



Image source: Google Maps

Design and Access Statement

Land to Rear of 13 and 15 Farncombe Road, Worthing

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1.0

Introduction

This Design and Access Statement is prepared to support an application for full planning permission for four new build dwellings to the rear of 13 and 15 Farncombe Road, Worthing BN11 2AY. The characteristics and features of the site and locality will be discussed in this document together with the design elements that influenced the scheme.

The proposals have been sensitively designed to be both modest in scale and discreet in their setting. The proposed development will reflect the setting and respond to the conservation area in which it sits, whilst offering much needed accommodation for Worthing.

Proposed Works:

Four new build dwellings to the rear gardens of no. 13 and 15 Farncombe Road and the construction of associated amenity spaces and parking. The proposals will create 4 no. one bedroom and staff room which have been designed to provide M4(2): Category 2 Accessible and adaptable dwellings.

The four new properties will be for supported living for adults aged 18 plus that require specialist care and accommodation, for people with complex learning disabilities and Autism.

2.0

Existing Building and Context

2.1

The Setting

The detached properties no. 13 and 15 are located on the west side of Farncombe Road, which is itself on the east side of Worthing town centre, running off the busy arterial Brighton Road.

Historically the street comprised of generous detached villa residences set in comparably generous grounds. Over time these large homes have given way to a shift in modern demand to become flats, HMOs or altered to commercial use. However, many of the buildings remain largely unaltered in appearance with original features retained. The street has therefore been given protection with conservation area status.

2.2

Neighbouring Buildings and Townscapes

No 13 is a detached building and currently well separated from neighbours having been subject to modest augmentation over the years. No 15 is a semi detached property with a two storey side extension. This is a large Sui Generis HMO and studio flats.

To the south is a double bay fronted villa property, No 11, with buff brick elevations and feature painted render course at mid height. This substantial property has been extensively extended to both the rear and sides and is subdivided into flats. Car parking is available to the south side of this property and there is a large shared garden to the rear. The rear side extensions of No. 11 are built right up to the southern boundary of the proposal site.

Further south at no.9, significant extensions to the property have resulted in the majority of the site being built on.

Across the road at no. 14-16 Farncombe Road proposals for four new two bed dwellings to the rear garden have been approved.

A mix of detached and terraced houses, running along Madeira Avenue back on to the proposal site. To the immediate rear of the site are two terraced two storey houses with significant rear projecting elements. Their private rear gardens back onto the site.



13/15 Farncombe Road
Image source: Google Streetview

2.0

Existing Building and Context

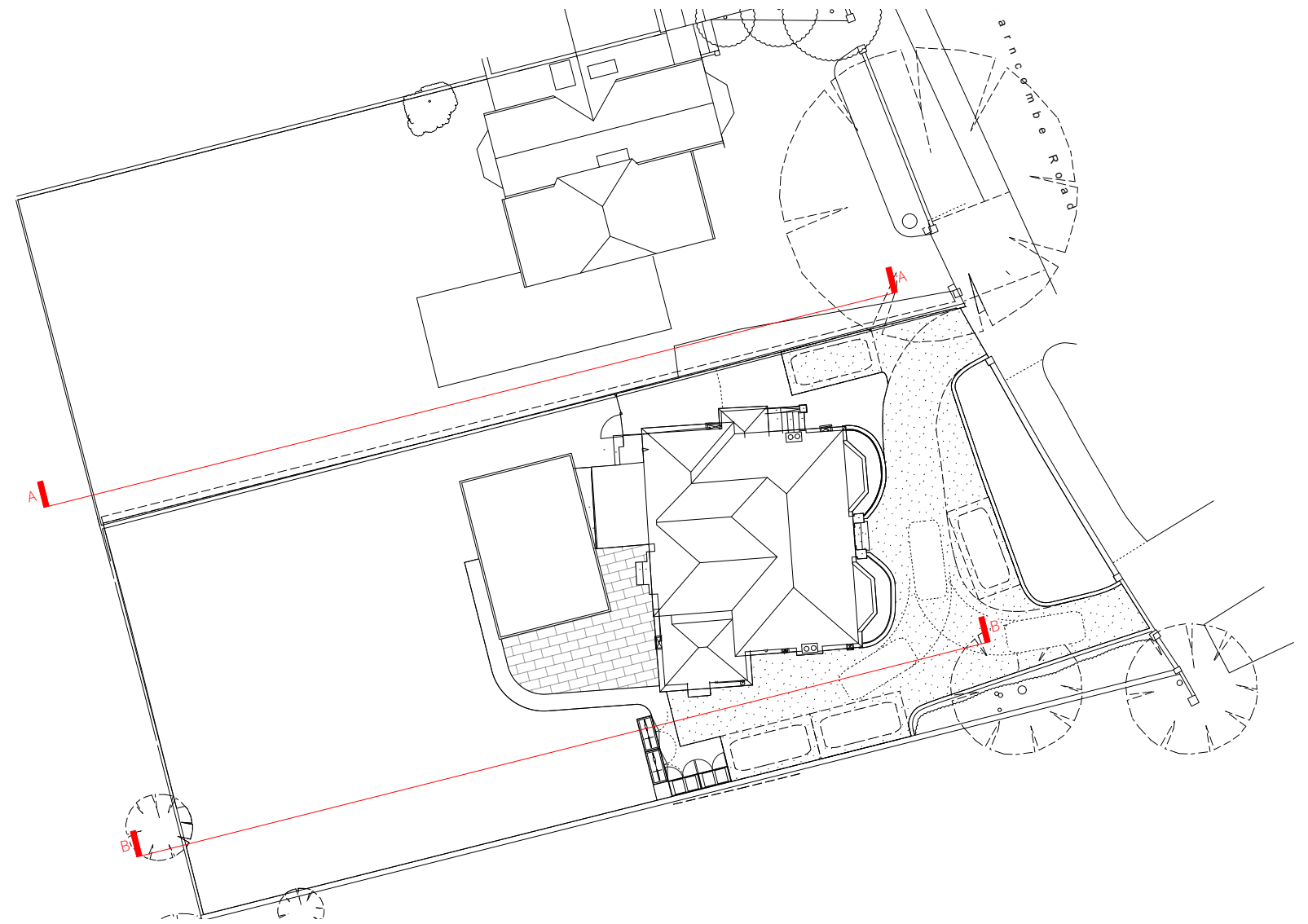
2.3

Site Description

The plot runs east to west from the road with the rear gardens enjoying good exposure from the southerly aspect.

No. 13 Farncombe Road has dual access off the street with dropped kerb entrances serving a through route drive way to the front of the property. Concrete render pillars sit either side of the openings with a nodular flint wall capped in brickwork, stretching between.

No 13 and 15 sit to the east of the plot with large rear gardens facing south west.



13/15 Farncombe Road: Existing Site Plan

2.0

Existing Building and Context

2.4

The Existing Buildings

No 13 The existing building is a detached Victorian villa with double faceted bay frontage and a central arched entrance. This street facing facade is symmetrical but to the north facing side elevation a second access abuts the building with access steps and an enclosed porch. The building has a rear two storey extension.

The building has two storeys and is finished in a off white render. Windows are white painted timber vertically sliding sashes. The roof has a slate finish with clay ridge tiles, typical to the street.

No 15 The existing building is semi detached Victorian style villa with 3 storey gable with faceted bay windows. There is a side extension which sits back from the primary original facade.

The building has three storeys and finished in off white render. Windows are white painted timber sliding sash. The roof has a slate tile finish. There are no proposed changes to the street frontage at no. 13 & 15 Farncombe Road. The proposed new build dwellings are very discrete and are not really visible from the street frontage as the majority of the proposal sit behind the existing buildings.



13 Farncombe Street Frontage
Image source: Google Streetview



15 Farncombe Street Frontage
Image source: Google Streetview

3.0

The Proposals

3.1

Interpretation of Context

The original villa style properties of Farncombe road have typically become sub-divided to create smaller units of accommodation as flats, HMOs or commercial business uses. As a consequence, the relationship with the generous remaining amenity land has also altered. Now rear gardens have given way to shared spaces which are reduced through extension, are managed for outlook or are more typically under-utilised. Currently the large area to the rear of 13/15 Farncombe Road is not used as meaningful amenity space. We see opportunity to create new dwellings within this garden area discreetly positioned behind the dominant character of the houses to the front, helping to address housing need in the Worthing area without impacting significantly on the conservation area setting and in line with contemporary demands for housing.

The new dwellings have been designed so that they do not impact the views from Farncombe Road. The section of building between the 2 properties is low lying with a flat roof. The sections with pitched roofs are aligned behind the existing buildings, so are not visible from the street. The design of the new dwellings is traditional in character, rendered external walls, slate roof and timber painted windows. They have been designed to look like traditional ancillary buildings that would have been typically found within the grounds of Victorian villas such as coach houses. The new proposal has considered and responded to the previous application refusal comments.

3.0

The Proposals

3.2

The Design Response

We propose the construction of four new dwellings to the rear of the existing buildings at 13 and 15 Farncombe Road.

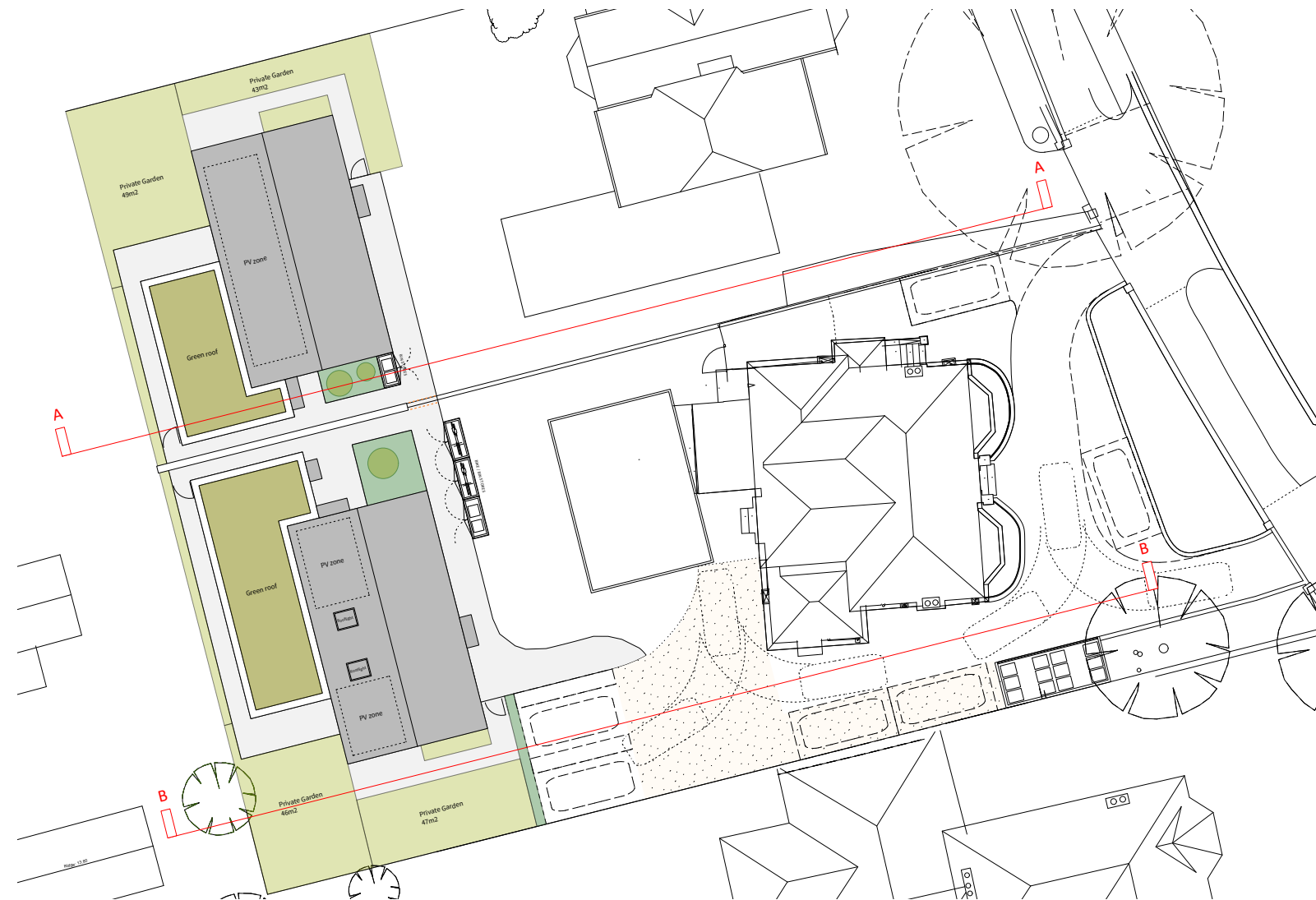
This is a well connected, town centre location and it is recognised that the location would be desirable for residential use. As such, 4 no. 1-bed M4(2) dwellings have been identified as appropriate for the setting. This allows a higher density use appropriate for the town centre, while still offering generous amenity space to occupiers of both new houses and existing flats on the site. The site will be used for supported living accommodation. Unit 3 contains a staff room with its own front door in close proximity to all 4 units.

The footprint and mass of the proposed units has been carefully considered and placed to ensure that amenity spaces are created sufficient for both new and existing occupiers. This includes the creation of additional parking and dedicated bike and bin storage, while ensuring a large communal garden space is retained.

The proposed homes are within new modest single storey buildings with access to a private garden area. The appearance and materials are lead by traditional ancillary style buildings (such as coach houses) and follow a fabric first approach providing sustainable dwellings. Simple rendered buildings with slate pitched roof and timber appearance windows. Any section of building visible between 13 and 15 Farncombe Road would have a flat green roof, so to not be as visible. These homes are simple in their presentation, so that they form a regular and discreet backdrop to the more significant landscape foreground.

The new buildings are tucked behind the existing properties. In this setting, the proposed structures will be read as a subsidiary building to the main property fronting the road.

The position and massing of the proposed structure has been carefully considered to minimise impacts on the buildings to the rear (Madeira Avenue). The building is kept very low to ensure no risk of overshadowing.



Proposed Site Plan

3.0

The Proposals

3.3 Proposed Accommodation

In response to the identified housing demand in this town centre location, we have proposed 4 one-bedroom M4(2): Category 2 - Accessible and adaptable dwellings.

- 1 Bedroom single storey house (2P) - 50/51sqm
- 1 Bedroom single storey house (2P) with staff room - 68sqm

This accommodation meets nationally described space standards for 2 persons and each dwelling includes a private garden. They have also been designed to meet M4(2): Category 2 - Accessible and adaptable dwellings.

3.4 Materiality

The proposed materials have been selected, so that the new building is similar in style to ancillary buildings (such as coach houses) which would have been commonly found in the grounds of Victorian Villas such as 13 & 15 Farncombe Road.

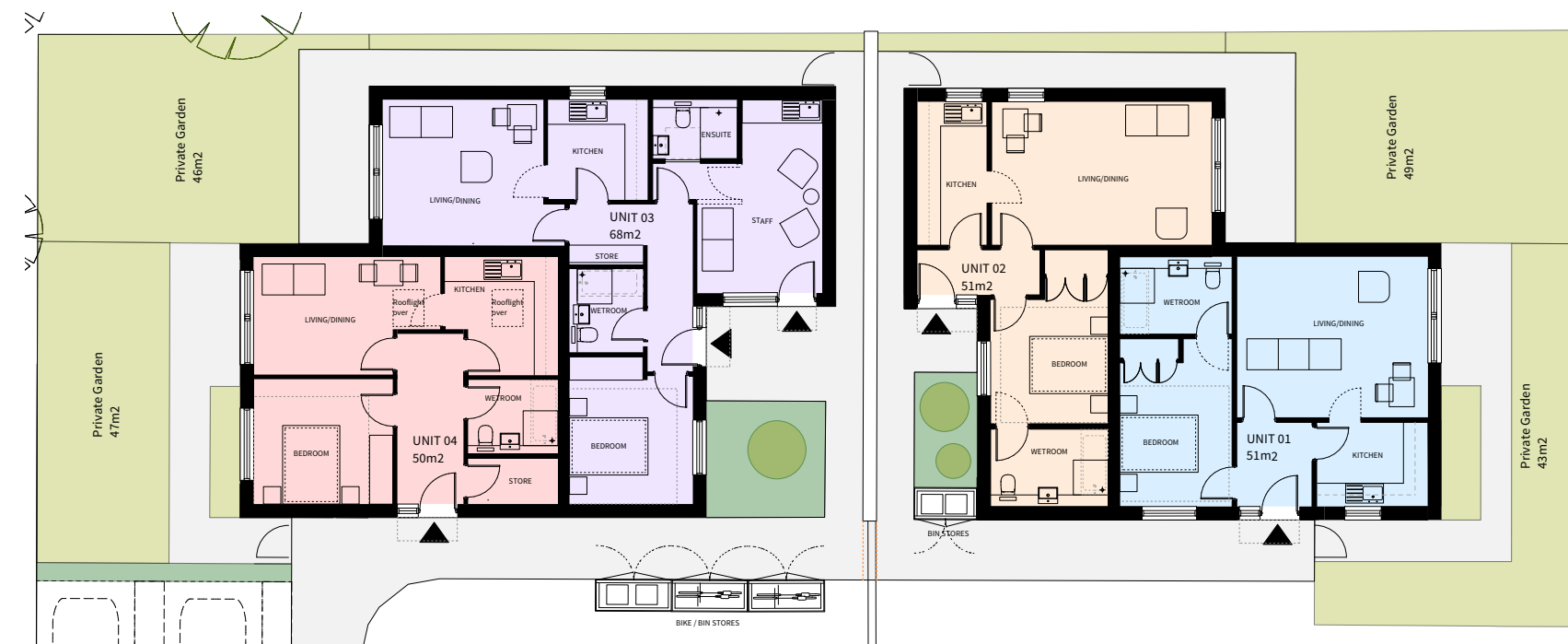
The conservation area appraisal for Farncombe Road identifies the prevalent materials within the setting as including: hipped roofs in natural slate, stucco or brick elevations, and timber sashes with horns - single or double paned. Additional material characteristics are also common of the manor houses within the area: decorative eaves cornice, vermiculated quoining, classically inspired doorways with columns, pilasters, consoles etc, four and six paneled wooden doors.

We propose the following material finishes:

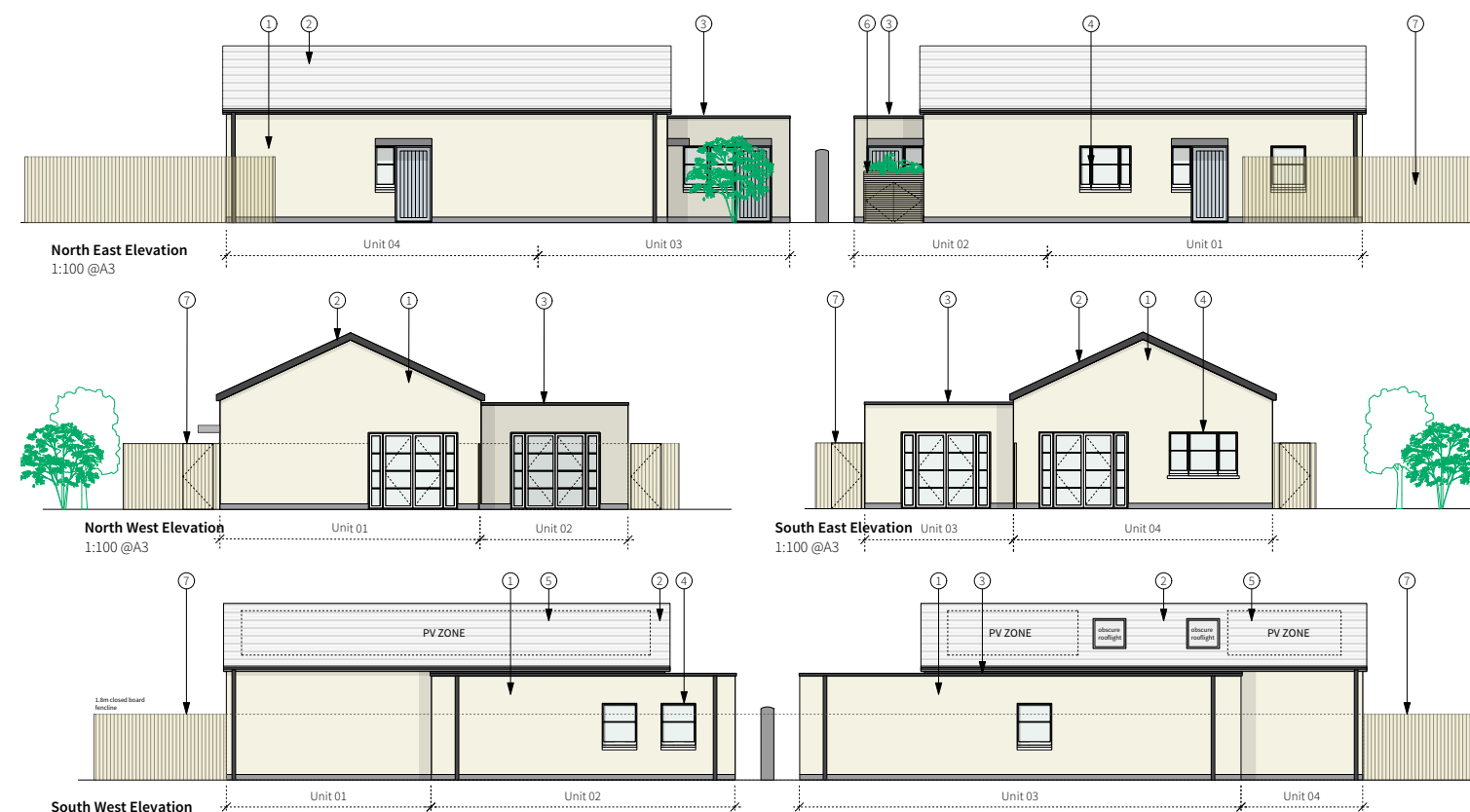
- Rendered external walls to match the existing buildings on the site
- Slate pitched roof
- Green flat roof system
- Painted timber appearance triple glazed sash windows
- Painted timber appearance doors

3.5 Bulk and Massing

The proposals are designed to occupy minimal site volume whilst still providing good sized units internally.



Proposed Plan



Proposed Elevations



3.0

The Proposals

3.6 Sustainability

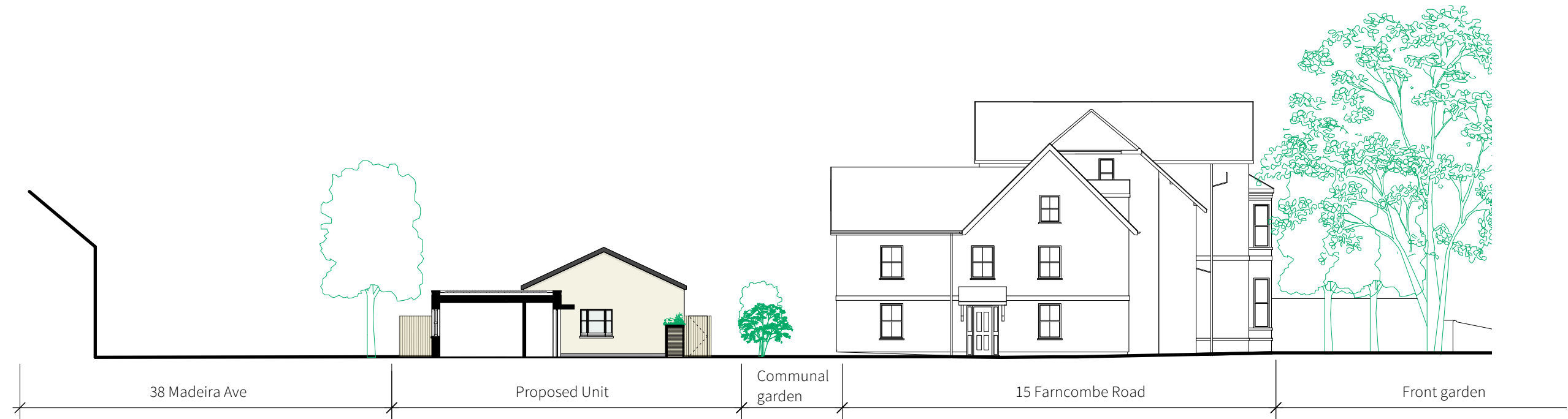
As a practice we always work with a fabric first approach. This means the detailing of air tight homes which are well insulated.

The proposed dwellings will be highly insulated with energy efficient windows. The flat part of the roof will be green, creating a natural habitat for flora and fauna, encouraging biodiversity and helping reduce the building carbon footprint through lowering building running costs. The homes will use air source heat pumps for heating.

The proposals makes best use of under-utilised land delivering new homes in an already developed town centre location. The land is therefore of low ecological value and is well situated for public transport and nearby amenities, mitigating the need for car travel.

3.7 Accessibility

The proposed dwellings are built on reasonably flat land and the units will be fully accessible from the street and pavement. The accommodation is designed to comply with Building regulations M4(2): Category 2 Accessible and adaptable dwellings. The new dwellings make reasonable provision for most people to access the dwelling and incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. Provisions include: step free access to the dwelling, step free access to the WC and private outdoor space, features are provided to enable common adaptations in the future to increase accessibility and functionality, wall mounted switches and socket outlets are reasonably accessible to people with reduced reach.



Proposed Site Section

4.0

Planning Policy & History

4.1

Planning Policy

In making this application we have paid due regard to the following policies:

- WBC Draft Local Plan 2016-2033
- Worthing Core Strategy (WBC 2011): Policy 7, 8, 9, 15, 16, 19
- National Planning Policy Framework (HCLG 2021)
- National Planning Practice Guidance
- Technical housing standards – nationally described space standard
- SPD – Guide to Residential Development
- Farncombe Road Conservation Area Appraisal
- West Sussex County Council Guidance for parking in new residential developments

4.2

Policy Response

New housing provision in this location

It is well established by local and national planning policies that new homes are needed to meet housing need. Policy 7/88 of the Worthing Core Strategy seeks to deliver a wide choice of high quality homes to address the needs of the community with higher density housing in and around the town centre.

National planning policy contained in the NPPF post-dates the adoption of the Core Strategy. Paragraph 10/11 identifies at the heart of the NPPF a presumption in favour of sustainable development. For decision making this means making plans which positively seek opportunities for objectively assessed housing needs, approving development proposals that accords with an up-to-date development plan without delay and where there are no relevant policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the framework that protect areas or assets of particular importance provides a clear reason for refusing the proposal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

Within this context the proposed dwellings would make a contribution to meeting local housing need.

The 'Guide for Residential Development' (SPD) indicates that this proposal

falls into the description of “backland development,” development on previously developed land. In this case, the development sites occupy part of unused, poorly maintained garden areas to the rear of an existing property.

Garden space has a number roles including the contribution to local character, green infrastructure, secure spaces for play, biodiversity flood risk and mitigating the effects of climate change. Policy recognises that a backland or infill development should therefore, contribute to the character of the existing locality.

Our proposal makes use of an unusually large and unused garden space. The revised scheme is carefully considered and proposes development that will sympathetic to the existing building and conservation area within which it sits. Sustainable, energy efficient homes are proposed. A significant quantity of amenity space is also retained for use by both the new dwellings and the existing flats.

Dwelling Size

The proposed dwellings are 1 bed 2 person units. Each includes a good amount of integrated storage space and has access to amenity space in the form of private gardens. The intention of the proposal is that these homes are for couples or single occupiers. These homes may also provide the opportunity for down sizing from larger properties.

4.0

Planning Policy & History

4.3

Planning History

An online search of Adur and Worthing planning register displays the following planning history for 13 Farncombe Road:

- 09/0095/TPO - Application for consent under Worthing Tree Preservation Order No.43 of 1995 to remove one Beech tree (T2) - Refused
- AWDM/1695/14 - Installation of replacement white UPVc windows - Refused
- AWDM/1271/15 - Replace existing white painted timber windows with white uPVC windows - Refused
- AWDM/0932/19 - Erection of block of 4no. flats consisting of 2no. two-bedroom and 2no. one-bedroom and creation of 4no. parking spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings - Refused
- AWDM/1517/19 - Erection of block of 3no. flats consisting of 3no. two-bedroom and creation of 4no. parking spaces and 3no. cycle spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings - Refused
- AWDM/0699/20 - Demolition of existing garage, shed and rear steps and access. Proposed two- storey rear extension to east elevation to create 2 no one bedroom flats. In addition to bike and refuse storage and 4 no. parking spaces - Approved.
- AWDM/0712/20 - Demolition of existing garage, shed and rear steps and access. Proposed single storey detached building to west of site forming 1 no two bedroom dwelling, two- storey rear extension to east elevation to create 2 no one bedroom flats. In addition to bike and refuse storage and 6 no. parking spaces - Refused.
- AWDM/1912/21 - Demolition of detached garage and out building to no 13. and construction of 2 no. two bedroom single storey houses, to the land to the rear of no13/15 with associated car parking, bike and refuse storage. - Refused.
- AWDM/2252/21- Approval of Details Reserved by Conditions 3 (Materials), 8 (landscaping), 10 (CMP) and 11 (drainage) of Application number AWDM/0699/20. - Application Permitted

The most recent refused application AWDM/1912/21 looked to introduce two new structures to the rear of the property to create new residential units. The reasons for refusal given by the planning department to the most recent application are investigated further below to demonstrate how the new proposals have addressed the concerns with the previous designs.

AWDM/1912/21 - Reasons for Refusal

01. The proposed dwellings represent an incongruous form of tandem, backland development sitting deep into the rear of the plot and surrounded

by residential gardens. By reason of the proposed site layout, access, hard surfacing and car parking together with the footprint, siting, form and appearance of the proposed dwellings, the proposals constitute a discordant over development of the site that relates poorly to the urban grain, plot pattern and street character, lacking any meaningful sense of place or sympathy with local distinctiveness or the character of the Conservation Area and would be visible as such from Farncombe Road. The proposed detached buildings would furthermore be an unacceptable over intensification of the site. The proposal is therefore contrary to policies 8 and 16 of the Worthing Core Strategy, policies DM5 and DM24 of the Submission Draft Worthing Local Plan and the Guide to Residential Development SPD 2013 and the NPPF.

The 'Guide for Residential Development' (SPD) outlines that backland development is an acceptable form of development when contributing much needed housing but must contribute to the character of the existing locality.

The revised design has addressed concerns by:

- Amended design so that visibility is minimal from Farncombe Road.
- Ensuring private garden and amenity space is available for new and existing occupiers
- Proposing simple, well designed and sustainable homes which are subsidiary to the existing villas fronting Farncombe Road
- The design and mass of the proposal is similar in style to ancillary outbuildings (such as coach houses) to the existing Victorian Villas.

02 The proposed detached dwellings by reason of their design, size and siting represent an anomalous and awkward form of development causing substantial harm to the setting of local listed buildings No. 11, 13, 15 and 17 Farncombe Road, identified as making a positive contribution to the Farncombe Road Conservation Area. The proposal would result in unacceptable harm to the character and appearance of the Conservation Area, failing to preserve or enhance, and is therefore contrary to policy 16 of the Worthing Core Strategy, policy DM24 of the Submission Draft Worthing Local Plan and the relevant policies within the NPPF.

The revised design has addressed concerns by:

- The design is no longer for detached properties. They are designed to be similar in style to an ancillary coach house building. Ensuring the pitched roof sections of the proposed dwellings are sited behind the existing buildings and not visible from Farncombe Road.
- Material choices and architectural style have been carefully considered so not to compete with the Victorian villas. The proposal is to look like a traditional ancillary building.
- The revised plan and materiality, ensure that the development cannot be considered to be anomalous and awkward forms that would cause harm to the conservation area

03 The proposed detached dwellings, by reason of their close proximity to the western site boundary would result in a perception of overlooking for the occupiers of neighbouring properties and would generate intrusive noise and disturbance, to the detriment of their living conditions, especially those of Nos. 34 and 36 Madeira Avenue with their shallow rear gardens. As such it would be contrary to saved Worthing Local Plan policies H18 and RES7, policy DM2 of the Submission Draft Worthing Local Plan and the relevant policies of the NPPF.

The revised design has addressed concerns by:

- Decreasing the mass of the building and increasing the distance to the north, east and south boundaries. The flat roof will be green and provide a better visual outlook than a fully pitched roof.
- This is a residential setting and the proposal is for residential properties. As such, noise impacts will be no worse than the existing condition.

An online search of Adur and Worthing planning register displays the following planning history for 15 Farncombe Road:

- AWDM/0522/12 - Application for consent under Worthing Tree Preservation Order No. 43 of 1995 to crown lift to 5 metres by removal of selected secondary branches on south side over the driveway of 13 Farncombe Road on one Copper Beech (T1); and to reduce crown spread to 5 metres on south side to give a 1 metre clearance to 13 Farncombe Road and crown lift to 5 metres by removal of selected secondary branches to second Copper Beech (T2) - Permitted
- AWDM/1101/16 - Two storey detached coach house with 2 no. one bedroom dwellings and detached cycle store; access from Farncombe Road - Refused.
- AWDM/1190/16 - Two storey extension to south elevation to create 2 no. bedroom flats and 2 no. studio flats - Permitted
- AWDM/0637/18 Proposed dormer to rear (west) elevation - Refused
- AWDM/0920/18 Application for certificate of lawfulness for proposed self containment of 11 bedsits to 11 studio flats - Refused
- AWDM/0123/19 - Approval of details reserved by condition 4 (construction site set up) of application no AWDM/1190/16 - permitted
- AWDM/0431/19 Application of details reserved by condition 5 (arb method statement) of application no AWDM/1190/16 - permitted
- AWDM/0729/19 Approval of condition 6 of approved WDM/1190/16 for provision of surface water drainage works - permitted
- AWDM/0852/19 Alterations to the ground floor layout approved under AWDM/1190/16 to create 1 bedroom self contained flat with associated alterations from window to door to west elevation - permitted
- AWDM/1580/19 Approval of details reserved conditions 7 (parking spaces, 8 (cycle parking spaces), 9 (soft and hard landscaping) and 10 (refuse and waster storage) of application AWDM/1190/16. - permitted

5.0

Design Considerations

5.1 Heritage Statement

The proposal site is within the Farncombe Road conservation area. The area is characterised by Victorian villa style residences and their traditional character and features, where these have been retained. Each house has a large garden at the rear. These used to be the a stables area. Nowadays the stables have been replaced by vegetation.

Properties on Farncombe Road are mostly built in stucco or yellow /buff brick.

Due to the presence of the foreground properties, No. 13 and 15, the land to the rear is very well screened. In our view the proposals can only make a less than significant impact on the conservation area, due to the limited nature of views in.

We have design the proposed structures to sit comfortably to the rear of no. 13/15. The units are designed to be discreet in character with simple materiality and architectural details to be subsidiary to the main buildings.

5.2 Drainage Solutions

The proposed new dwellings will be served by an entirely new drainage infrastructure which will connect to existing manhole positions at the front of the site. The proposed design will not be appropriate for soak-away or SUDs solutions.

5.3 Landscape & Biodiversity

Each property has private amenity space, enclosed by dividing fences. Our site plan drawing indicates new hard landscaping in the form of permeable paving and areas of lawn.

The existing land to the rear is part of the current residential demise and is used as shared garden amenity. It is therefore considered to be of low biodiversity value. The dwellings propose a flat green roof to provide additional biodiversity to the site (refer also to supplementary BNG report).

5.4 Impacts Upon Daylight

Due to the proposed space separation and orientation of the buildings the proposals will make minimal impact upon standards of daylighting achieved within the existing surrounding accommodation.

Existing homes on Madeira Avenue have projecting rear elements however these tend not to have windows or only small windows serving non habitable rooms. Our proposed site cross section shows the space separation from the main body of homes on Madeira drive and the relative location of windows / patio doors. The 25 degree rule of thumb for daylight impacts has been illustrated.

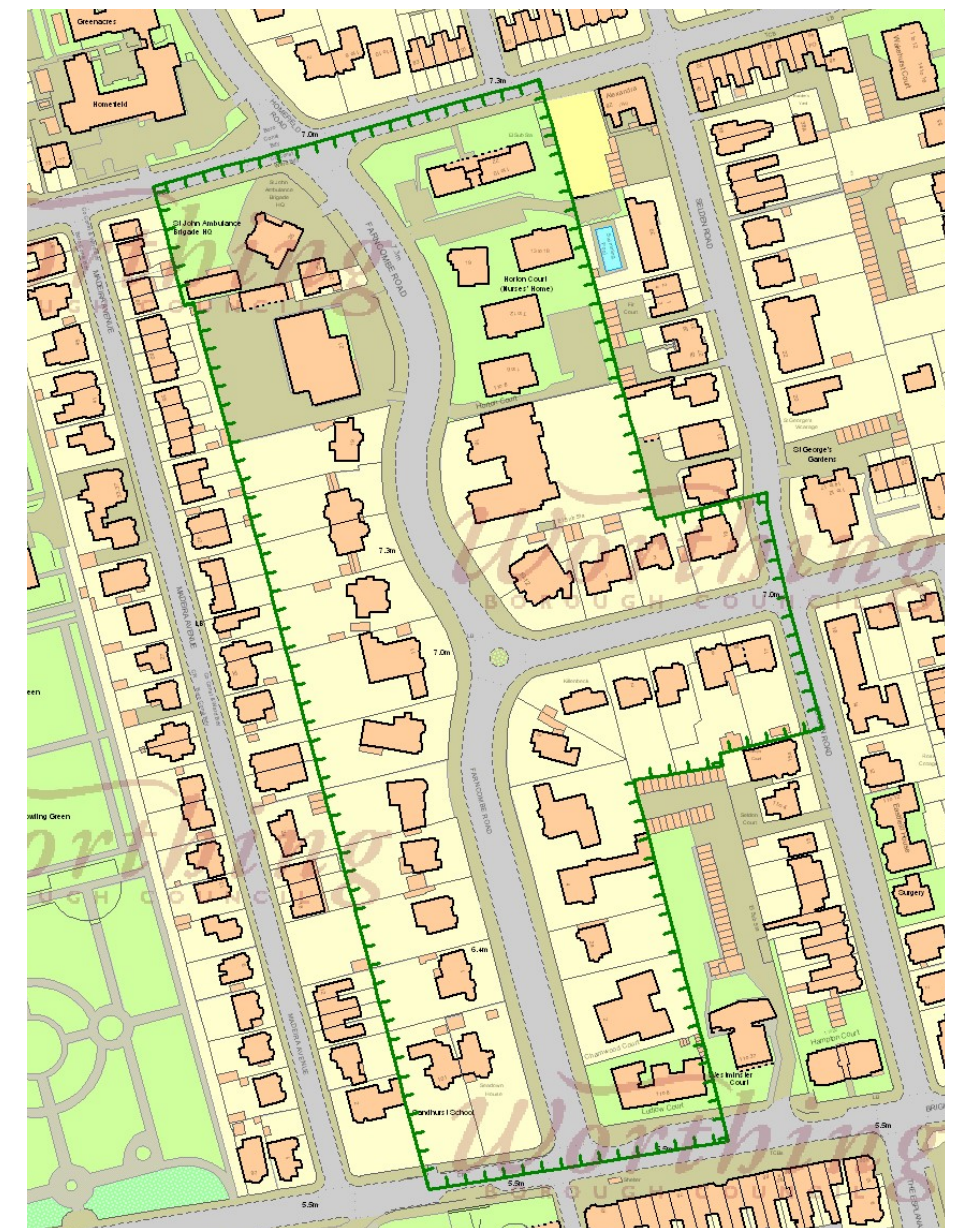
5.5 Waste Mitigation

Generally, we will seek to specify local sources for material supply and use of materials with high percentage recycled content.

We will use factory manufactured products to avoid on-site adaptation and waste. This will include windows and doors and probably the timber frame superstructure of the build. The frame itself will be set to receive standard insulation roll widths.

5.6 Refuse Strategy

Please refer to our proposed ground floor plan which indicates bin storage enclosures. These are positioned to allow collection by operatives on foot, without need for vehicle movements into the site.



Farncombe Road Conservation Area

Image source: Conservation Area Appraisal: VII Farncombe Road

5.0

Design Considerations

5.7

Transport Matters

The West Sussex County Council’s Guidance on Parking in New Developments document, the proposal site is located in Parking Behavior Zone 3. In this location the document suggests 0.9 parking spaces are provided for each new 1-bedroom unit.

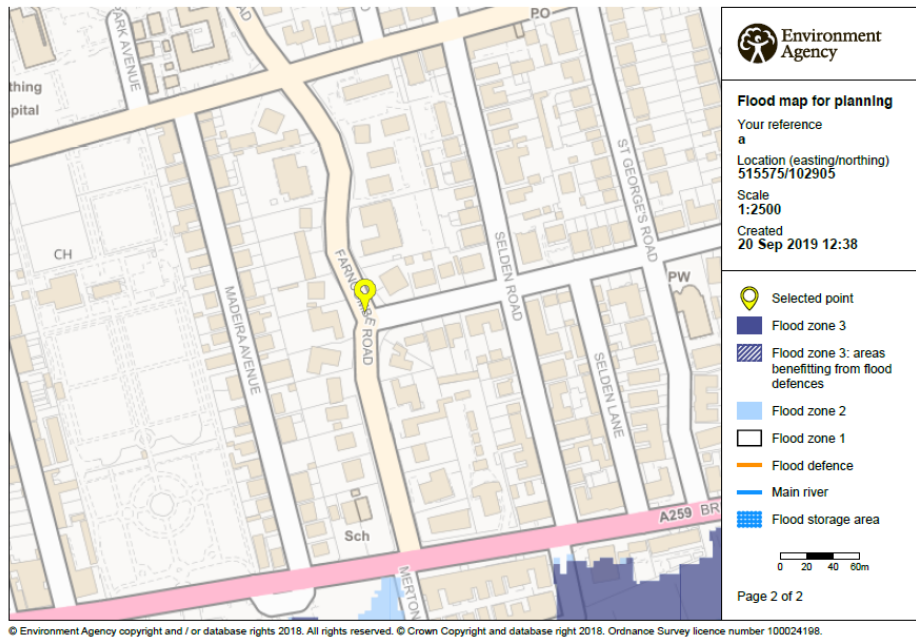
Within planning application AWDM/ 0699/20 the application has been permitted with 4 no. car parking spaces.

The proposal provided 6no. unassigned parking spaces to be used by both the existing occupiers and new units. New enclosed cycle storage has also been proposed to serve the new and existing units.

5.8

Flood Risk

The ‘Flood Map for Planning Service’ indicates that the proposal site is not in a flood risk area. The site is very low for surface water flooding.



Flood risk map. The site is not is a flood area

6.0

Conclusion

We propose the creation of four new M4(2) flats. The homes are small in size to suit the discreet and intimate character of the backland setting.

The development will make use of currently under-utilised land, on a generous plot, whilst preserving the amenity of the existing host building and mitigating impacts on neighbours.

The new dwellings themselves are designed to accord with national space standards.

The proposals are discreet in nature and have limited visibility from Farncombe Road. For this reason, they will have less than significant impact on the conservation area setting.

As such, it is considered that the proposed scheme will offer much need housing units for Worthing that require supported living and will not cause any undue impacts on neighbours or the surrounding area. Therefore, it is considered that this application should be permitted by the planning authority.

