BakerBrown

Design and Access Statement

Project
Refurbishment and minor alterations to an existing four bedroomed detached house.

Project Number
1515

Document Reference
1512_BB_RP_3001

Site Location
Speedwell
Bost Hill
High Salvington
Worthing
BN13 3DA



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Contributors

Ecology - Preliminary roost assessment
Lizard landscape Design and Ecology
Document name:
230403b_LLD2907-ECO-RP-001-00-PRA.pdf

Appendices

Application Drawings:

EX_0001 - Location and Block Plan

EX_0010 - Existing Plan_Site

EX_0011 - Existing Plan_Underground Storage

EX_0012 - Existing Plan_Ground Floor

EX_0013 - Existing Plan_First Floor

EX_0014 - Existing Plan_Roof

EX_0020 - Existing Elevations

EX_0030 - Existing Sections

EX_0040 - Existing 3D Views

PL_0100 - Proposed Plan_Site

PL_0110 - Proposed Plan_Ground Floor

PL_0120 - Proposed Plan_First Floor

PL_0130 - Proposed Plan_Roof

PL_0200 - Proposed Elevations

PL_0300 - Proposed Sections

PL_0400 - Proposed 3D Views and Materiality

1.0

Introduction

Our Brief

BakerBrown have been appointed by the owners of Speedwell, Bost Hill, High Salvington, Worthing to consider options to redesign the interior spaces, primarily to the ground floor of the existing dwelling, as well as to transform the external appearance of the property by undertaking a low carbon retrofitting exercise that involves wrapping the external facade in external wall insulation and new locally-sourced cladding materials, and installing triple glazed windows. In addition, renewable technologies, such as photovoltaic solar panels are proposed.

In summary, our proposals include:

— Replanning the internal ground floor layout.

— Retrofitting and recladding the exterior of the dwelling, improving appearance and building performance

Site Context

The site is located on Bost Hill, in High Salvington, on a hill located North West of Worthing. The property is a detached dwelling, located on a predominantly residential street.

The site is not located within a conservation area. The building is not listed, and it is not adjacent to a listed building. The closest listed building - Durrington and Salvington Mill, Grade: II, List UID: 1250238, about 100 meters away from the proposed development.

The site is located near the South Downs National Park (SDNP), about 200 meters away from the park's boundaries. The proposal therefore considers the SDNP Design guidance.

2.0

Site Information

Site Location

The site is located North West of Worthing and it has wide views towards the South and South East.

High Salvington is a residential area located on a steep hill overlooking the town.



Below base image: https://www.google.com/maps/place/Worthing+BN13+3DA/@50.8492542,-0.4055053,155m/data=!3m1!1e3!4m6!3m5!1s0x4875bd2c3340949d:0x812784bd88db0187!8m2!3d50.8493!4d-0.4056022!16s%2Fg%2F1thk86c3



2.0

Site Information

Planning History

This is the complete list of applications for Speedwell from the Adur and Worthing Planning register:

1/. Application for consent under Worthing Tree Preservation Order No. 6 of 1991 to raise canopies to 6m, thin by 15%, reduce radial spread to north and west by 2m and remove dead wood three Beech trees of Group G2.
Ref. No: AWDM/0180/21 | Received: Thu 04 Feb 2021 | Validated: Thu 04 Feb 2021 | Status: Decided

2/. Application for consent under Worthing Tree Preservation Order No. 6 of 1991 to reduce radial spread of crown by up to 1.5 metres on two Beech trees of group G2
Ref. No: AWDM/1074/13 | Received: Thu 29 Aug 2013 | Validated: Thu 29 Aug 2013 | Status: Decided

3/. Application for consent under Worthing Tree Preservation Order No. 06 of 1991 to crown lift three Beech trees (Group G2) to 3.5 metres above ground level and the removal of crossing and abrading branches from the western most Beech tree.
Ref. No: 07/0316/TPO | Received: Mon 12 Mar 2007 | Validated: Mon 12 Mar 2007 | Status: Decided

4/. Application for consent under Worthing Tree Preservation Order No. 6/1991 to crown reduce and crown lift by 40% one Beech tree (westernmost tree part G2), to crown reduce and crown lift by 25% to two Beech trees (part of G2)
Ref. No: 05/1005/TPO | Received: Tue 13 Sep 2005 | Validated: Tue 13 Sep 2005 | Status: Decided

5/. Erection of two storey side extension
Ref. No: 03/00207/FULL | Received: Tue 04 Mar 2003 | Validated: Tue 04 Mar 2003 | Status: Decided

6/. Erection of garden room - part retrospective (amendment to Planning Approval WB/99/00646/FULL)
Ref. No: 00/00536/FULL | Received: Thu 08 Jun 2000 | Validated: Thu 08 Jun 2000 | Status: Decided

7/. Extension to garage to provide a garden room
Ref. No: 99/00646/FULL | Received: Fri 30 Jul 1999 | Validated: Fri 30 Jul 1999 | Status: Decided

8/. Applications under Worthing Tree preservation order No 6/1991 to crown lift three beech trees (group G2) to 3.5 metres above ground level, remove from Western most beech crossing and abrading branches and western
Ref. No: 98/05046/TPO | Received: Thu 22 Jan 1998 | Validated: Fri 23 Jan 1998 | Status: Unknown

Source: https://www.adur-worthing.gov.uk/planning/applications/view/

3.0

Existing Photographs



East and South Elevation of Speedwell.



West and North Elevation of Speedwell.

Source: Client

Design Proposals

4.0

Use, Amount and Layout

Use

The existing building is a detached residential four bedroom dwelling situated in High Salvington, which is a residential area located on a steep hill overlooking the town. Speedwell is amongst residential buildings, of a similar size and height. To the south, Southease, to the East Downscroft and to the South West another property of which the name/number could not be identified. The existing residential use is maintained and the proposed alterations are therefore appropriate to the site and surrounding context.

Amount

The existing house includes a living room, kitchen, utility room, dining room, a toilet and a hallway at ground floor. The first floor includes four bedrooms of which one is ensuite, two additional bathrooms and a dressing room.

The proposal looks at re-distributing the groundfloor, to provide a more open plan area, and connection between the livingroom and the snug/dining area.

Outlined below is the Existing Gross Internal Areas (GIA) of this property. The proposal does not look to increase the building area with new volume, but to internalise an area now defined as porch, at the groundfloor. This area is 8 sqm.

Existing GIA

Ground	115 m^2
First	107 m^2
Total	222 m^2

Proposed GIA

Ground	123 m^2
First	107 m^2
Total	230 m^2

Layout

The proposed alterations to the ground floor layout aim to rationalise and improve the existing plan, by creating a large open plan living space. This is achieved by demolishing a few internal walls and create wider openings on the South East elevation at ground floor without over-looking neighbours, and crucially, without being seen by neighbours.

The most significant alteration is the exterior retrofit. The client seeks to improve the energy efficiency and to modernise the exterior look of the dwelling. The white uPVC windows will be replaced with better performing black powdered coated aluminium framed windows.

The new external wrap will be finished in brick, roman brick slips, charred/black tinted timber and render, recalling the vernacular tradition of barn buildings.

Connections to the immediate landscape are enhanced by installing a canopy at ground floor providing shading to the new large glazed windows and doors. The canopy also shelters the proposed external patio area to the South. This area has been remodelled to be a more usable space, as the existing is quite disjointed, forming small areas.

Massing Strategy

The proposed design does not significantly alter the overall scale of the building, and the proposals predominantly seek to rationalise and improve the layout and achieve a visual coherence to the proposed. This coherence is achieved by applying a layer of external wall insulation to the existing dwelling, and overcladding this with a charred/black tinted timber rainscreen, render and roman brick slips to the existing walls.

The outbuildings on site are not part of this application.

5.0

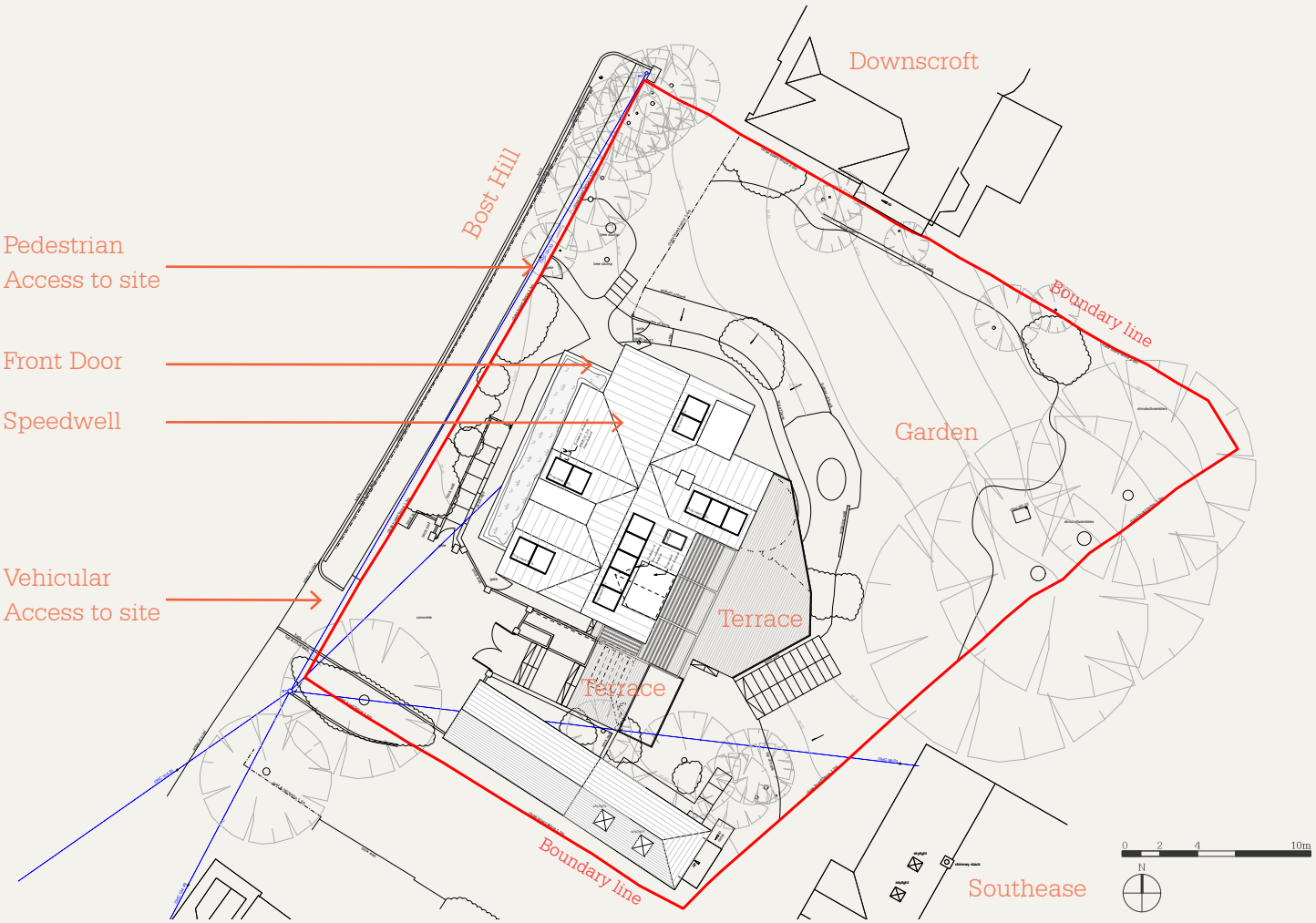
Landscaping

Landscape

The proposals includes minimal landscaping works to connect the house with a wider patio area. This is achieved by using the existing outdoor paved are as a base to support an asymmetrical decking.

Arboriculture

The proposed alterations to the existing house do not affect existing trees, and no trees are to be removed within the site.



6.0

Appearance

External Walls

The existing building's external walls are all brickwork to the plinth level and render to the ground and first floor of the 2 storey element. We are proposing to reclad all plinth wall areas with neutral coloured brick slips as a finish to external wall insulation, existing extension of the utility room and a covered area of the Veranda on the East side are to be recladded with roman brick slips. The rest of the external walls are to be rendered or recladded with locally-sourced charred timber dividing the facade of the building to smaller parts, all applied as a finish to new external wall insulation.

Roof Finishes

The flat roof to the existing single storey ground floor extension will be finished with a Swiss lightweight Meadow Roof. This will provide increased biodiversity upon the site, creating additional habitats for a variety of wildlife species. This type of roof is also very low maintenance and using species indigenous to the South Downs adjacent.

The existing pitched roofs are to be recladded with zinc incorporating solar panels and an existing rooflight.

A new Brise Soleil at the South-East corner of the dwelling is proposed to shelter the house from excessive solar gain in the Summer. This is envisaged to be constructed as a steel frame with timber louvres.

Doors and Windows

All triple glazed windows will be powdered coated aluminium framed externally, with timber subframes internally. Larger glazed doors will have similar finished external black powder coated frames. The front door will be solid Oak or similar.













7.0

Access

Access

The entrance to the house will remain unaltered.

The existing vehicular access remains unaltered.

8.0

Ecology

Ecology

Lizard Landscape Design and Ecology delivered a preliminary roost assessment at the property on the 21st March 2023.

The report has been included as part of this application.

Contact

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