading and metal window fins to maintain natural cooling in summer.
- Installing an efficient heating and cooling system.
- Incorporating rainwater harvesting via a rainwater butt to support garden flora and fauna.
- Providing a bird box to encourage native species.

Together, these measures ensure that the extension improves comfort, energy efficiency, and environmental performance, while supporting biodiversity and reinforcing sustainable design principles appropriate to the local context.

Accessibility

The proposed scheme has been designed to improve accessibility throughout the property. A level threshold at the main entrance ensures step-free access for all users. The ground floor bedroom, bathroom & living spaces have been designed specifically to be wheel chair accessible.

The new internal stairs have been designed to allow for future adaptations, and circulation spaces, door widths, and other key dimensions are compliant with Part M of the Building Regulations. The design goes above the required accessibility standards and aligns with local planning policy, ensuring the property is inclusive and adaptable for a range of occupants.

Waste management

The proposed scheme does not alter the existing arrangements for local waste collection and recycling. Current storage facilities will be retained in their existing location, with waste collected on scheduled days by the local waste collection service.

Conclusion

The proposed extension delivers a considered, contemporary response to the existing bungalow, creating a clear dialogue between old and new while respecting the character of Findon Valley. Carefully selected materials, including dark cladding at first floor and thin vertical timber at ground floor, reference local vernacular and the surrounding landscape, while the composition of cladding, glazing, and brickwork introduces visual interest and responds to light and shadow.

The proposals include a modest increase in ridge height of 0.5 m compared with the previously approved scheme. This adjustment accommodates improved first-floor headroom and functional internal layouts, while having minimal impact on neighbouring properties, as demonstrated by shadow and visual studies. The increase is consistent with the roof pitches of surrounding dwellings, ensuring the extension remains in keeping with the character of the street.

The design carefully mitigates potential overlooking to neighbouring properties at the rear through metal angled fins, thoughtful window placement, and considered sightlines, maintaining privacy while maximising natural light for the occupants. The extension provides additional living space, improved room layouts, a contemporary entrance, and a façade that positively contributes to the streetscape, all while integrating sensitively with its context.

For these reasons, we respectfully request that Adur and Worthing Council grant planning permission for the proposals. The scheme delivers a high-quality, forward-looking home that balances design ambition with contextual sensitivity, reinforces the property's identity, and provides clear environmental, functional, and aesthetic benefits.

Digital image of the proposed scheme