

DESIGN AND ACCESS STATEMENT

Date: 03/07/2026

Site Address: 4 Warwick Place, Worthing, BN11 3EU

Proposal: External Alterations and Proposed Solar Car Port

1. Introduction

This Design and Access Statement has been prepared in support of a Full Planning Application for external alterations to 4 Warwick Place, Worthing, BN11 3EU, together with the erection of a detached single-bay solar car port on the associated parking land opposite the dwelling. The principle of residential use has already been established through the previously approved Class MA Prior Approval. This application therefore relates solely to the proposed external alterations and associated ancillary development.

Although the property is not located within a Conservation Area, it is subject to an Article 4(2) Direction which removes certain permitted development rights relating to external alterations. Accordingly, planning permission is sought for the complete external scheme.

The proposal has been developed as a coordinated programme of external improvements which will enhance the appearance, functionality and long-term sustainability of the property whilst respecting its architectural character and relationship with the surrounding streetscape.

2. Site and Surroundings

4 Warwick Place is a mid-terrace property situated within an established urban street in Worthing. The surrounding area is characterised predominantly by traditional residential properties of varying architectural detailing but generally consistent scale and form.

The application site comprises the dwelling itself together with an associated hardstanding parking area located opposite the property on the western side of Warwick Place. The parking area is associated with the application site and currently accommodates vehicle parking.

3. Proposal

The proposal has evolved as a comprehensive refurbishment of the external envelope of the building rather than a collection of individual alterations.

The principal design objective has been to simplify the appearance of the dwelling by rationalising previous alterations, improving the material palette and introducing carefully considered architectural enhancements.

The proposed works include:

Front Elevation

- installation of one additional front-facing window;
- removal of the existing tile-hung bay window walls and replacement with rendered finishes;
- replacement of the existing entrance door;
- removal of the existing porch;
- construction of a replacement porch designed to reflect the proportions and architectural character of neighbouring properties;
- repainting of the front elevation.

The proposed works seek to improve the overall appearance of the building and create a more cohesive relationship with neighbouring dwellings along Warwick Place.

Roof

The existing pitched roof covering has reached the end of its serviceable life and is therefore proposed to be replaced using natural slates matching the existing appearance.

The replacement roof maintains the existing roof form, pitch and profile whilst ensuring the long-term maintenance of the building.

Rear Elevation

The proposed rear alterations include:

- installation of two new arched door openings;
- installation of one rooflight within the existing rear flat roof;
- installation of one additional rooflight within the rear pitched roof slope;
- installation of one additional second-floor bathroom window;
- application of a rendered finish across the entire rear elevation to provide a consistent external appearance.

The rear works remain confined to the private rear elevation where their visual impact on the wider street scene is minimal.

Solar Car Port

A detached single-bay solar car port is proposed on the existing hardstanding parking area opposite the dwelling.

The structure comprises a lightweight aluminium frame with integrated photovoltaic roof panels. The open-sided design ensures that the structure remains visually lightweight whilst providing practical covered parking and contributing towards renewable energy generation.

4. Scale and Massing

The proposal does not involve any extensions to the existing dwelling and therefore does not materially alter the established scale or massing of the building.

The proposed alterations remain subordinate to the existing structure and respect the proportions of the surrounding terrace.

Similarly, the detached solar car port occupies an existing hardstanding parking area and has been designed as a lightweight ancillary structure which integrates comfortably within its setting.

5. Appearance

The proposal seeks to create a simpler and more cohesive architectural composition through a restrained palette of materials and carefully considered detailing.

The replacement rendered finishes to the front elevation improve the relationship between the principal façade and neighbouring properties, whilst the replacement porch reinforces the rhythm and character of the terrace.

The replacement roof preserves the traditional appearance of the dwelling through the use of natural slates while ensuring the continued longevity of the building fabric.

At the rear, the application of a consistent rendered finish creates a unified appearance to the private elevation. The new arched openings introduce architectural interest and improve the relationship between the internal accommodation and external spaces, whilst the rooflights increase natural daylight within the dwelling.

The proposed solar car port adopts a contemporary but understated appearance. Its slim aluminium frame and integrated photovoltaic panels create a lightweight structure that complements the dwelling without competing with its architectural character.

Overall, the proposal enhances the visual quality of the property while remaining sympathetic to the wider character of Warwick Place.

6. Access

Existing pedestrian and vehicular access arrangements remain unchanged.

The replacement porch improves the legibility of the principal entrance without altering established access arrangements.

The existing parking arrangements are retained, with the proposed solar car port enhancing the functionality of the existing parking area.

7. Residential Amenity

The proposed alterations improve the quality of the accommodation through increased natural daylight, enhanced connectivity between internal and external spaces and improved functionality.

The proposal has been carefully designed to avoid unacceptable overlooking, overshadowing or loss of privacy to neighbouring occupiers.

Given that the majority of the alterations are confined to the existing building envelope and private rear elevation, the proposal is not considered to result in any material harm to neighbouring residential amenity.

8. Sustainability

The proposal supports the long-term reuse and enhancement of an existing building through refurbishment rather than replacement.

Replacement of the existing roof covering will extend the lifespan of the building while maintaining its traditional appearance.

The proposed solar car port incorporates photovoltaic panels which contribute towards renewable energy generation and reduce reliance upon non-renewable energy sources.

Additional glazing and rooflights improve natural daylight penetration throughout the dwelling, reducing reliance on artificial lighting and enhancing the quality of the internal environment.

Collectively, these measures contribute positively towards the environmental objectives of sustainable development.

9. Conclusion

The proposal represents a carefully considered programme of external improvements which enhances the appearance, functionality and sustainability of the property.

The design responds positively to the requirements of the Article 4(2) Direction by presenting a coordinated scheme of external alterations which respects the established character of Warwick Place while securing the long-term maintenance of the building.

The development is proportionate in scale, appropriate within its context and will not result in unacceptable impacts on neighbouring amenity or the wider streetscape.