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Design & Access Statement / Heritage Statement

7 Winchester Road

1.0 Introduction & History

7 Winchester Road is a late Victorian / Edwardian house located within the former parish of Heene in Worthing, West Sussex.

The property is located within the Winchester Road Conservation Area. Residential development began here around 1890, the area prior to this was used as farmland. The houses on Winchester Road are predominately late Victorian or Edwardian and mainly residential.

The rear of the property has been altered in an ad-hoc manner over time and could have an improved relationship with the garden. Currently the living room looks over the garden with 3 doors (1 openable) set within an arched opening (a), the kitchen has a smaller window and double doors (b) and the side passage / storage has single door access (c).

2.0 Planning History

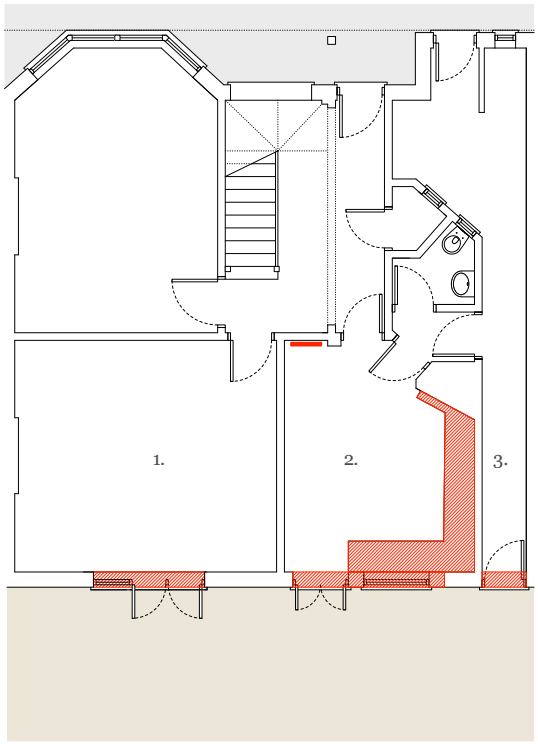
In 2021 an application for a Lawful Development Certificate for the proposed removal of a series of doors and windows to the rear elevation and replacement with a new more coherent arrangement of doors and windows was granted under application **AWDM/0842/21** (shown on the bottom the next page). There are no significant other planning applications for 7 Winchester Road only a series of applications permitted in the last 10 years for maintenance works to trees.

Consent under Worthing Tree Preservation Order No. 15 of 1997 to reduce height by approximately 1.2 metres (4ft.) one Holly tree (Ilex aquifolium) (Part of Group G1) in rear garden under the following application **AWDM/1410/12**

Consent under Section 211 Notice under the Town and Country Planning Act 1990 to fell one small Laburnum tree in front garden under the following application **AWDM/1411/12**

Consent under Worthing Tree Preservation Order No. 15 of 1997 to reduce crown height up to 2 metres and reduction to radial spread by up to 1.5 metres one Holly tree of Group G1. under the following application **AWDM/1854/20**

It is worth noting that consent was permitted for nearby no.3 Winchester Road for the replacement of white gloss painted timber windows with double glazed white wood effect uPVC to east elevation (Flats 1 and 2) under the following application **AWDM/2014/20**



1. Living
2. Kitchen
3. Side Passage





Top: Existing ground floor plan
Middle: Existing rear elevation
Bottom: Existing photograph of the rear elevation

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3.0 Use

The existing use is C3 (Residential) and there are no changes proposed to the use class

4.0 Access

The existing access to 7 Winchester Road is from a ground floor front door that opens on to the front garden with a path leading to the street, there are no proposals to alter this. The rear garden is accessed through existing doorway openings in the kitchen and living room. These proposals aim to improve the access from both the kitchen and living room by the introduction of wider double doors

5.0 Proposals

The proposals are to sensitively alter the rear elevation to 7 Winchester Road. The existing arrangement of doors and windows at ground floor level are not wholly original to the house and appear to have been developed over time in an ad-hoc manner. The proposals aim alter and add to these in a manner that is sympathetic to the original house.

Kitchen

The existing kitchen has a poor relationship with the garden to the rear of the property. These proposals will replace the separate door and small window with an arched opening (a) that matches the existing living room opening (c) in height, width and style of brick arch. The arch will hold 3 timber framed doors, 2 of which will open. A smaller fixed window (b) will sit adjacent to these.

Living Room

The existing arched opening (c) will be retained and the existing timber doors replaced with a series of 3 doors, 2 of which will open.

Side Storage / Passageway

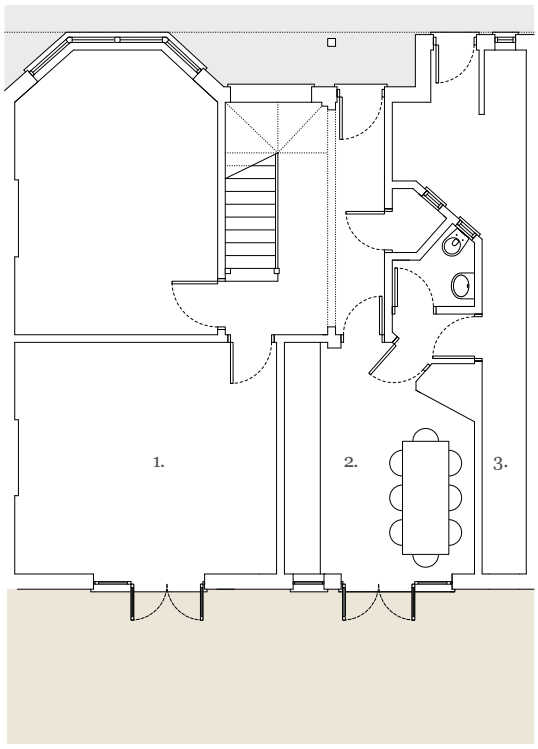
The door and ventilation panel above will be replaced with brick to match the existing rear elevation (d).

Overall

These proposals will provide a more coherent and sympathetic series of openings on the ground floor level complementing the informal collection of sash windows at first floor level.

6.0 External Materials

The existing windows and doors are grey painted timber. The proposed new doors and windows are to be of timber and painted to match the existing sash windows at first floor level.



1. Living
2. Kitchen
3. Side Passage





Top: Proposed ground floor plan
Middle: Proposed rear elevation
Bottom: Rear Elevation consented under application **AWDM/0842/21**

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7.0 Planning Policy

These proposals have been prepared in accordance with National Planning Policy Framework (NPPF) and Local Planning Policy.

National Planning Policy Framework

In accordance with policy 12, this design is of high quality and will result in a building which will be more sustainable and create a better place for the family who live at no.7 Winchester Road.

Winchester Road Conservation Area

Much of the emphasis of the Winchester Road Conservation Area planning policy relates to street facing instances. The proposals outlined in this application will not be visible from the street and do not seek consent for the removal of building fabric highlighted as being important in this document. New windows and doors will be of sympathetic materials and design to complement those present in the existing rear elevation at first floor level.

Worthing Core Strategy (WBC 2023)

In accordance with Policy DM5 *Quality of the Built Environment*, the proposals demonstrate architectural design of a high quality, composition and detailing and propose the use of materials that take account of local physical, historical and environmental characteristics of the area. In particular the proposals respond positively to the important aspects of local character, it is understood that contemporary design solutions like these proposals will be encouraged.

Supplementary Planning Guidance Extending or altering your home

Doors and Windows

The proposals maintain the proportions of existing buildings and in particular the relationship between existing and new openings. The proposed doors and windows match and utilise the shape of existing openings with lintels in the same shape, style and height.

8.0 Sustainability

With increasing concerns regarding energy consumption and climate change Adur & Worthing Councils' declared a Climate Emergency in July 2019. Adur & Worthing Councils' aim to mitigate the effects of climate change through carbon reduction ('decarbonisation') and sustainable design & construction.

These proposals will provide thermally efficient glazing in the new doors and windows at ground floor level to the rear of the property. Providing a sympathetic aesthetic solution that will mean less heat loss to the house than is currently afforded by the present single glazing.

9.0 Conclusion

Overall the proposals will provide a coherency to the rear facade of no.7 Winchester Road. They are sympathetic to the existing building, minor in both type and scale and in accordance with national and local planning policy.

It is worth noting that no.3 Winchester Road gained consent to replace street facing timber sash windows with a uPVC type (highlighted in Section 2.0 Planning History) which sets a clear precedent for alterations to windows. Given that these proposals are not visible from the street it is hoped that this application will be permitted.