Durrington Bridge House

Worthing, BN12 4SE

Accompanying Design Statement

Planning Application, July 2024

brooks murray



Introduction

A Introduction

This statement has been prepared to accompany a planning application for the proposed works on the site of Durrington Bridge House, Worthing, BN12 4XL.

The proposal includes;

- Removing the section of the roof over the atrium to facilitate further daylight and sunlight
- Removing redundant pipes/ducts from the east and west elevations
- Adding new windows to the east and west external elevations to match existing
- Adding windows and fan lights above the existing internal east and west elevations to match existing
- New entrance door

This document explains and justifies the principles and concepts pertaining to the design of the proposed developments and alterations.

The document outlines the existing building's significance and site conditions, assessment of these conditions, design considerations and site proposals, along with a description of the detailed development proposal.

This document should be read in conjunction with the associated drawing package.

Location

B Location

Durrington Bridge House is located in Durrington, a sub district of Worthing and sits to the north of Barrington Road and to the west of Shaftesbury Avenue.

The site bounds Durrington on Sea railway station to the north and Worthing Leisure Centre located beyond. To the south east is the Goring United Reformed Church and the Goring Little Fishes Nursery. To the South is predominantly a mix of two storey detached and semi-detached houses. To the immediate west is the old HMRC office buildings which are currently under development under App REF:AWDM/1979/19 for the demolition of existing buildings on site and re-development of a maximum of 287 dwellings.

The site is not located in a conservation area, nor sits adjacent to any listed building. The site is however 150m south east of the Shaftesbury Avenue Conservation Area. The nearest Listed Building is Field Place, approximately 300m to the north east.

The site lies in Flood Zone 1.





C Existing Building

Durrington Bridge House is a four storey office building (Use Class E, formerly B1a) with an additional plant floor in the eaves of the building and a large surface car park to the south of the building and hard and soft landscaping surrounding.

The main building is oriented on an east-west axis. The principal south facing facade is characterised by regularly spaced small square aluminium windows. The east and west elevation are distinguished by a series of extruded arcs and plant ducts which protrude from the building.

The building is faced in red brick, with courses of buff brick delineating internal storey heights with a sheet metal pitched roof.

The internal atrium has timber square windows regularly spaced in line with the external windows. The atrium is landscaped with a variety of plants and trees which will be maintained as part of any future application.



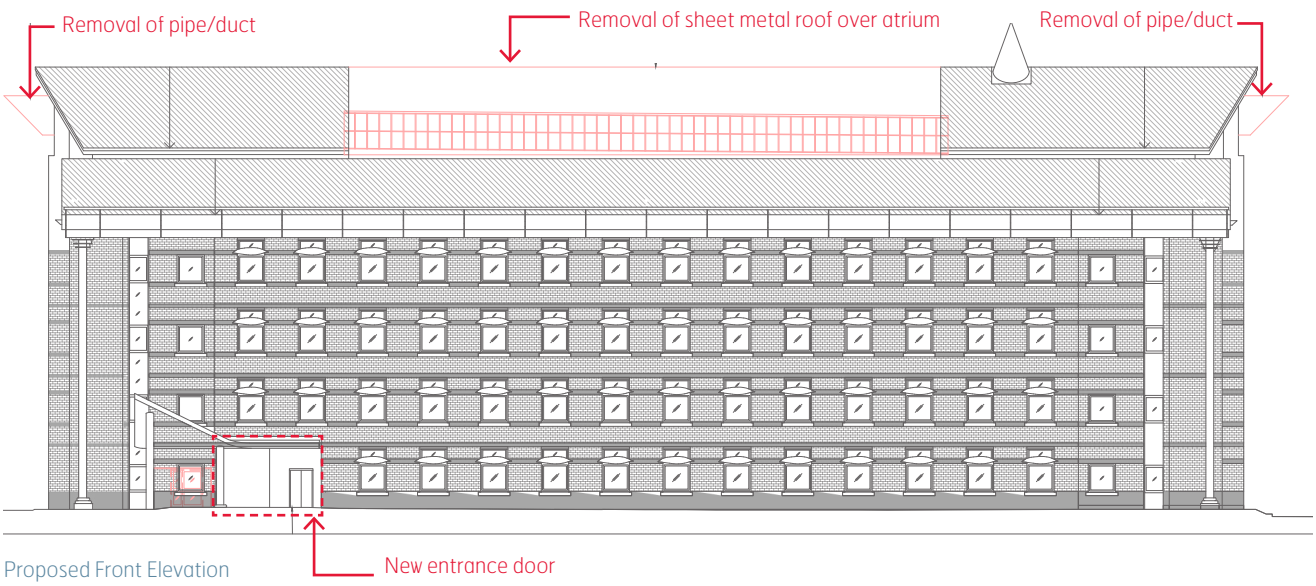


Existing south/west elevation

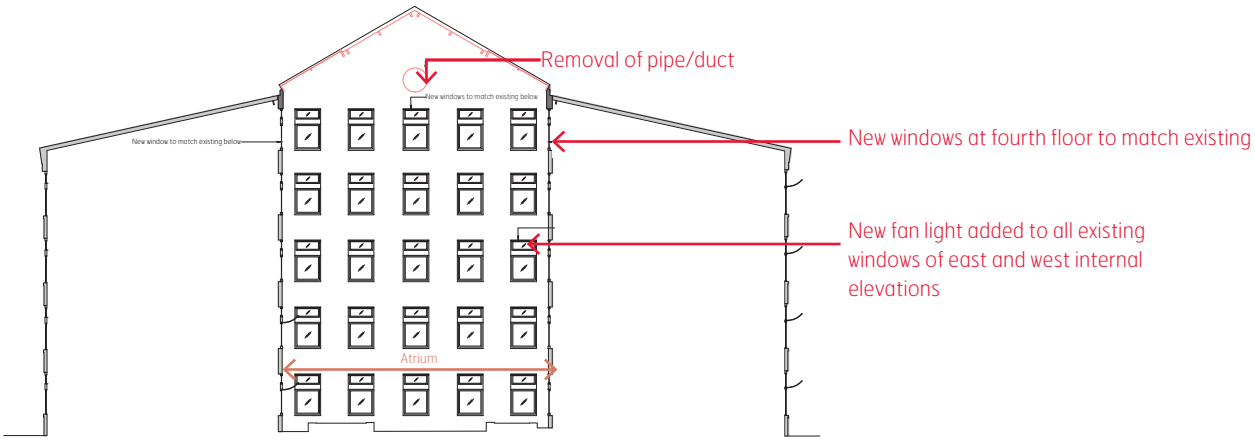
D Proposal

It is proposed to;

1. Remove the sheet metal roof over the atrium section of the building.
2. Install new aluminium windows on the east and west facade with proportions matching those of the existing windows (see following page for reference drawing).
3. Extend the internal atrium walls up to the roof and install new windows at plant level (fourth floor) see section below.
4. Add fanlights to all existing internal east and west elevations to match existing. See section below.
5. Install a new entrance door to the front/south elevation



Proposed Front Elevation



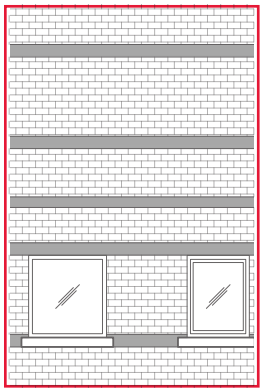
Proposed Section - through atrium

Proposal

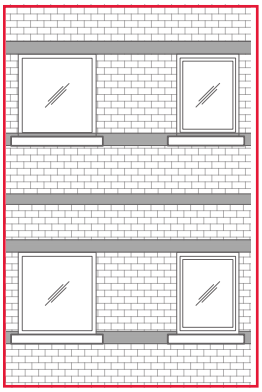
E External Appearance

The proposed windows have been designed to ensure that they remain in keeping with the existing building.

The new windows on the east and west elevation will line through with the ones below and will be dark grey aluminium to match their appearance.



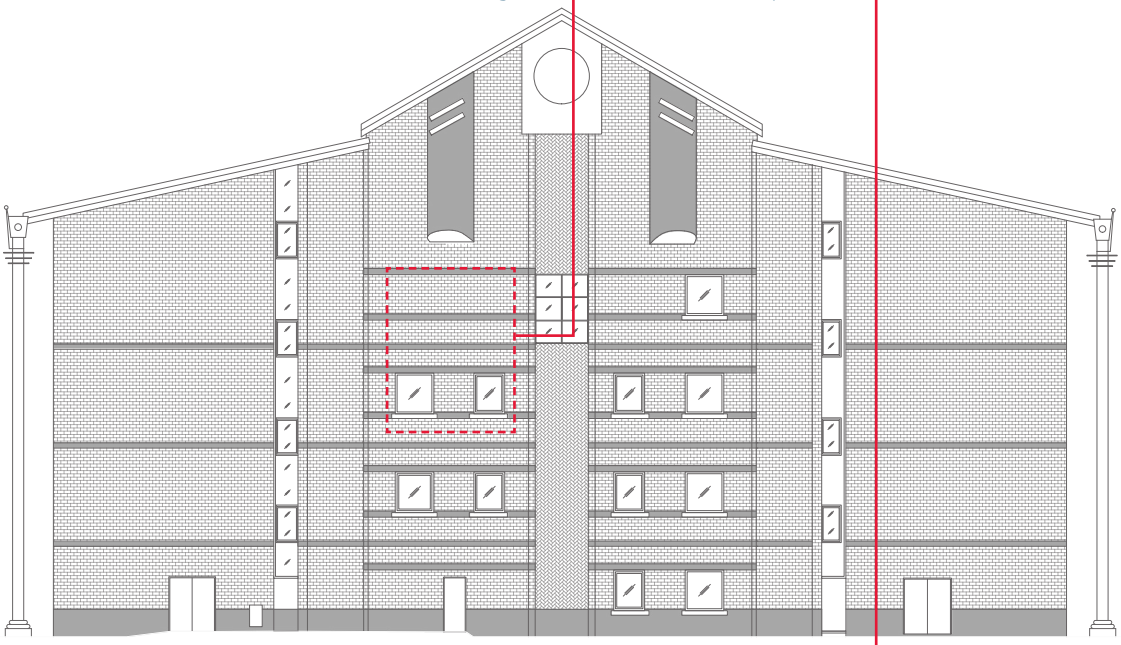
Existing



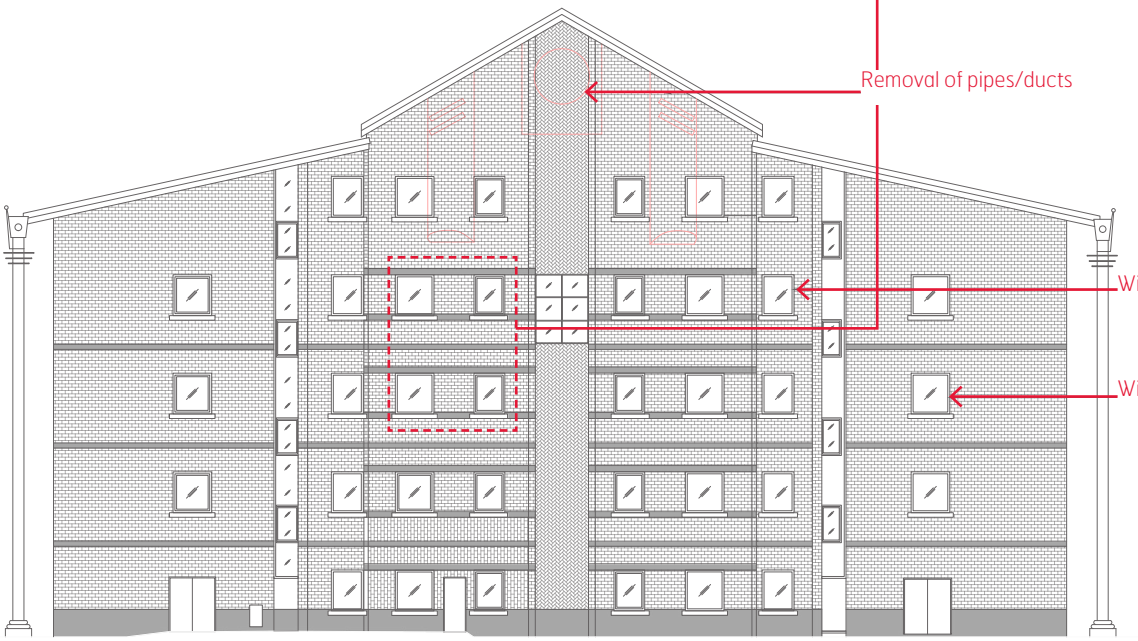
Proposed



Windows to match existing



Existing East Elevation

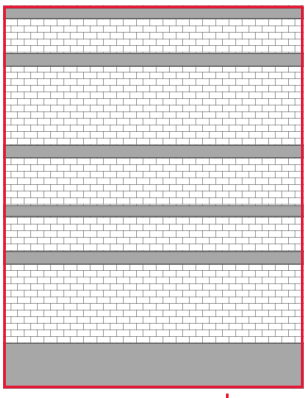


Proposed East Elevation

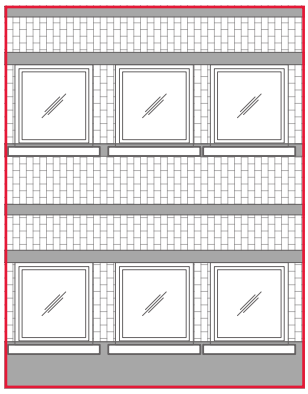
Proposal



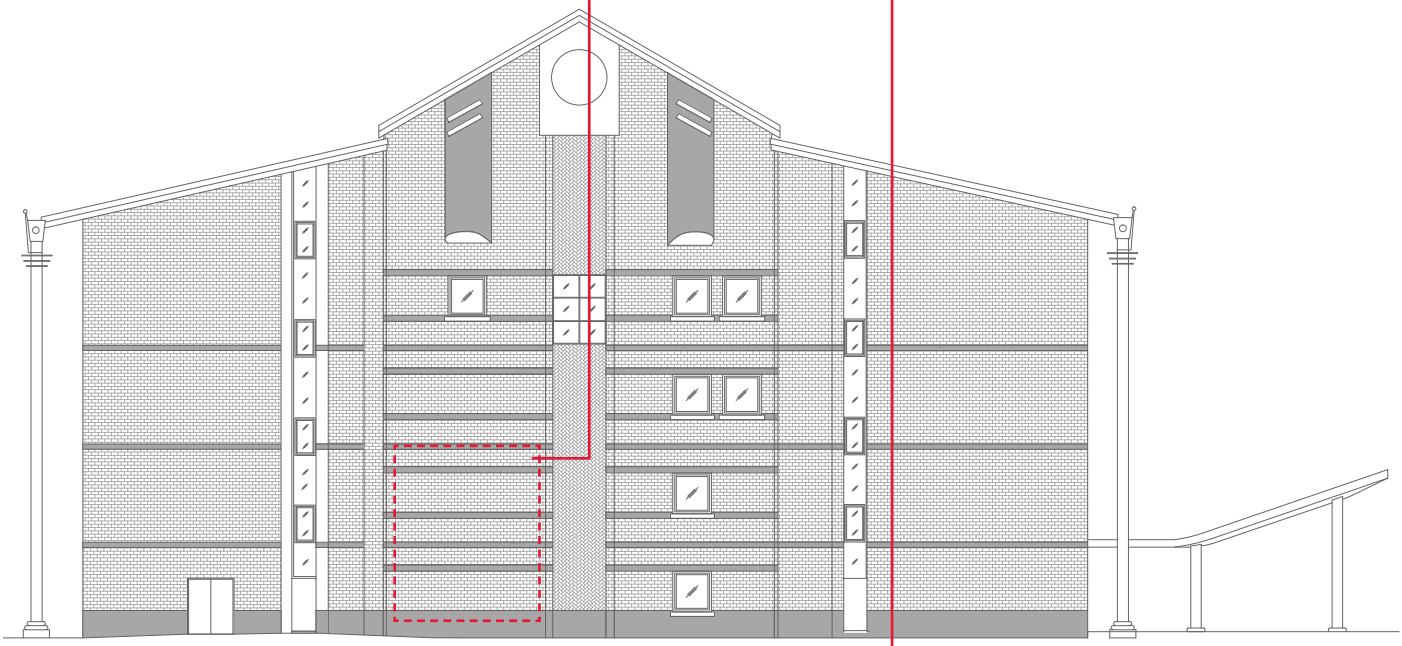
Windows to match existing



Existing



Proposed



Existing West Elevation



Proposed West Elevation