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**A Proposal for an Extension and Internal Reordering**

**at**

# Rupert Bacon House
**5 Byron Road**
**Worthing**
**BN11 3HN**

## PLANNING STATEMENT

**AND**

## DESIGN AND ACCESS STATEMENT

**10th January 2011**

### Planning Statement

Rupert Bacon House is a hostel for 14 single, homeless people, owned and run by Worthing Churches Homeless Project, a local Christian charity. It provides short-term accommodation, in a secure and supportive environment and encourages its' clients to look, and prepare for, a better future and the regaining of their independence.

Situated near the southern end of Byron Road, close to Rowlands Road, Rupert Bacon House is a converted Victorian villa, built in the latter years of the 19th century, adjacent to Nursery Lane and the Montague Street Conservation Area. It sits in its own walled plot, orientated east-west, with its front entrance off Byron Road and having gated rear garden access to Nursery Lane.

The property has been extended over the years; the main extension being that at the south-eastern corner which fronts Byron Road, with a flat roof behind a scalloped parapet wall which then returns with a simple brick parapet along the southern elevation, parallel to Nursery Lane. The detailing of this extension leads us to believe that it must have been built quite early in the buildings' life, perhaps as early as the first quarter of the 20th century. More recent additions have been the single storey element in the side passage on the northern elevation, the timber lean-to on the southern elevation which is currently used as the laundry room and is constructed in the manner of a conservatory and utilises the original garden wall to Nursery Lane for support and, quite probably, the main kitchen block on the rear (western) elevation has been slightly enlarged in the past.

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There is an appropriately attractive front garden to the property laid mainly to lawn with shrubs around the periphery, set behind a brick and flint garden wall, with a gated path to the elevated front door from the pavement. The rear garden is more secluded but less attractive with islands of planting in hard landscaping and whilst there are facilities for sitting out during clement weather, it also serves as a utility area for bin and general storage, cycle storage, clothes drying. At the western end of the garden there is an old garage with corrugated metal walls and felt roof, served from Nursery Lane, but with an access door from the garden.

The charity has been running Rupert Bacon House for a number of years now, long enough to have established a successful working arrangement both in terms of providing suitable accommodation for their clients and in terms of having the support facilities in place. Thus, there are existing utilities such as drainage and power and services such as bin and cycle storage, all of which have the capacity for modification and addition to take account of the needs of a new extension.

**Design & Access Statement**

**Context**

As noted above, Rupert Bacon House has been run successfully for a number of years in aid of the homeless in Worthing, offering them short term help with a view to getting them back on their feet and into work.

As ever in this sort of work, there is always a shortage of capacity to meet the demands of the need, not to mention a shortage of cash to satisfy the need. In view of this, the charity are looking to increase the capacity that Rupert Bacon House can handle, but under current circumstances, in a modest way. Thus, this proposal is to provide another bedroom for clients and improved back-up facilities in the form of a new 'day' kitchen for informal use, more sanitary facilities and an improved laundry room. All this is provided a compact and efficient block sitting on small footprint whilst, at the same time, drastically improving the appearance of the property.

**Amount**

The proposal seeks to add a modest 2-storey extension to the south-eastern corner of the main building adjacent to Nursery Lane. The new extension will involve the demolition of the existing timber lean-to, which it will replace. The footprint of the extension is square to the existing building but its opposite, southern most flank wall is aligned with Nursery Lane in order to maximise the available space and, therefore, at an angle. As a result the three sides of the new extension are of differing dimensions.

Externally the dimensions of the three sides are: Eastern façade = 3.625m; Southern façade = 7.960m and Western façade = 2.505m (As shown on Dwg. No. 620-012)

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|---|---|---|---|
| Areas: | Footprint of existing building | = | 183.20m² (1,970 sq ft) (Gross External) |
| | Footprint with new extension | = | 192.55m² (2,071 sq ft) (Gross External) |
| | Increase of proposed over existing | = | 9.35m² ( 101 sq ft) (Gross External) |

This represents a footprint increase of proposed over existing of 5.11%

In terms of newly created floor space the proposal will add an extra 23.14m² (249 sq ft) over two floors (i.e. Gross Internal Floor Area).

**Layout**
The proposed extension aims to make more efficient use of the area to the south of the main building where the timber lean-to currently stands. It will be a simple two-storey masonry structure which will provide 3 major rooms – bedroom, day kitchen and laundry – with additional and improved sanitary facilities, all served from the existing circulation routes. Most of the existing accommodation will remain untouched. The size of the extension is quite small relative to the existing but will have a significant effect on the property, not least in its appearance.

**Scale**
Visually the proposed extension is designed to be in-keeping with the existing house in size and scale in order to create a harmonious whole. It defers to the existing house, though not the previous extension, and draws upon the feel of the original through the use of materials, the repetition of window modules and detailing, reinforcing the contextual evolution of the house. We have been careful to ensure that the addition we have designed respects the scale and natural evolution of the existing house.

**Appearance**
The proposed extension has been designed to defer to and yet be in sympathy with the existing house. As seen from Byron Road (i.e. main frontage) the extension appears as a complimentary and balancing module to the overall composition. Whereas now, the house appears unbalanced with the old flat-roofed side extension ending abruptly, our proposal, jutting forward with repeating window modules and crowned with a pyramidal slate roof above the same deep and convex cornice as the main house, is carefully modulated to bring balance back by suggesting a sympathetic 'stop-end' module. The photo montage sheet clearly shows how successfully this works. The design also addresses the issue of terminating/turning the building at the important and highly visible south-east corner. The external materials will, as far as possible, match the existing being a deep red brick with white painted render cornices and window surrounds, deep concave eaves cornice below a slate roof with clay ridge and hip tiles.

**Landscaping**
The proposals do not require any landscaping works and are not included within the scope of the brief. Apart from making good immediately adjacent to the building works upon completion, nothing else has been asked for or envisaged at this stage.

**Access**
Rupert Bacon House on Byron Road is situated close to a number of bus routes, is accessible by car, and is close to the pedestrianised shopping precinct and town centre, with all the facilities it can offer, including the job centre.

In terms of usage, normal access is by foot to the front door via the garden path from Byron Road and the need for car parking is neither provided nor particularly required. There is no dedicated on-site parking although the property does boast a garage accessed from Nursery Lane. Car usage would be limited to the few members of staff on duty at any one time; the homeless attendees being able to walk to all manner of amenities close at hand and being unlikely to be car owners. Any number of bicycles can be accommodated in the rear garden/utility area via the gate from Nursery Lane.

The proposals will not alter the existing access arrangements.

**Conclnsion**
We believe that the proposed extension will greatly improve and enhance the appearance of the building as well as improving its usage and facilities for the Client and their charges in a tight urban situation and hope, therefore, that this application will be supported.