folkes architects

Design & Access Statement
Heritage Statement

Proposed Garage

Upton Farm
Upper Brighton Road
Worthing
West Sussex
BN14 9JU

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for a double garage within the grounds of Upton Farm, a Grade II listed dwelling house. The site and the proposed development are described in detail below.

The site is approx. 0.2 hectares and rests on the northern outskirts of Worthing but within the proximity of the A27.

The farmhouse has a southern frontage early to mid C18. Parts of rear and interior probably considerably earlier. Symmetrical facade of red brick with grey headers. Shallow moulded wooden eaves below steep slated roof. Gable chimneys. 5 flush sash windows (with glazing bars). Slightly more widely-spaced either side of central one. Gauged heads, with shallow straight hoods above these, on ground floor. Central wooden porch with flat leaded roof over cornice, elliptical arches to front and sides (the latter closed) supported on paired Tuscan colonettes and pilasters. Fanlight with decorative glazing bars over 3-panel door. West end weather-boarded. 2 double-storey wings extend from rear. Flint and brick, with steep slated roofs. A further one-storey extension runs from the west of these

(Image courtesy of Google Maps 2023)



2.0 Existing Site

The site is located within the proximity of the A27.

The overall site is approximately 0.2 hectares and is presently occupied by a Grade II Listed dwelling house, 1 barn and small outhouse the latter of which is the subject of this conversion application

The site is located on the corner of the Upper Brighton Road and Lambleys Lane on the northern outskirts of Worthing.

The proposal is for a double garage situated within the existing forecourt



(Image courtesy of Google Maps 2023)

3.0 Amount of Development

The proposal does not increase the built up area of the property, and seeks to use timber cladding and a tiled roof to match the existing barn and Listed Farmhouse.

4.0 Layout

The structure will be located near the south boundary which abuts the Upper Brighton Road and is organised with access from the existing courtyard gated entrance.

The layout includes a double garage with a two-door entrance.

5.0 Scale & Massing

The proposal adheres to the council's minimum floor area requirement for a double garage and will have a concentric roof to lessen the mass.

6.0 Landscaping

The proposal will not include additional landscaping.

7.0 Access

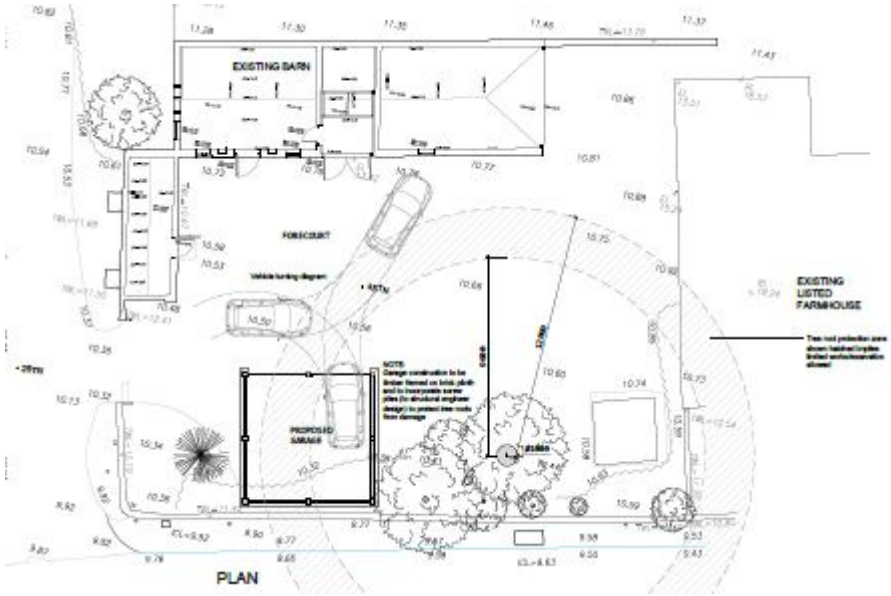
The Proposal requires no new access.

8.0 Appearance

The materials to be used will be in keeping with the semi-rural location of the site. The walls will be of a stained or painted timber cladding set on a low brick plinth wall with bricks to match existing farmhouse. The roof will be finished with tiles to match the existing farmhouse and the southern elevation will have solar panels to assist with the renewable power and energy

9.0 Sustainability Statement

Material choices seek to ensure the longevity of the building and will utilise the solar panels and low energy lighting to reduce energy and carbon emissions.





10.0 Heritage Statement

Upton farm house is a Grade II listed property (List Entry Number: 1250625) and is described by Historic England as “UPPER BRIGHTON ROAD 1. 5406 Upton Farm House TQ 1505 18/210 II 2. South front early to mid C18. Parts of rear and interior probably considerably earlier. Symmetrical facade of red brick with grey headers. Shallow moulded wooden eaves below steep slated roof. Gable chimneys. 5 flush sash windows (with glazing bars). Slightly more widely-spaced either side of central one. Gauged heads, with shallow straight hoods above these, on ground floor. Central wooden porch with flat leaded roof over cornice, elliptical arches to front and sides (the latter closed) supported on paired Tuscan colonettes and pilasters. Fanlight with decorative glazing bars over 3-panel door. West end weather-boarded. 2 double-storey wings extend from rear. Flint and brick, with steep slated roofs. A further one-storey extension runs from the west of these.

The proposed works will have no material impact on the heritage asset.