Alcove Architecture Ltd
/ www.alcovearchitecture.co.uk
/ 25a New Broadway Worthing Sussex BN11 4HP
/ 01903 608448

ALCOVE ARCHITECTURE

Design and Access Statement

Former Homefield Garage, 153B Park Road
25119

Rev	Amendments	By	Date
-	First Issue	JE	23/07/25



Park Road is a residential road to the west of Homefield Park consisting predominantly of traditional style 2 to 3 storey terraced homes. No 153B is different insofar that it was formerly a garage at the end of terrace with a residential dwelling at first floor with flat roof over and a prominent eastern façade. The applicant and owner transformed the building to a residential dwelling under application approval ref: AWDM/1943/22, dated 14th December 2022.

Under this approval, condition 4 stated:

> "Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage."

Now living at their new home, the applicant has realised the open space layout does not suit and therefore this application seeks to make improvements to the open plan ground floor whilst also addressing storage and privacy issues by adding a modest single storey rear extension.

/ Use

The building will remain as residential

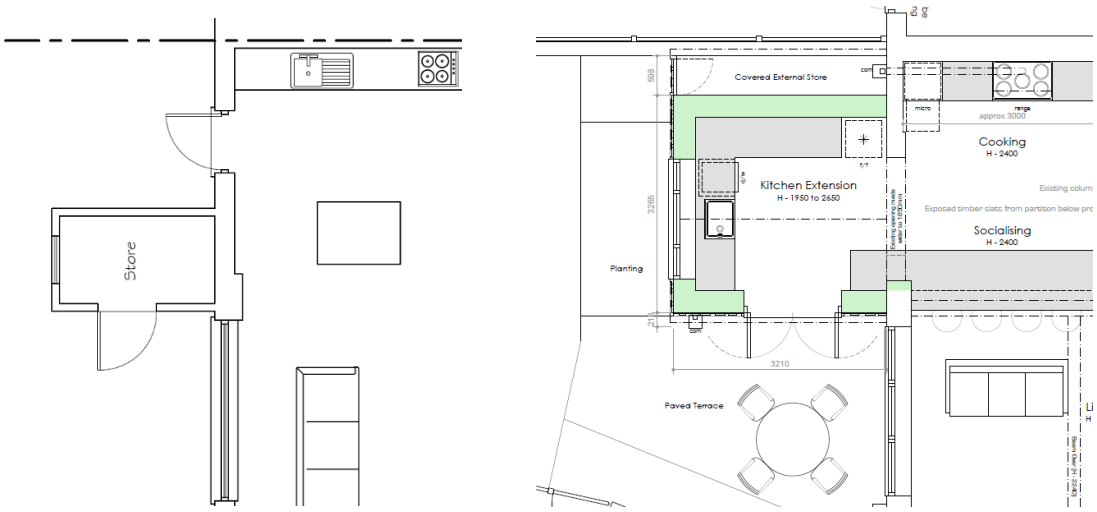


The plot has an irregular shape with western facing private garden

(Image courtesy of Google)

/ Amount

Extending nom 3.2m from the rear façade with an external footprint of 10.5m^2 the extension is over the 5m^3 allowance stated within the planning condition. However, it partially sits upon the footprint of a previous 'Store' outrigger than has now been demolished and is therefore modest in size.



Comparison between approved plan (left) and proposed showing approx. size increase

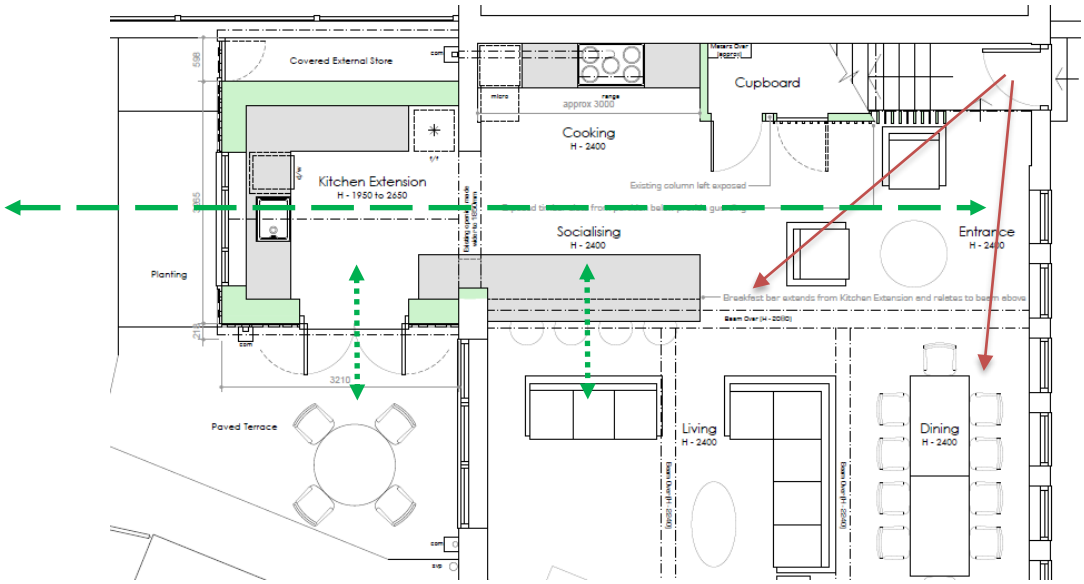
/ Layout

Upon entry into the home, one immediately sees the stairs and open plan area at ground floor with a kitchen that faces the party wall having no relationship with either the garden or living space. Furthermore, there is no storage at ground floor level for items such as hoover, clothes horse, broom, etc and the existing retained meters are still visible on the party wall.

Although this suits the aesthetic that reflects upon the previous use and is fully encompassed by the applicant, it does not suit residential living and therefore the addition enables the Kitchen area to be reorientated to look towards the garden, whilst also using the exposed original concrete beams to identify spaces for us such as 'Socialising', 'Dining' and 'Living'.

Reuse of the double doors to the southern elevation of the extension reinforces an external terrace space where the 'Living' looks directly to the pleasant western aspect.

Internally, the extension creates a new vista upon to the garden and this is enhanced with vertical timbers placed against the existing stairs to give some oblique privacy from visitors upon entry, which underneath then form much needed usable storage and conceal the meters.



Creating relationships with the outside and within (green) and privacy from view (red)

Externally, the extension is offset from the northern boundary to suit the vista which then allows an area to be used for external storage thereby negating the need for additional outhouses in the west facing garden which reduces in width towards the furthest end.

/ Appearance and Scale

The existing building has a solid feel and therefore to lighten the image of the extension and also provide contrast; timber cladding will be used which then relates directly to external features within the garden such as the fencing; whilst also responding to the slatted timber screen internally.



Facing brickwork and industrial style fenestration evokes memories of the former use

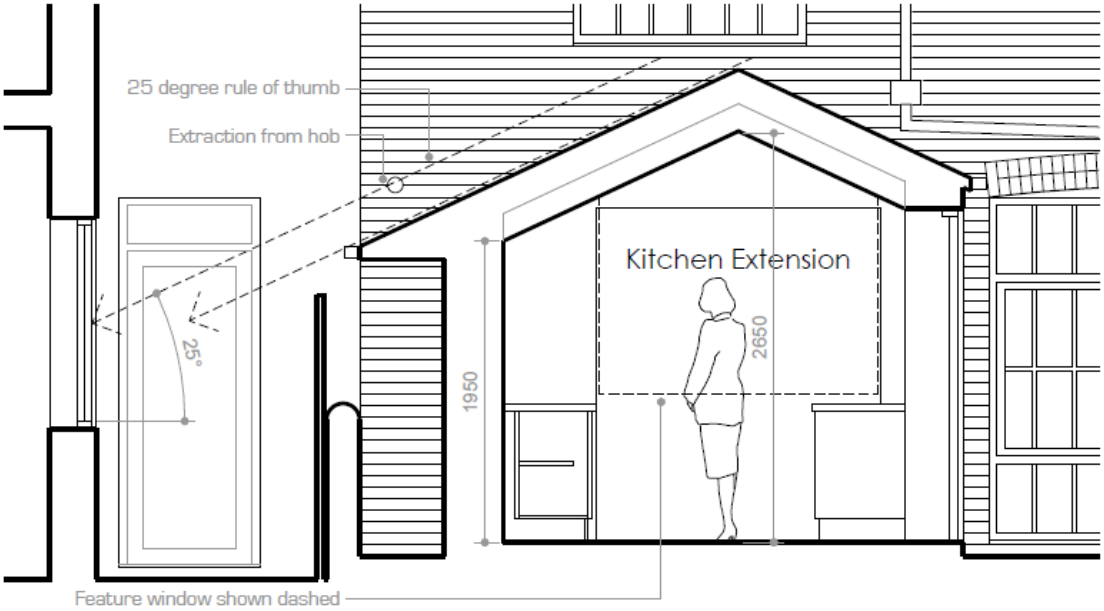
Neighbouring properties each have two storey rendered outriggers with fenestration facing west and onto the boundary party walls. Those windows facing the site from the southern neighbour have obscure glazing to wet room uses.

It is understood that no 155, to the north has an open plan ground floor area with a large bay window facing the street and single door to the west. Whereas there are some ground floor windows facing south towards the boundary where a fence is placed against the original brick wall. The room uses here are believed to be to a Kitchen/Dining space which also has a double doorset facing west.



Neighbouring fenestration overlooks the site (Left and Centre: northern neighbour)

There is no impact to the southern neighbour from the addition and to overcome any detrimental affect to the northern neighbour an asymmetrical gable end has been used, with low standing seam roof pitch, thus the 25 degree rule of thumb is achieved and the eaves is comparable to the existing boundary condition where a high fence is already in place.



Impact upon neighbours has been considered even when fenestration is to open plan areas

/ Access and Landscape

There is no change to existing access with the side pathway to the street retained unaffected.

By reusing the reorientated double doors a dedicated external paved terrace area is defined beside the home that captures evening sun, leaving the majority of the garden amenity in situ along with the boundary conditions.

The new external store is concealed from view by using the timber cladding continued as a gate.





Soft landscaping remains as a focus for the home