t: 07743 824883
e: timdeacon.architect@gmail.com
instagram: timdeaconarchitect

# 154 - George V Avenue (141), Worthing BN11 5SA

## Design & Access Statement

*'154.DAS.01 - Design and Access Statement'*

November 2023




Image 01: 141 George V Avenue, Worthing

tim deacon
architect

t: 07743 824883
e: timdeacon.architect@gmail.com
instagram: timdeaconarchitect

## Introduction

This statement relates to a Householder Planning Application that seeks permission to extend and adapt a detached house on the West side of George V Avenue in Worthing, West Sussex. The application site is neither Listed nor within a Conservation Area itself, but backs onto the adjacent Robson Road Conservation Area.

The proposals are to convert and extend the existing loft space to provide two new bedrooms and a separate shower room. Consequently, to enable construction some modest alterations at first floor level are also required.

## Site Context

George V Avenue runs North to South from West Park Recreation Ground to the sea front in Worthing, West Sussex. The application site is towards the Northern end of George V Avenue, and on the Western side. Houses in this area begin to appear on Ordnance Survey maps from 1938.

The northern half of George V Avenue features a variety of detached and semi-detached houses, primarily finished externally in a mixture of render, brickwork and tile-hanging. Roofs are mainly finished with red/brown variations of clay tiles.

A number of houses (e.g. 128, 132, 135, 138, 148 & 149) have side dormers on northern roof slopes (as this application proposes) that are clearly visible from the street. Some houses also have rooflights which are publicly visible. Window frames appear to be mainly white, although some have darker grey or black frames.

## Use

The existing site contains a dwelling house in planning use class C3 and will remain so.

## Access

Access into the site is via a driveway from George V Avenue. Internal access into the house is primarily via the front door, although there is also external side access along the northside of the house to a gate into the rear garden. Access from first floor to new second floor is proposed via a new staircase over the existing staircase.

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## Amount

- Existing site area: 329.02m²
- Existing house GIA: 115.1m²
- Proposed house GIA: 138.2m² (i.e. an increase of 23.1m²)

## Layout

Please see drawing *'154.PL.01 - Proposed Plans'* for the proposed new layout:




Image 02: *'154.PL.01 - Proposed Plans'*

t: 07743 824883
e: timdeacon.architect@gmail.com
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## Scale

The scale and massing of the proposals is not considered unusual for a loft conversion to a detached house of this size that seeks to provide the accommodation desired by the applicants.

Earlier in the design process various Permitted Development options were considered (i.e. <50 cubic metres), including the possibility of new dormers to both side roof slopes. However, the applicants were ultimately not keen to excessively add new roof volume, even if this would provide more useable space internally for the new accommodation.

The proposals seek permission to add 32.87m³ of new roof volume via a side dormer to the northern roof slope and a hip to gable roof extension at the rear of the roof that is out of sight from street level. Whilst the side dormer will, inevitably, be visible from the street (as various others are), it does not seem an unreasonable addition in the circumstances.

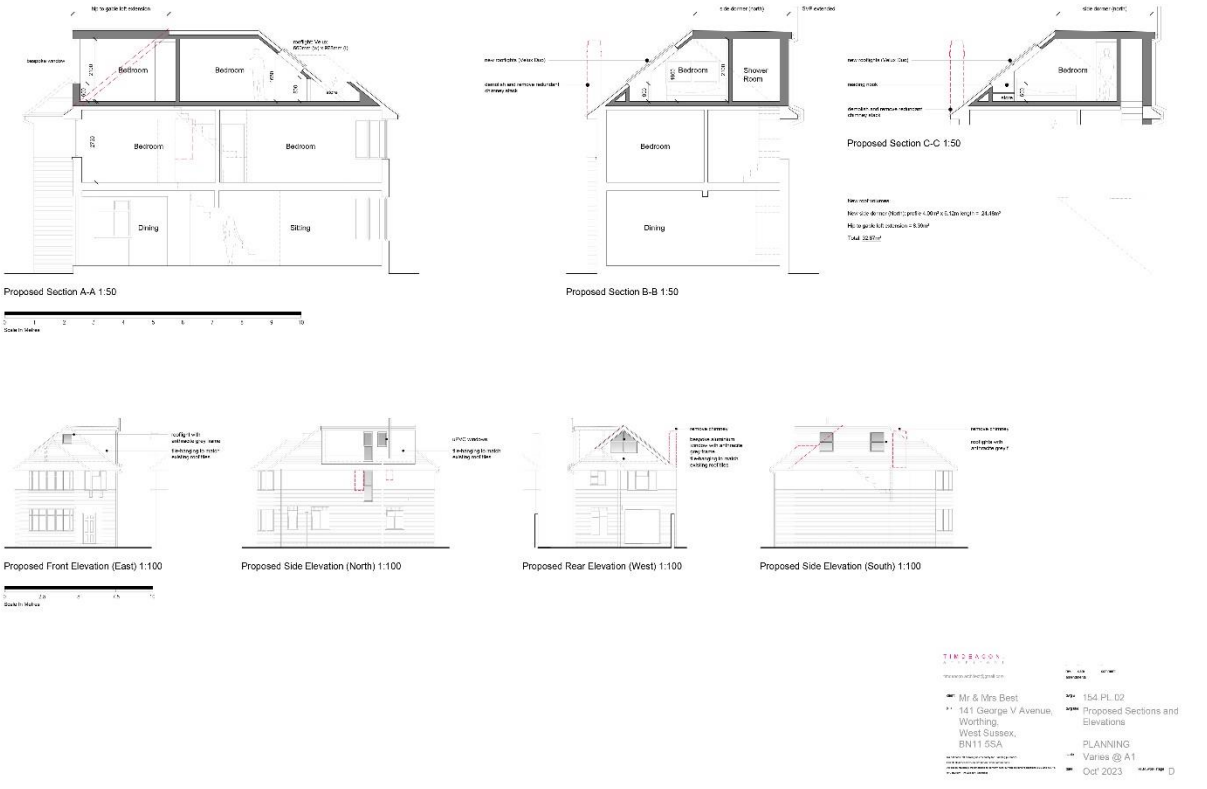



Image 03: *'154.PL.02 - Proposed Sections and Elevations'*

t: 07743 824883
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## Appearance

The applicants have opted for external materials that are already on the existing house, e.g. tiles (to new parts of the pitched roof and tile-hanging) and uPVC/aluminium window frames.

The proposed hip to gable loft extension and side dormer will be finished with roof and hanging-tiles to match the existing red/brown clay roof tiles. Anthracite grey window frames are proposed for new window and rooflights. Side-facing windows will be uPVC with a bespoke powder-coated aluminium rear triangular window.

To enable construction of the new accommodation desired by the applicants, it is necessary to add new roof volume. The applicants have limited the amount of new volume to mitigate excessive massing where practicable.

## Existing Site Images



Image 04: Rear (West) elevation viewed from the rear of the site.

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architect

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Image 05: Front (East) and side (North) elevations and neighbouring properties viewed from George V Avenue.