GledhillArchitectureStudio

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‘Replacement of 1970s garage door and new rear opening to private courtyard’

Proposal Address – 1 Heene Place, Heene, Worthing BN11 3NL

Existing Property – Terraced (End of terrace), 3 storey residence. Property contains:

- 4 Bedrooms
- Study
- Kitchen
- Utility
- Lounge
- WC
- Bathroom
- Rear Courtyard
- Garage

Proposed Property contains:

- 4 Bedrooms
- Study
- Kitchen
- Utility
- Lounge
- WC
- Bathroom
- Rear Courtyard
- ~~Garage~~ Dining

The purpose of this document is to explain and justify the desired proposal.

Introduction

This property contains well-maintained period features and much of the original fabric is suitable for continued use and routine maintenance. Historically, the property was the end of a mews terrace. The original stable entrance now contains a garage door.

The proposed modification has been designed to cause minimal disruption to the period property’s original fabric and to improve the external historical character of the property.

Location

The property is end-of-terrace of Heene Place. Heene Place is situated within the Marine Parade & Hinterland Conservation Area. Some of the properties on this road are well maintained and others have been modified considerably, leaving little original character. Adur and Worthing Council's conservation area appraisal references Heene Place numerous times. The associated exert describes some of the properties on the road as having original features. Relevant exerts as follows:

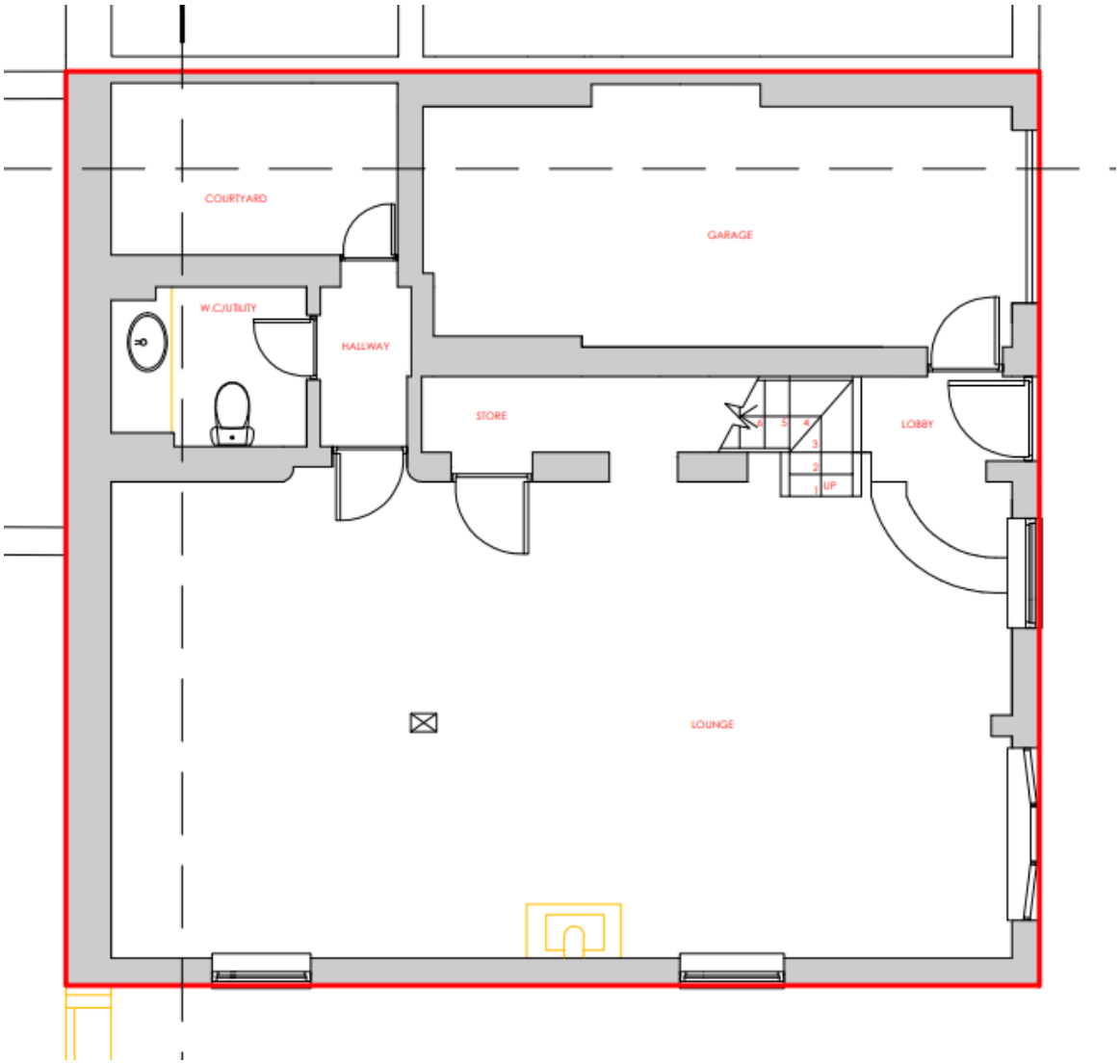
At the rear of Heene Terrace is Heene Place, a terrace of modest cottages converted from the Mews to Heene Terrace. These buildings have considerable local historic and architectural interest. The street itself also is of considerable interest in that underneath the poorly maintained wearing surface, the original cobble surface still survives.
Source: *MARINE PARADE AND HINTERLAND CONSERVATION AREA APPRAISAL.* September 2001.

Enhancement Opportunities:
Seek improvements to buildings and surfacing at the rear of Heene Terrace, especially to the east of Heene Place fronting Brunswick Road, including removal of the garage blocks, should opportunity arise.
Source: *MARINE PARADE AND HINTERLAND CONSERVATION AREA APPRAISAL.* September 2001.

Existing Building – 1 Heene Place

The property contains many original features that are worth maintaining. The garage (originally the stable) has been unused for years as it is currently unfit for habitation and isn't needed for cars/horses. This space shows signs of water ingress and needs building work to improve its condition. The garage space has a high ceiling and is long and narrow.

There is a small courtyard to the rear of the property which is enclosed by 1.5 storey high masonry walls. It received sunlight at certain points of the day. No neighbors or surrounding stakeholders are able to look into the courtyard without considerable effort. For this reason, the courtyard space is a valued and desirable part of the property.



Ground floor plan - existing (not to scale)



Photo – East elevation



Photo – 1 Heene Place

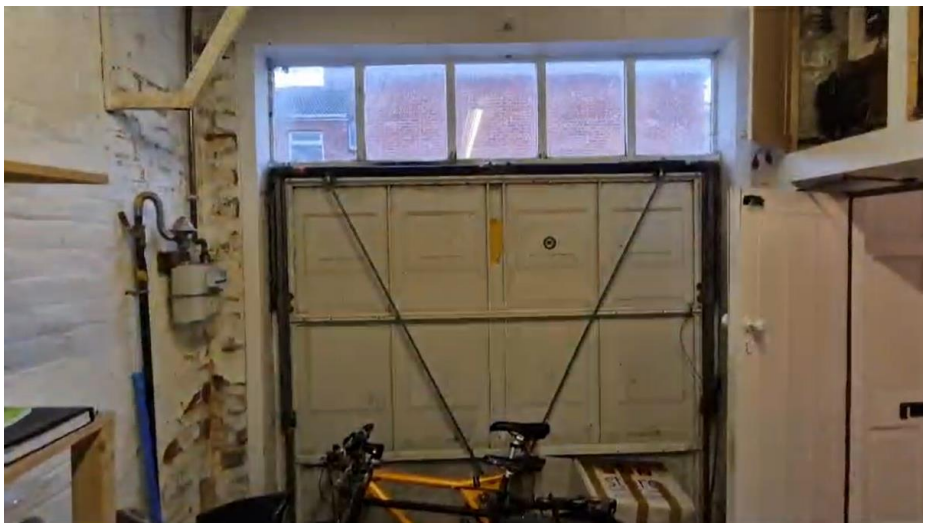


Photo – existing garage space 1 of 2



Photo – existing garage space 2 of 2

Proposed Development

East Elevation:

The intention is to remove the 1970s garage door, replace the existing glazed top-lights above the garage door opening, then match the fenestration and style of the original timber glazed windows, seen elsewhere on the property. The intention is to also introduce a low windowsill to be in keeping with the area and other similar windows on this elevation. The sill will also allow the installation of a below-sill internal radiator for best-practice. This is especially important as the existing period walls are poorly insulted at present. The vertical & horizontal mullions have been set out to match the proportions of the existing top-light above and the window, and as seen elsewhere on the property & terrace.



Sketch – showing east elevation & proposed timber window

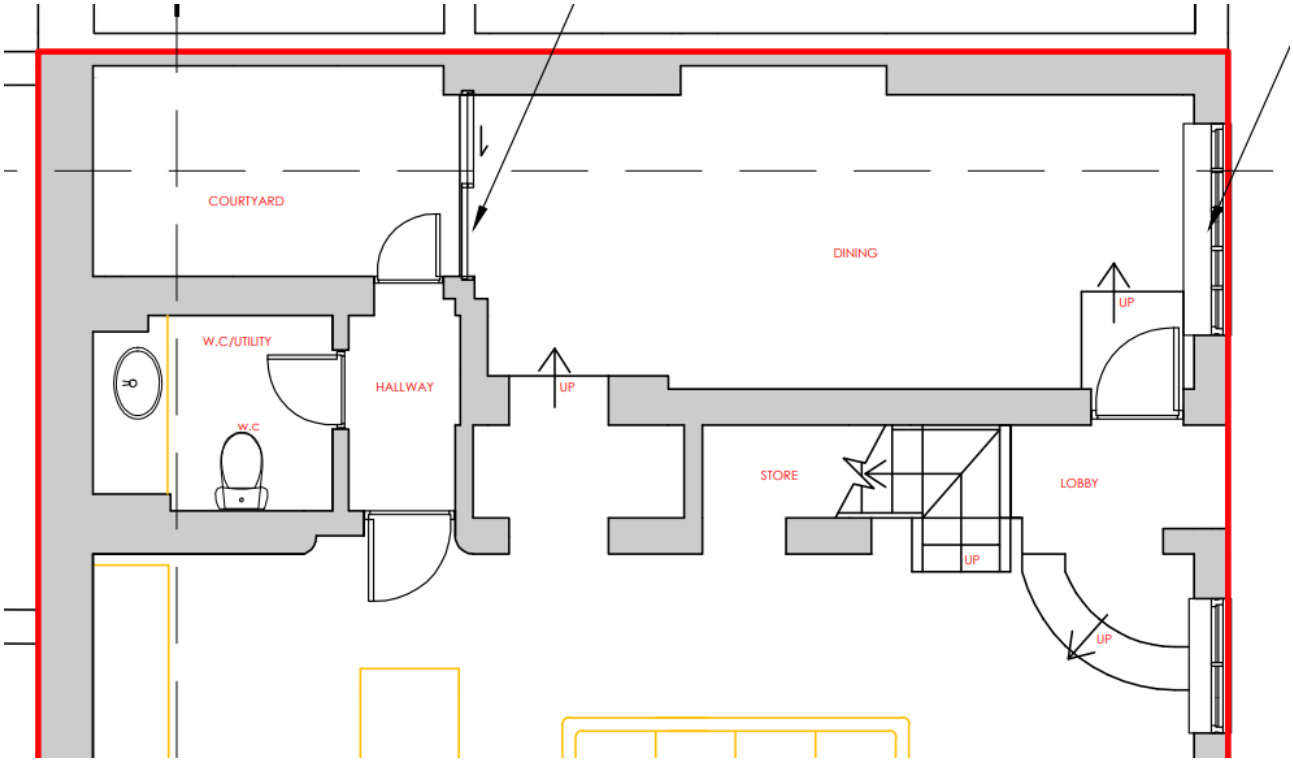


Image – Proposed ‘Ovolo’ style timber glazing profiles in white.

This profile has recently been approved by Adur & Worthing Council for 10 Thorn Road, Application Reference: AWDM/1385/2, approval date 22 Sep 2021.

Courtyard opening:

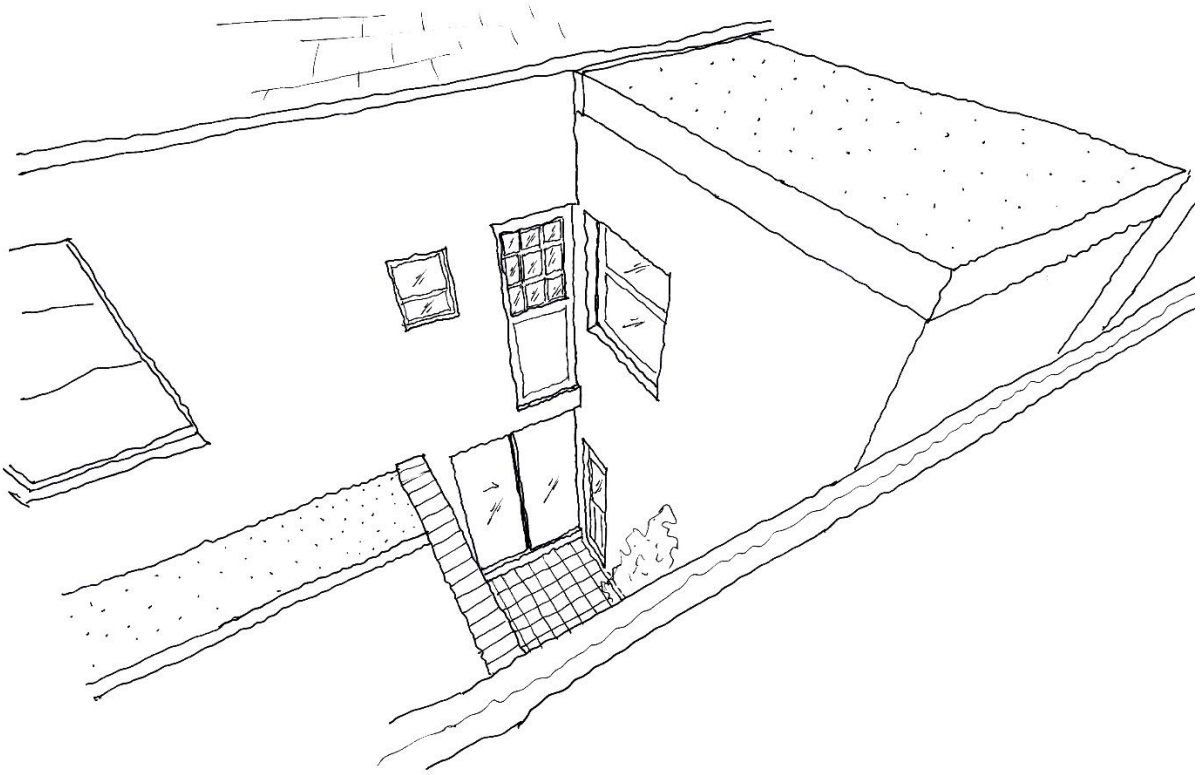
The intention is to improve the quality of the space within the proposed dining room.



Proposed Plan – Dining room (not to scale)

The proposed dining space is long and thin and has high ceilings, this space is ideally suited for a dining table given its shape and proximity to the kitchen space.
Natural light is limited at the rear of the space and the courtyard is currently underutilized as its only accessible via the utility and is used for external storage. The intention is to introduce and ‘frameless’ glazed door and a new opening between the proposed dining space and the courtyard. This would make the space dual-aspect and highly desirable.

The courtyard contains painted brick and has period character. The design of this window has been chosen to maximize the visibility of the period character within the dining space. When the sliding door is open, the courtyard can feel like an extension of the dining space.



Sketch – rear enclosed courtyard with proposed ‘frameless’ sliding door



Sketch – proposed dining space – looking towards to the courtyard and proposed opening

Proposal Summary in relation to conservation area guidance

Neither part of this proposal can assist for the suggested areas of improvement for the road (Heene Place), which are stated in the conservation guidance – a) suggested repairs to the road surface. Nor can this proposal assist in the – b) removal of unsightly garages at the end of this road (Heene Place).

Materiality

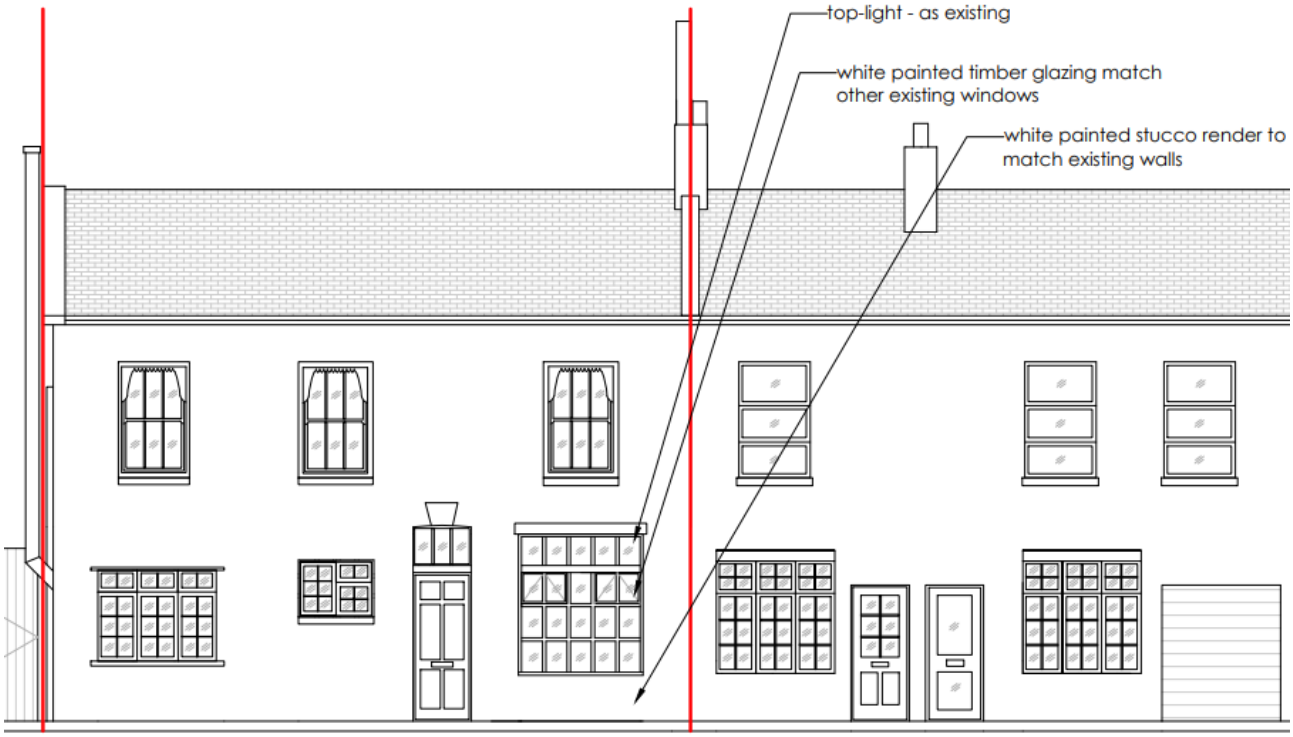


Image – proposed window elevation (NTS)

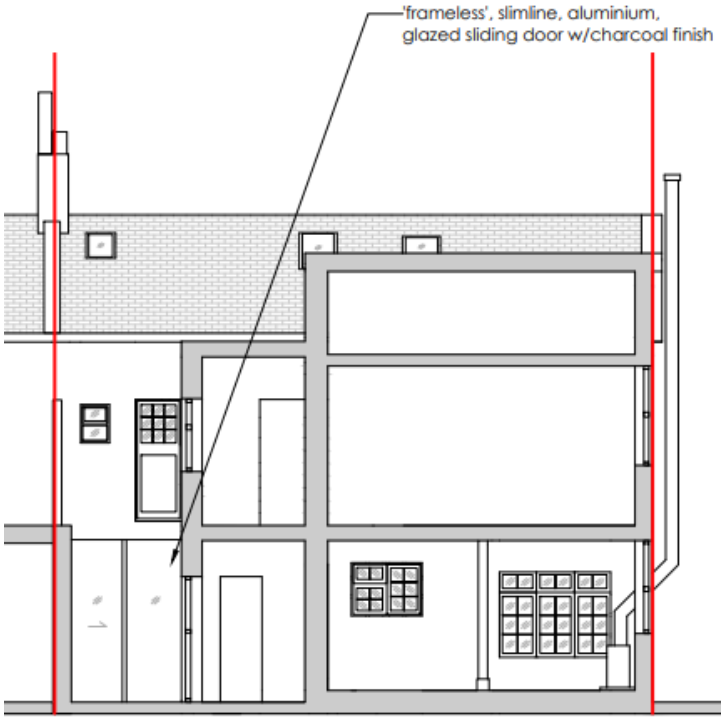


Image – proposed courtyard door (NTS)

1. Proposed glazing (front)

White-painted timber glazing with double glazed sealed glass units.
The use of timber is in-line with the conservation area appraisal guidance.

1.2. Proposed glazing (courtyard)

Charcoal-colour aluminum, with a ‘frameless’, slimline profile.

2. Proposed render

The chosen white-painted stucco render type has been chosen to be inline with the conservation area appraisal guidance and to also match the rest of the property and terrace.

Access

The means of access to and from the property are to remain the same. There are no proposed changes that will require alternative travel, access or parking arrangements.

Thank you for considering this proposal.

Best regards,

Samuel Gledhill ARB, Gledhill Architecture Studio