



DESIGN AND ACCESS STATEMENT

4 Warwick Place, Worthing, West Sussex BN11 3EU

Replacement porch, roof covering, fenestration and external finishes; clear glass rear terrace balustrade and front boundary treatment



APPLICANT

Mr & Mrs Beaulieu

PREPARED BY

Coastline Architects Ltd

DATE

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PLANNING REF.

AWDM/0812/26

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1. Introduction

This revised Design and Access Statement has been prepared by Coastline Architects Ltd on behalf of Mr and Mrs Beaulieu in support of the full planning application at 4 Warwick Place, Worthing, West Sussex BN11 3EU. It supersedes the earlier Design and Access Statement and has been updated following comments from the Council's Design & Conservation Architect.

The principle of residential use has already been established through the separate Class MA Prior Approval. This application relates to the external alteration and refurbishment of the dwelling. The previously proposed solar carport on the associated land opposite has now been removed from the scheme.

4 Warwick Place lies within the Steyne Gardens Conservation Area, is identified by Worthing Borough Council as a Building of Local Interest, and is subject to Article 4 Direction WBC06. The design has therefore been reviewed specifically in relation to the architectural character of the building and the wider Warwick Place streetscene.

Application description

Replacement entrance porch; replacement of the pitched roof covering with natural slate; fenestration alterations including new and replacement doors, windows and rooflights; rendering of the front and rear elevations; clear glass balustrade to the rear terrace; and front boundary treatment.

1.1 Scope and purpose

This statement explains the design approach, evolution and appearance of the proposal and considers the matters of use, amount, layout, scale, landscaping, access, residential amenity and sustainability. It should be read alongside the revised Heritage Statement, application forms and submitted/revised architectural drawings, including drawing A-P-203 Proposed 3D.

2. Site and context

4 Warwick Place is a substantial historic residential building forming part of the established Warwick Place streetscene. The property has a broader, more symmetrical frontage than many of the narrower houses nearby, with projecting bay windows arranged either side of a central entrance and a pitched roof above.

Warwick Place has a strong historic character created by its consistent building line, domestic scale, light-coloured rendered and stuccoed elevations, slate roofs, traditional openings, entrance features and boundary treatments. Ogee-arched storm porches are a recognisable feature of the immediate street. The latest streetscene view also shows the same entrance form on a broader-fronted property only a few doors from No. 4, demonstrating that it is not confined solely to the simplest narrow cottages. No. 4 currently has a larger tiled gabled porch which is visually more prominent than these lighter entrance features.

The rear elevation is much less visible from the public realm and contains a mixture of later materials and openings, including existing uPVC windows. The rear flint wall is in poor condition and is crumbling in places. The applicants wished to retain the flint exposed, but its condition no longer allows satisfactory retention as an exposed external finish without extensive intervention.



Figure 1: Existing Warwick Place street scene. Ogee-arched storm porches are visible on several properties, including a broader-fronted house a few doors from No. 4, demonstrating that this entrance form is not confined solely to the simplest narrow cottages. No. 4 currently has a larger tiled gabled porch. Based on Google Street View imagery, August 2024; interface overlays removed for clarity.

2.1 Heritage and townscape context

The property is within the Steyne Gardens Conservation Area and is identified as a Building of Local Interest. The principal elevation and roofscape therefore warrant particular care, while alterations to secondary rear elevations should remain visually restrained and should not harm the character or appearance of the Conservation Area. The detailed assessment of significance and heritage impact is set out in the accompanying revised Heritage Statement.

3. Design approach and evolution

The design has developed as a coordinated refurbishment of the existing building rather than as a series of unrelated alterations. The principal objective is to preserve the recognisable form and proportions of No. 4 while improving the coherence, condition and functionality of its external envelope.

Following the Council's conservation comments, the scheme has been reviewed and refined. The key design responses are:

- the proposed solar carport has been removed so that the open character of the land on the west side of Warwick Place remains unaffected;
- existing timber windows to the front elevation will be retained and repaired where necessary using matching timber materials, with any damaged glazing replaced;
- the currently blocked-up top-floor window will be reinstated with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation;
- the entrance porch remains compact and visually lightweight, drawing on the established ogee-arched storm porch form seen along Warwick Place, including on a broader-fronted property only a few doors from No. 4, rather than reproducing the existing large tiled canopy;
- the roof covering will be renewed in natural slate without changing the roof pitch, ridge, eaves or overall form;
- rear windows and doors are simplified as black uPVC elements consistent with the material already present on the rear elevation; and
- the deteriorated rear flint wall will be retained in situ as far as practicable and protected with an appropriate breathable render system.



1 3D View 1

Figure 2: Submitted proposed 3D view (drawing A-P-203), illustrating the relationship of the proposed porch to the wider double-fronted elevation.

4. The proposal

4.1 Front elevation

- Remove the existing tiled gabled entrance porch and provide the proposed smaller ogee-arched storm porch centred on the entrance.
- Retain the existing timber windows to the front elevation and repair them where necessary using matching timber materials. Any damaged glazing will be replaced.
- Reinstall the currently blocked-up top-floor window with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation.
- Install a solid timber-composite entrance door with traditional panelled detailing, finished in a pale pink colour.
- Remove the existing tile-hung finishes to the projecting bay elements and apply a smooth painted render finish in a pale neutral/off-white colour, with Farrow & Ball Wimborne White or similar used as the design reference.
- Provide the front boundary treatment shown on the submitted drawings, maintaining a low and visually open relationship with the pavement.

The proposed front elevation retains the established double-fronted composition and makes the projecting bays, central doorway and roofline the dominant architectural elements. The replacement ogee-arched storm porch is deliberately smaller and lighter than the existing canopy. Its form is drawn from an established Warwick Place entrance detail which is visible both on narrower properties and on a broader-fronted house nearby, supporting its use as a locally responsive rather than imported feature.

4.2 Roof

The existing pitched roof covering will be replaced with natural slate. The existing pitch, ridge line, eaves line and overall roof form will be retained. Rooflights will be provided in the locations shown on the submitted drawings. The works do not increase the height or massing of the building.

4.3 Rear elevation and terrace

- Provide black uPVC rear windows, consistent with the material already present on the rear elevation.
- Provide standard rectangular black uPVC rear doors in the locations and dimensions shown on the revised drawings. These replace the previously proposed arched doors.
- Provide the additional rear opening(s), bathroom window and rooflights shown on the revised drawings.
- Provide a clear glass balustrade to the rear roof terrace, creating a visually lightweight and transparent edge treatment as shown on the revised drawings.
- Apply a consistent rendered finish to the rear elevation, including the deteriorated flint wall and mixed brick/render areas of the rear additions.

The rear flint is proposed to be rendered because its condition has deteriorated beyond satisfactory retention as an exposed finish. The flint masonry will be retained in situ as far as practicable, consolidated where necessary and protected using a compatible vapour-permeable render system suitable for the existing substrate. This approach protects the underlying wall fabric while providing a durable weathering finish.

4.4 Removed solar carport

The detached solar carport previously proposed on the associated parking land opposite has been removed from the application in response to the Council's conservation comments. No new structure is therefore proposed on that land and its existing open character will remain unchanged.

5. Design considerations

5.1 Use and amount

The property remains in residential use. The proposal does not create an additional dwelling, increase residential intensity or introduce a new use. No extension or additional residential floorspace is proposed and the building footprint remains unchanged.

5.2 Layout

The existing relationship between the dwelling, pavement, rear external areas and associated parking land is retained. The external works are concentrated on the existing building envelope and do not materially alter the site layout. The removal of the solar carport means the associated land opposite remains as existing.

5.3 Scale and massing

The proposal does not alter the established height, width, depth or overall massing of the dwelling. The replacement porch is a small, subordinate entrance feature and is visually lighter than the existing tiled canopy. Roof works retain the existing profile, while rear alterations are contained within the existing envelope.

5.4 Appearance and materials

The material palette is deliberately restrained and responds to the historic character of Warwick Place. Natural slate is used to maintain the traditional roofscape. The principal elevation is simplified through a pale neutral/off-white rendered finish, retention and repair of the existing timber windows using matching timber materials where necessary, a traditionally detailed pale pink entrance door and the lighter replacement porch.

The rear elevation is treated more simply as a secondary and largely private elevation. Black uPVC windows and doors respond to existing rear fenestration, while a clear glass balustrade provides a lightweight and visually recessive edge to the roof terrace. A consistent render finish provides protection and visual coherence to the mixed and deteriorated rear walling.

5.5 Landscaping and boundary treatment

No material changes to landscaping are proposed. The front boundary treatment remains low and visually permeable, maintaining the established relationship between the dwelling and the street. The associated land opposite remains open following removal of the proposed carport.

5.6 Access

Existing pedestrian and vehicular access arrangements remain unchanged. The replacement entrance porch does not alter the position of the principal doorway or the established approach to the dwelling; it provides a more modest weather-protected entrance feature. Existing access to the rear and the associated parking land is retained.

6. Residential amenity

The proposal does not increase the scale or intensity of the residential use and does not introduce an extension or additional storey. The front elevation alterations do not create overlooking or overbearing effects. Rear openings remain within a domestic context and are concentrated on the less publicly visible rear elevation.

The changes are therefore not expected to result in unacceptable loss of privacy, daylight or outlook to neighbouring occupiers. The works principally improve the condition, daylight and functionality of the existing dwelling.

7. Sustainability

The proposal prioritises the retention and refurbishment of the existing building rather than replacement. The existing timber windows to the front elevation will be retained and repaired where necessary using matching timber materials. Any damaged glazing will be replaced. The currently blocked-up top-floor window will be reinstated with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation. This conserves existing fabric and embodied materials. Renewal of the roof in durable natural slate will extend the serviceable life of the building.

Additional and reinstated openings and rooflights improve natural daylight and ventilation. Rendering the deteriorated rear flint wall with a compatible breathable system is intended to protect the retained masonry and improve long-term weather resistance. These measures support the continued sustainable use of the existing building.

8. Conclusion

The revised proposal represents a coordinated and proportionate refurbishment of 4 Warwick Place. It retains the established scale, roof form and double-fronted composition of the Building of Local Interest while improving the condition, functionality and coherence of its external appearance.

The proposed ogee-arched storm porch is smaller and visually lighter than the existing tiled canopy and draws on an established entrance form visible immediately along Warwick Place. The latest streetscene evidence demonstrates that this form is also used on a broader-fronted property a few doors from No. 4 and is not confined solely to the simplest narrow cottages. Retention and necessary repair of the existing front timber windows, replacement of damaged glazing, reinstatement of the blocked upper window with a matching timber window, the natural slate roof and restrained rendered palette provide a sensitive response to the Steyne Gardens Conservation Area.

Rear works are confined to the less sensitive private elevation and respond to the existing condition and practical requirements of the building. The clear glass balustrade to the roof terrace maintains visual openness and minimises additional bulk. The previously proposed solar carport has been removed, preserving the openness of the west side of Warwick Place. Overall, the design is considered to preserve the character and appearance of the Conservation Area while providing a high-quality and durable refurbishment of the dwelling.

References

- Revised Heritage Statement for 4 Warwick Place, September 2026.
- Steyne Gardens Conservation Area Character Appraisal, July 2024.
- Worthing Conservation and Heritage Guide, May 2023.
- Article 4 Direction WBC06 - Warwick Place.
- Drawing A-P-203 Proposed 3D and submitted/revised planning drawings for application AWDM/0812/26.