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ALCOVE ARCHITECTURE

Design and Access Statement

Including Heritage Statement

Flat 2, 13 Park Crescent

23115

Rev	Amendments	By	Date
-	First Issue	JE	03/07/23



Park Crescent forms the residential backdrop to Amelia Park in central Worthing and number 13 now consists of a number of apartments within the three storeys. Flat 2, is located on the ground floor facing Amelia Road to the north of the site and it is proposed to internally reconfigure the unit to ensure improved use of the limited outlook whilst also providing a smaller second bedroom.

/ Use

The building will remain as residential



The curved crescent has Amelia Park as a focal point and connects with Victoria Park to the west
(Image courtesy of Google)

/ Amount

Within the Regency period property, Flat 2 is contained within the rear northern facing outrigger element of the crescent where a communal courtyard is formed to the south east. However, internally, the layout does not respond well to this pleasant private space with a large living space

facing north with no connection to the outside due to the very high window cill, whereas the bedroom is open view to all in the courtyard. A cramped kitchen is accessed off the living space with bathroom directly connected to the kitchen.



The works seek to improve relationships with external spaces in both public (1) & private (2) realms

(Image courtesy of Google)

Although there is no increase in gross internal floor area of the flat, the internal reconfiguration will create a second bedroom that could be used as a child's single bedroom, which is useful considering the close proximity to two infant schools; or a study space for a potential working from home solution.

/ Layout

This application seeks to rationalise and optimise the space by removing the long corridor upon entry into the unit and replacing this with a discrete lobby before entering a Living / Kitchen space that makes the most of the large feature window looking over the courtyard. From this more pleasing outlook a wide circulation space towards the north forms a niche for Dining before Bedroom 1, a double room utilises the northern window looked over by the terraced development opposite on Amelia Road, thus ensuring privacy.

The existing kitchen is then repurposed as Bedroom 2, a single / study space that will have fenestration replaced to offer improved privacy from other residents at 13 Park Crescent as they access and use the communal courtyard, whilst retaining the direct access for the occupiers of Flat 2.

With the circulation between the sleeping spaces it is also possible to improve access to the Bathroom and create a much needed storage space that also contains a washing machine, connecting to the bathroom drainage.

As part of this internal reconfiguration, a new opening will be formed in a solid wall, that mirrors the existing status as seen from the newly created Living space and within the existing Kitchen area it is proposed to remove the existing steel column from the room and replace with a beam over to improved the usability of the space whilst also removing a damp cold bridging element. Naturally, if the application is successful a structural engineer will be appointed to determine the necessary lintels and/or beam sizes and connections. Alas, with the building being Grade II* Listed, no exploratory works can be undertaken at this stage.

/ Appearance and Scale

There is no change to the external aesthetic of the original building. However, the poorly selected casement window and adjacent half glazed door will be replaced with a sliding sash window and solid door set that responds better to the overall building.





Fenestration to be replaced as seen externally and internally. RHS photograph also shows exposed column to be removed

The relocated boiler will require a new flue to outside but placed within the lean to external wall there is little visual impact on the public façade as seen from Amelia Road.

The existing redundant flue location will be repurposed as the terminal for the mechanical extraction that will be necessary for the kitchen area.

/ Access and Landscape

Access to Flat 2 remains unchanged with public / visitor access from the southern side directly into the communal circulation of 13 Park Crescent. Similarly the secondary access to the private communal courtyard for refuse / recycling and relaxation remains unchanged; which as an aside also provides secondary means of escape from the flat.

/ Heritage Statement

Numbers 1 to 14 Park Crescent are Grade II* Listed (ref: 1250470) since 11th October 1949 and the plot is also within the Worthing Park Crescent Conservation Area.

Although identified as a Listed Building; the entry listed below principally responds to the external façade facing Amelia Crescent only, with little regard to internal areas and certainly does not reference the rear outrigger portions of the buildings

> *PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II* GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.*
>
> *Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall.*

Set within the Park Crescent Conservation Area, there is no specific mention of no 13 Park Crescent but within the 'enhancement opportunities' there is reference to replacing casement windows with sash arrangements, which is proposed as part of the works.

Therefore, the reconfiguration of this Flat does not appear to be in conflict with the retention of the fundamental history of the building or grouping as a whole. We consider the intended room uses begins to respond well to the original design elements with lower window cills and grand sash to the living space, with more discrete fenestration given to the sleeping areas.