Coastline ARCHITECTS
Contact
01903 357047
info@coastlinearchitects.com
www.coastlinearchitects.com

Design and Access Statement

Adress: 32 Manor Road, Worthing, West Sussex
Prepared By: Coastline Architects
Date: 04/04/25

1. Introduction

This Design and Access Statement accompanies the planning application for proposed alterations and extensions to the property at 32 Manor Road, Worthing, West Sussex. The statement sets out the design principles and concepts applied to the development and demonstrates how the design considers the site's context and proposed use.

2. Context and Site Analysis

Local and Surrounding Area:

The property at 32 Manor Road is situated within the Heene Conservation Area in Worthing, West Sussex. The Heene Conservation Area is located approximately a quarter of a mile inland and half a mile west of Worthing town centre. It is bordered by the Winchester Road Conservation Area to the east and the Shakespeare Road Conservation Area to the north. Home - Adur & Worthing Councils

Historically, the Heene Conservation Area developed from the 19th century onwards, featuring substantial detached and semi-detached houses, along with social facilities such as Heene Church of England School and Church Rooms. Early growth focused on areas along Belsize Road and immediately south of Lansdowne Road. Home - Adur & Worthing Councils

Architecturally, the area is characterised using materials such as red brick with tile-hanging and flint-work. Victorian flint boundary walls, constructed from large, irregularly shaped field flints, are a notable feature within the conservation area. Home - Adur & Worthing Councils

Existing Property:

The property at 32 Manor Road is part of the 20th-century infill within the Heene Conservation Area. As such, it does not exhibit key architectural features typical of the earlier developments in the area, such as flint walls and wooden sash windows. Instead, the property is a brick bungalow with a loft conversion that includes two dormer windows. The external finishes comprise brickwork and PVC windows, and the property is not considered architecturally or historically significant. At the rear, there is an existing conservatory in poor condition, exhibiting damp and mould issues. Internally, the layout is unorganised, impacting the functionality and flow of the living spaces. The property also includes a garage.

In summary, while 32 Manor Road is located within the Heene Conservation Area, it represents a later addition to the area and lacks the distinctive architectural features that characterize the earlier developments.

3. Design Proposals

Design Principles and Concepts:

The proposed development aims to improve the functionality of the property while respecting its existing character and the surrounding built environment. The key design elements are as follows:

- **Removal of the Existing Conservatory:** The current conservatory is to be demolished due to its deteriorated condition and lack of usability.
- **Ground Floor Extension:** A single-storey extension will be built, extending 1.4 metres beyond the footprint of the existing conservatory. This will create improved internal living space while ensuring the extension remains proportionate to the property.
- **First-Floor Bathroom Addition:** A new bathroom will be introduced on the upper floor, positioned to connect with the existing plumbing to ensure minimal disruption.
- **Roof Design:** The new extension will feature a flat roof with a rooflight to introduce natural light into the property. A rooflight will also be installed in the new bathroom to provide natural ventilation and daylight.

Materials and Appearance:

To ensure the extension is in keeping with the existing property and the surrounding area, the following materials have been selected:

- **Brickwork:** The extension will be constructed using brick to match the existing property, ensuring a seamless appearance.
- **Doors:** PVC door will be installed to match the style and colour of the existing windows and doors.
- **Roofing:** A flat roof will be constructed using materials that complement the existing building while incorporating modern roofing solutions for improved durability and performance.

4. Access Considerations

The existing access arrangements to the property will remain unchanged. The internal reconfiguration and extension have been designed to enhance the layout and improve the flow of movement within the property. The new bathroom on the upper floor has been positioned for convenient access from the existing bedrooms.

5. Conclusion

The proposed development at 32 Manor Road has been carefully designed to enhance the property's functionality while maintaining its visual consistency with the existing structure and surrounding neighbourhood. The use of matching materials and sensitive design elements ensures the extension integrates seamlessly with the property and its setting. This Design and Access Statement demonstrates a thorough consideration of the site's context and presents a proposal that is both practical and in keeping with the local character.