LIGHTBOX
ARCHITECTURE
LIMITED

Design, Access & Heritage Statement

Address

Rose Cottage,
202 Salvington Road,
Worthing,
West Sussex,
BN13 2JS.

Description

Proposed demolition of existing conservatory and lean-to extension and erection of a two storey extension and minor internal alterations to form an enlarged family home.

Job Number

21/140

Date

29.11.2021

Revision

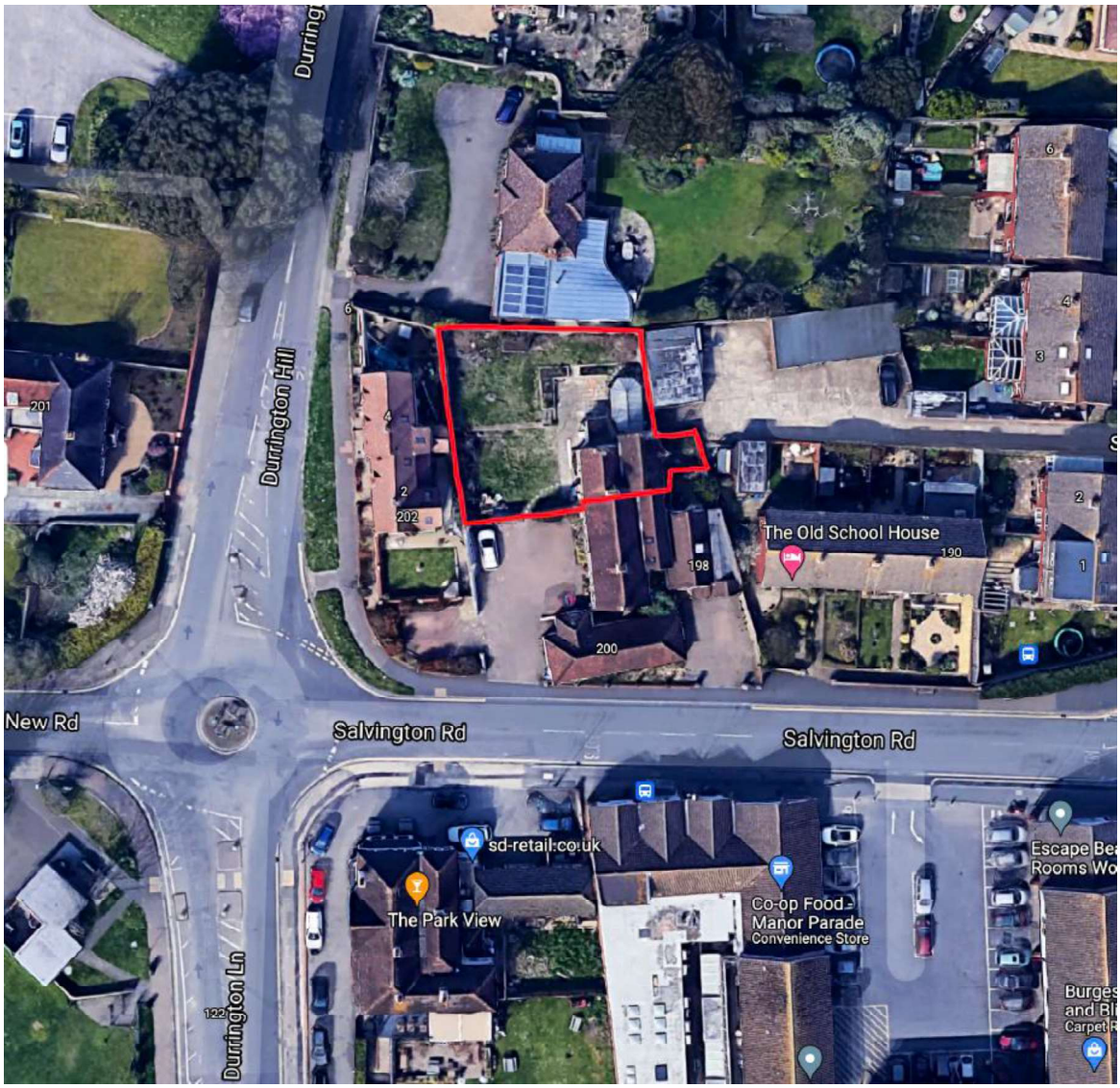
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This document is to be read in conjunction with the submitted supporting drawings prepared by Lightbox Architecture Limited and those provided by 3rd party consultants where applicable.

Introduction

This document is in support of a Planning and Listed Building application submitted to Adur & Worthing Council for a two storey extension and general alterations to the existing dwelling, "Rose Cottage" at 202 Salvington Road, Worthing.

Reference should be made to the drawings submitted with the application and listed at the end of this document.



Design Statement

The development site is on Salvington Road at the western end between Durrington Hill and Salvington Close, Worthing.

The existing property forms part of a terrace of Grade II listed cottages within the Durrington Conservation Area arranged at 90 degrees to Salvington Road with the principal elevation facing West. The adjoining older element of the terrace has a knapped flint finish with red brick quoins to the building corners as well as the window and door openings. The roof is a red clay tile over white painted, side-hung timber casement windows with painted stone cills.

Rose Cottage is an addition to the north that is distinguishable by its painted render façade and reduced ridge height from the dwelling to the south. It currently has a single storey conservatory to its northern flank and a rendered mono-pitched extension, both of which it is proposed to demolish as part of this application.

The proposed extension to the northern flank will provide a small utility room, a wc a dining space and a new living room to the ground floor in place of the existing lean-to utility room and conservatory dining space.
At first floor level the alterations will bring the addition of 2 bedrooms, one with an ensuite, in addition internal alterations will improve the circulation and existing spaces for the owner occupiers.

The new extension will be a painted render finish with red brick quoins to the openings and building corners to soften the language shift from its knapped flint neighbour. Roof tiles, timber casement windows and timber doors will all match the existing with the scale and pattern of existing fenestration being respected.

The northern gables of the new extension will continue that of the original cottage with ridge heights to match the existing and the addition of a new chimney on the western, north gable end.

Currently the access to the first floor is not particularly safe as the headroom at the top of the stairs is very low (only 1.64m) making access to bedroom 2 and the bathroom difficult and potentially dangerous, so the valley between the east and west roofs will be raised to improve the very restricted headroom at the top of the existing staircase and along the new hallway. The existing roof timbers will be adapted and retained.
It is also intended to add three conservation style roof lights to the western slope of the eastern roof to improve the levels of natural light and ventilation, these will also allow for annual maintenance of the valley gutter between and will not be visible from ground level.



The existing cottage entrance will be retained as will the existing staircase, ground floor circulation and arrangement of the existing reception room and kitchen along with all the main servicing.

Structural works to the existing will also include the addition of a door opening to the rear wall in the kitchen to allow for access to the rear courtyard to the east. This is currently inaccessible without crossing the garages to the rear and climbing over a wall.

The proposed new windows are arranged such that they should respect the privacy of the adjoining properties.

The height of the proposed extension will match that of the existing cottage in order to minimise the impact upon the neighbouring property.

The very generous garden is to be retained by the property.

The gross external footprint of the existing dwelling is approximately 74m2, with a gross internal space of approximately 98m2. The gross external footprint of the proposed dwelling will be approximately 93m2, with a gross internal space of approximately 155m2

The existing car parking arrangement towards the southern boundary is ample and not going to be altered at this time.



Access

The Site is located opposite local convenience shops, and a public house, with churches, library, bus routes and a large recreation ground in the immediate vicinity. The site is within easy reach of the main road network around Worthing, with the A27 being approximately 1/2 a mile away to the north, the A24 approximately a mile to the north-east and the A259 just under 2 miles to the south.

Durrington-on-Sea and West Worthing stations both are within 2 miles to the south of the application site.

The area has access to plentiful recreation and employment facilities and is well served by schools and medical facilities. The coastal beaches and South Downs National Park are also all within easy reach.

Heritage

Rose Cottage is a Grade II Listed Building however this would appear to be by virtue of the Listing of the adjoining property.

The listing is described on the Historic England website is as follows:

Salvington Road, Rose Cottage : SALVINGTON ROAD TQ 10 NW DURRINGTON 23/221 Rose Cottage GV II Cottage c1723, extended 1808 with C19 casements. Faced with knapped flint with red brick dressings. Tiled roof with 3 brick chimney-stacks, 2 storeys 3 windows to main part of cottage. C19 casements. End quoins, aprons under 1st floor windows and plinth. Later door to right hand side is original brick surround. Right hand side has addition of 1 bay in matching-materials dated 1808 with the initials 0 and T A. (0 standing for Overington). Left side addition of 1 bay which is rendered. 2 gables to rear elevation. Interior has brick open fireplace with wooden bressumer with lamb's tongue stop and spice cupboard. Large axial beam but some of the floor joists are rough poles. Listing NGR: TQ1192905248. Grade II, Listed 21/05/1976.

The reference to the "fireplace and axial beam" would appear to relate to the neighbouring property, which is now called 'The Old School House' and not to Rose Cottage, and the description of Rose Cottage means the later left side addition.

The original 1723 building has been significantly extended and altered at different times. Looking at historical mapping of the area it appears that Rose Cottage was added some time between 1818 and 1839 approximately 100 years after the original building was completed. The proposal as submitted is to continue this practice by extending further whilst respecting the scale and following the style of the northern end of the terrace with its reduced ridge-line.

Relevant Planning History

Location : Rose Cottage, 202 Salvington Road, Worthing, West Sussex BN13 2JS.
Application Number : AWDM/1906/17
Description : Demolition of existing conservatory and erection of attached 2 bedroom dwelling on north side and associated alterations to existing cottage (resubmission of AWDM/0713/14).
Status : Granted 21/02/2018

Location : The Old School House, 202A Salvington Road, Worthing, West Sussex BN13 2JS.
Application Number : AWDM/0705/15
Description : Division of property into 1 no. 2 bedroom dwelling & 1 no. 1 bedroom dwelling including internal and external alterations.
Status : Granted 16/11/2015

Location : Rose Cottage, 202 Salvington Road, Worthing, West Sussex BN13 2JS.
Application Number : AWDM/0713/14
Description : Demolition of existing conservatory and erection of attached 2 bedroom dwelling on north side and associated alterations to existing cottage.
Status : Granted 10/02/2015

Conclusion

The proposal retains the style, scale and mix of materials that are characteristic of the immediate environment. The scale and overall form of the proposal is identical to that previously approved under applications AWDM/0713/14 & AWDM/1906/17 only this allows for a single dwelling closer to current adopted space standards instead of forming two sub-standard dwellings as previously approved.

The scheme as proposed also removes the existing unsightly and inappropriate conservatory and lean-to whilst enhancing the form of the current terrace and providing a family home of more modern internal proportions for the young owner occupier family. The physical modifications to the structure of the original Rose Cottage are minimal as is the generously proportioned garden and associated parking area.

Drawing Information Submitted with Application

21/140/LOC/A	-	Site location & block plan
21/140/SK01/A	-	Existing ground floor & first floor plans
21/140/SK02/A	-	Existing roof plan & section A-A
21/140/SK03/A	-	Existing elevations
21/140/SK04/A	-	Proposed ground floor & first floor plans
21/140/SK05/A	-	Proposed roof plan & section A-A
21/140/SK06/A	-	Proposed elevations