CLADA ARCHITECTURE

Design & Access Statement Rev B

2 Central avenue
Worthing
BN14 0DR

February 2025

CHARTERED PRACTICE

Design & Access Statement
Rev B

2 Central avenue
Worthing
BN14 0DR

This Design Report has been prepared by Clada Architecture Limited on behalf of
Mr Evert Bruwer.

February 2025

Description of Proposal: The Extension of a 1-Storey Bungalow into a 2-Storey house

PRINTING NOTE:
This document is intended to be read as a double page A3 Landscape document and should ideally be printed as such.

1.0 INTRODUCTION

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February 2025

CLADA ARCHITECTURE

1.0 INTRODUCTION

CLADA ARCHITECTURE

This Design & Access Statement accompanies the detailed planning submission for the proposed conversion of a 1-Storey bungalow into a 2-Storey dwelling at 2 Central Avenue, Worthing, BN14 0DR.

The site sits on the corner junction of Central Avenue and Findon Road as shown in the red line boundary on the satellite view below. It is not within a Conservation Area.

This project seeks to transform a dated 1950s bungalow into a 2-storey residence which blends within its immediate surroundings.

Through a carefully considered upgrade, the design retains most of the ground floor structure and reuses the existing roof. The additional first floor is rendered to match the nearby houses on central avenue. The aim is to enhance the building's presence in its context, ensuring it complements the local scale while maintaining the features of the existing house.



FIG. 01 Google Maps – Site marked in red

2.0 EXISTING PROPERTY & CONTEXT

The proposed property is a corner plot in an area of very varied vernacular. The detached bungalow with 2 bedrooms, benefits from gardens on three sides, with the smaller rear garden pointing towards the South. There is a private driveway providing off-road parking, leading to a detached garage. The property is in need of modernization.



FIG. 02 Existing property on the right, looking from Central Avenue.

2.0 EXISTING PROPERTY & CONTEXT

The properties on Central Avenue and Findon road are predominantly detached houses. These houses often have four bedrooms and two bathrooms and are characterized by their spacious rooms and modern kitchens. Many of these properties have large gardens, off-road parking and garages.

The architectural style of these houses are quite varied, with some properties displaying a more traditional design while others have a more modern aesthetic.



FIG. 03_4 Central Avenue



FIG. 04_207, 209, 211 Findon Road



FIG. 05_ 217, 219, 221 Findon Road.



FIG. 06_1 Central Avenue



FIG. 07_3, 5, 7 Central Avenue



FIG. 08_ 10, 12 Central Avenue



FIG. 09 No. 3 Central Avenue - Architectural Features

3.0 USE and AMOUNT

The existing and proposed use is C3 private residential.
The existing overall gross internal area is 84.3 sq. m.
The proposed overall gross internal area is to be;
(Ground Floor 99.3 sq. m.) + (First Floor 84.3 sq. m) Total = 183.6 sq. m.

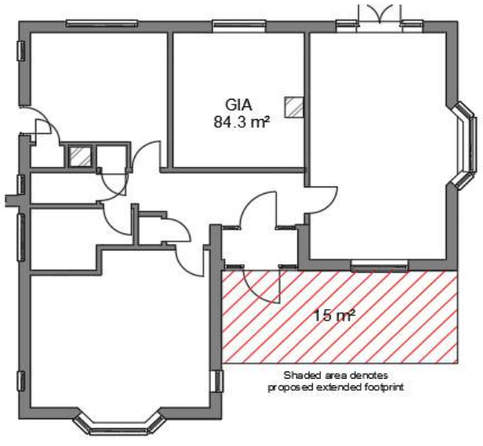


FIG. 10 Existing Ground Floor Plan

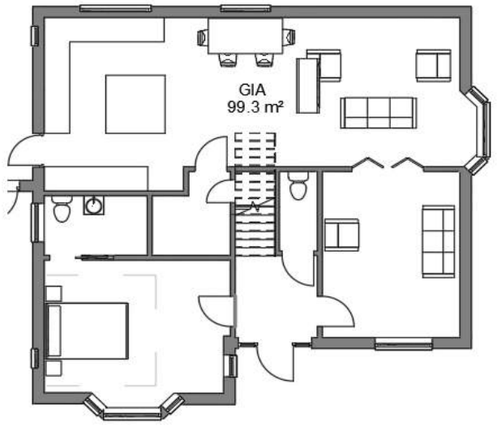


FIG. 11 Proposed Ground Floor Plan

4.0 LAYOUT

The proposed layout creates retrofitted 3 bed family home. The extension looks to improve the house with all bedroom's having an ensuite, plenty of storage space, a study area to work from home and an open-plan kitchen and dining and living area with a separate front sitting room. The First floor will then provide 2 bedrooms, storage space, a study area and a bathroom.

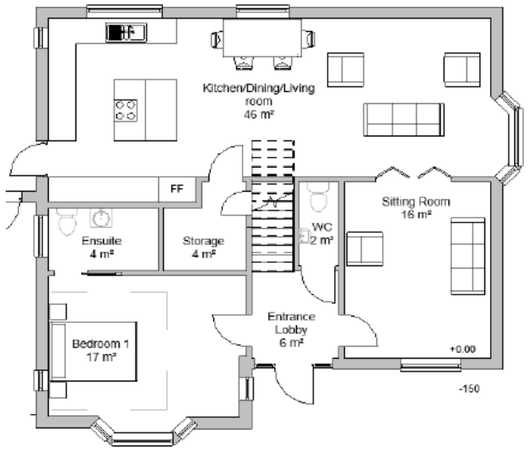


FIG. 12 Ground Floor Plan

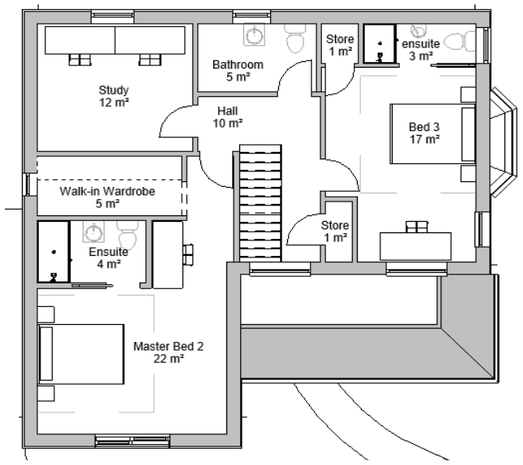


FIG. 13 First Floor Plan

Not To Scale

5.0 SCALE

The overall scale and proportions are designed to be subservient in overall height and massing to the surrounding context. The ground floor extension is set back by 1500mm to ensure a subordinate appearance and the upper floor retains the original shape of the exisitng and utilises the extra roof space from (SIP) structural Insulated Panel construction to keep the height low. The new roof has lower slope than originally to keep the ridge height down and keeps the exisitng hipped style.



FIG. 014 Existing & Proposed Front Elevations - Size Comparison

6.0 TRANSPORT / ACCESS

The existing property has it own driveway and garage space.

There are no proposed changes to the existing parking arrangements.

The exisitng access is through the front (north) entrance and through the kitchen to the rear This will remain unchanged. There will be aditional access to the garden on the east side (facing Findon road)

The front entrance will be sloped for leval access to meet M4(2) requirements(Accessible and adaptable dwellings)

7.0 LANDSCAPING

Proposed changes are minor to the existing landscaping. A new entrance pathway will be laid, leading towards a small ramp at the entrance. Materials will closely match existing. Front and side boundary walls will have new hedging planted while retaining as much as the existing as possible. Existing fencing will be retained or replaced like for like.



FIG. 15 Existing bird's eye

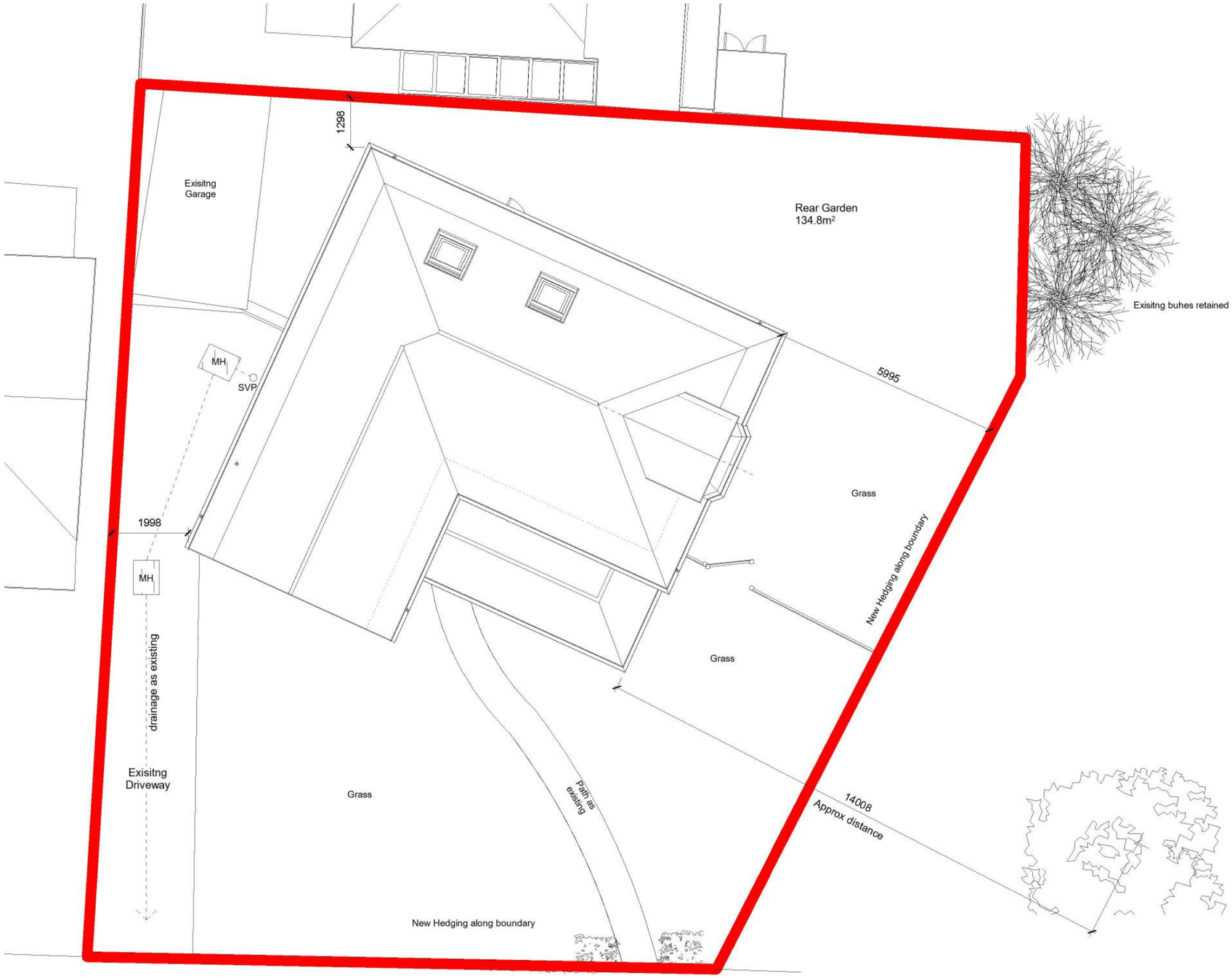


FIG. 16 Proposed Site Plan

Not To Scale

9.0 BEFORE & AFTER IMAGES



FIG. 17 Satalite View Showing Viewpoints



FIG. 18 Existing Google Street View



FIG. 19 Proposed Street View from Central Avenue



FIG. 20 Proposed Street View/Tree removed for clarity

9.0 BEFORE & AFTER IMAGES



FIG. 21 Existing street view from Findon Road



FIG. 22 Proposed street view from Findon Road



FIG. 23 Existing street view from Findon Road



FIG. 24 Proposed street view from Findon Road

8.0 CONCLUSION

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The previously proposed modern-style window and Juliet balconies
have been replaced with a design that aligns with the existing character of the building.
The inclusion of a brick header and cill creates a cohesive link between the ground and first floors,
ensuring a unified appearance and **eliminating the impression of two distinct design styles between the floors**.

The gabled dormer window together with the exisitng bay window on the ground floor
and the window on the extension ensures that the design is **engaging and consistent on all visible sides. (Turning a corner)**



1 Front

The ground floor bungalow is as exisitng,
retaining the character or features of the existing bungalow.

Unlike the previous pre-app design,
we have reduced the extension to ground floor only.
reducing the **scale and massing** of the design

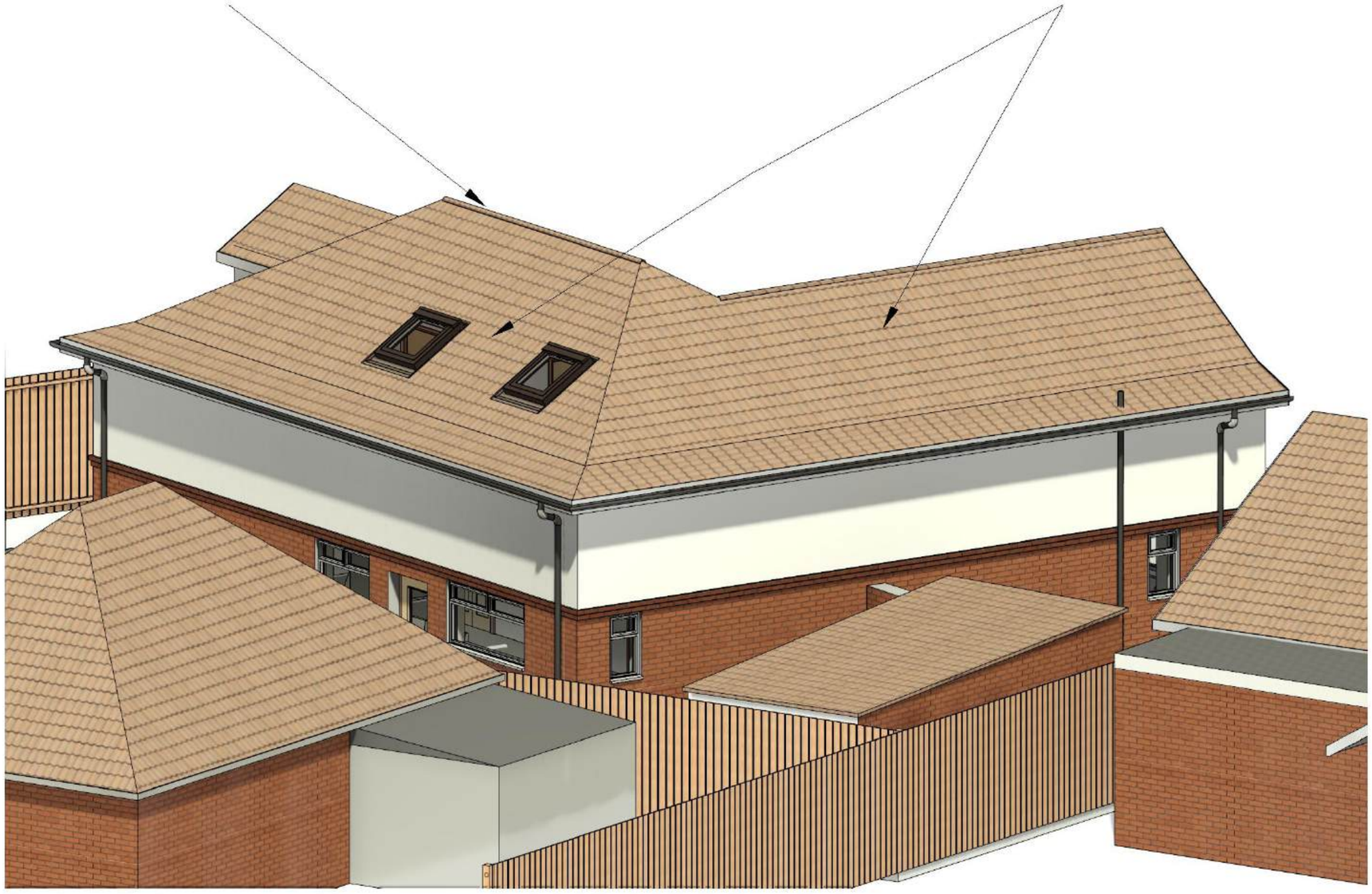
The internal fencing can be brought forward
creating more space for the rear garden.

8.0 CONCLUSION

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The new ridge height has been reduced further and is now 539mm higher than the existing,
further reducing the visual impact and loss of light

Both sides of the house facing the neighbours feature **hipped roofs, ensuring light is preserved**. Additionally, there are no windows on the new floor overlooking these boundaries.
The design has been carefully considered to avoid any loss of light or overlooking.



1 Rear

8.0 CONCLUSION

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In response to the **First Pre-application advice**, **Reference no. PREAPP/0192/24**

The revised design has been carefully crafted to address the advice provided and ensure that the proposal integrates seamlessly into its context while enhancing the architectural quality of the development. Key changes include:

Turning the Corner: The design now fully addresses its prominent corner plot through the integration of consistent architectural detailing across all visible façades. The inclusion of a gabled dormer window, a cohesive brick header and cill treatment, and the alignment of the extension's window with the existing bay window ensures a visually engaging and unified appearance.

Scale and Massing: The extension has been reduced to ground floor level only, significantly lowering the overall scale and massing. The ridge height has been further reduced by 539mm, minimising visual impact and maintaining neighbour amenity by preserving light.

Neighbour Privacy and Light: Careful consideration has been given to neighbouring properties, with hipped roofs on both sides ensuring no undue loss of light. Furthermore, the absence of windows overlooking neighbouring boundaries ensures privacy is preserved.

Contextual Integration: Materials and features, including brick, light-coloured render, and matching roof finishes, have been selected to harmonise with the existing dwelling and its neighbouring properties. This approach respects and enhances the existing character of the area.

Improved Garden Space: The relocation of internal fencing creates a larger rear garden area, enhancing outdoor amenity for the occupants.

Overall, these revisions align closely with the guidance provided. The design now achieves a balance between respecting the existing character of the property and its neighbours while addressing the corner plot prominently and engagingly. By ensuring consistency in architectural detailing, reducing visual impacts, and carefully considering the surrounding context, the proposal contributes positively to the character and appearance of the area.

Second Pre-application advice, **Reference no. PREAPP/0466/24**

After addressing the issues pointed out in the first Pre-app we sent it out for a second time and got positive comments back. The main comments were...

- Following the amended scheme, it is evident that you have amended the scheme to provide a two storey dwelling which would respect and be in character with the existing dwelling and the street scene in general.

- The current proposal provides a suitably scaled building with no additional windows facing this property at first floor. It is therefore considered that although the building would be taller than existing from the information provided it would appear that the proposal would not have an overbearing impact on this property or cause detrimental loss of light.

- With regards to No 272 Findon Road. Although the proposed first floor extension would continue to be within 2-6m from the boundary of the side of No 272, the reduction in height and positioning of only roof light windows in the south elevation would ensure that the proposal would not cause detrimental loss of light, overlooking or visual impact.

Report Notes

1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.

3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.

4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.

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