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ALCOVE ARCHITECTURE

Design and Access Statement

18 Glebeside Avenue, Worthing
23117

Rev	Amendments	By	Date
-	First Issue	JE	10/10/23



Glebeside Avenue is a cul de sac leading towards Thomas A Becket Middle School to the north of Wiston Avenue. No 18 is a semi-detached family home on the western side seeking to demolish the existing detached garage/workshop and provide a single storey extension attached to the building.

/ Use

The building will remain in residential use



There are numerous side extensions to the properties along Glebeside Avenue

(Image courtesy of Google)

/ Amount

The existing home is a typical family home with 3 bedrooms and a shared bathroom at first floor, with the roof space converted into the principle bedroom suite. However, at ground floor there are some inefficiencies with a cramped Cloaks for the number of occupants and a Utility placed within the detached garage which is not ideal during inclement months.

To overcome this, it is proposed to demolish the existing single skin garage and replace with a more robust single storey side extension attached to the home to allow improved facilities and access.

As with most garages of this period it is unsuitable for car storage and the current owners use the space as a workshop for their motorcycles.

/ Layout

Facing west, an existing single storey extension will link with the new construction, dictating the built form and dimensions, linking front to rear. However, to emulate the intricacy of the existing public elevation, the doors to the garage will be set back slightly to run through with the existing set back entrance area at ground level.



Extension to be limited by the set back entrance area (Left) and the existing rear extension (Right)

A nominal 900mm wide path will be maintained along the southern boundary to retain access to the rear garden.

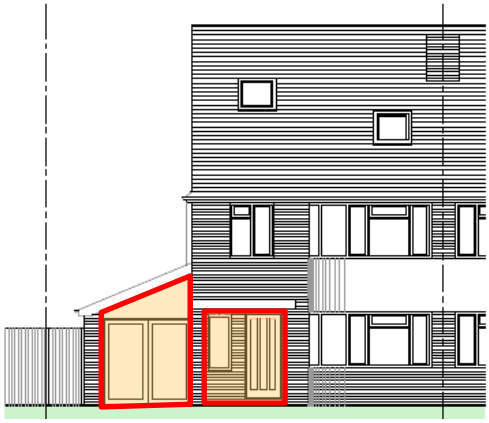
Within the extension the replacement Workshop will be accessed externally from double glazed doors and internally via a discrete door where the existing Cloaks is replaced by a new larger facility in the extension via a Utility room that is connected to the existing Kitchen space

/ Appearance and Scale

Traditional in form, the new construction will replicate existing with a monopitched tiled roof running the length of the extension with a rooflight serving the Utility, which will also provide deeper light penetration to the existing Kitchen.

To maintain the existing window to the first floor landing, a small section of flat roof will be inserted which in turn relates to a clerestory window to the workshop; and another smaller window serves the new Cloaks. Obscured privacy glass will be applied to both new windows.

Formed in brickwork to best match the existing the new addition will blend seamlessly with the home but with new roof tiles across the existing and new to ensure the whole single storey element is visually the same.



Recessed door locations (highlighted) will provide articulation and depth to the public facade

Along the eastern public elevation, as previously mentioned the doors will be set at the same plane as existing with the new roof form extending further to be set on a brick pier to ensure an interesting architectural breakdown of the elevation, with a rendered panel over the workshop doors replicating the existing curved element between bay windows.

/ Access and Landscape

Principal pedestrian and vehicular access to the property remains unchanged and a path is included to provide direct access to the rear garden. Where the existing garage abuts the boundary, the existing concrete post and timber panelled fence will be extended to meet a new lockable gate adjacent to the eastern most part of the new extension.



The existing nom 1.8m high boundary fence (right) will be extended to meet the existing/new gate locations (left)