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WORTHING BOROUGH COUNCIL
PLANNING SECTION
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A Proposal for New Flats and the Conversion of 7 The Steyne

at

7 The Steyne
Worthing

and

Land North of the Chatsworth Hotel

ADDENDUM TO THE DESIGN STATEMENT
In response to queries from Worthing Borough Council

8th February 2010

Changes to the drawings:

1. Moving the north false chimneys to appear in line with the party wall.
2. Altering the false chimneys so that they straddle the ridge positions.
3. Altering the front door to flat 1 to a traditional door with no glass inner door.
4. Suggesting sand blasted lay lights at pavement level with a shallow pit beneath containing a low voltage light to give the impression of a cellar beneath.
5. Reduce the roof access to hatch rather than a full door access, and reduce the lift overrun housing to the height of the ridge to reduce its visibility. We have also suggested that the west facing side of the housing be disguised behind a slate covered pitch.
6. Remove the large opening in the rear flint wall in favour of a smaller bike store and bin store access to retain original walling.

1. The Rear Elevation to the New Infill

The treatment of the rear elevation of the new infill building has been designed to both fit with the visual aesthetic of the neighbouring buildings and introduce some practical enhancements hence making the accommodation more attractive for multiple occupancy.

The neighbouring west facing elevations are practical and not architecturally attractive in the common sense. The rear elevations immediately to the south, however, are typical of the rear elevations to Georgian terraces with their unpainted render finish and windows positioned for

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practicality rather than composition. Further to the south the rear elevations have been extended (in the late 20th century) with red brick stair or bathroom towers. The rear of No.7 The Steyne is a red wire cut brick extension of the mid to late 20th century.

We have chosen to adopt a simple approach to the rear elevation in that is a plain brick elevation and have alluded to the earlier pragmatic approach with the central stair tower with its simple windows and lack of decoration. This approach has been extended to the side wings but here we have suggested the introduction of painted metal balconies with a simple lead canopy over. Whereas this is not historically correct for a rear elevation of a Georgian terrace, we thought that this was an appropriate approach for several reasons.

Firstly, our building is a new infill and whereas we believe it is very important that the new frontage should match exactly with the original neighbouring buildings, in order not to interrupt the architectural flow of the façade, we feel that the existing rear elevations have been developed out of pragmatism and utility rather than aesthetics and that the resulting mismatch of styles and historical and practical additions has rendered the rear elevations a less sensitive area. We therefore think that aspiring to a rather more visually pleasing approach would tend to enhance the general environment; we have tempered this feeling by the use of a simple and undecorated style.

This improvement we also feel is important from the aspect of the rear alley. This is a long and foreboding footpath between high walls, it is not well lit and the alley is home to a series of large bins which cut down the openness of the space. As such, providing balconies and windows from bedrooms on this rear elevation will have two effects; firstly, it will make the alley feel overlooked and hence help to deter vandalism etc and secondly, it will lead to the casual surveillance of the alley by residents which should tend to be an improving factor.

We also felt it was important to provide some external amenity space for the flats, no matter how small, and these balconies will give the opportunity for occupants to sit outside in evening sunlight etc. hence improving the quality of their lives and the feel of this neglected back of building area.

2. The removal of walls within No.7 The Steyne

Due to the large scale renovation and extension of No. 7 The Steyne it is relatively difficult to ascertain the age of minor partitions within the original house but having looked carefully at the plans and carried out a study of 18th century town house layouts we are relatively confident that in the main we are only taking out non-original partitions, but I will go through these floor by floor.

Ground Floor

The only areas of wall we are removing on the ground floor are a cupboard partition to the north of the stair, a portion of the 20th century lift shaft and riser shaft and the dividing partition between the bathroom and the pantry. We are also seeking to create a new door opening into the front room of Flat 9, this may be original construction, but we are also blocking up another 20th century door opening to the existing bathroom.

Looking at the layout of the original house I would have thought that the original house had a straight through hall in its current position and then a front reception room, with one single room behind it. I imagine that all the partitions in this original rear room area to the north of the staircase

date from between the Victorian period to the later 20th century when bathrooms, kitchens, and plumbing etc were added.

The major alterations to this floor are being made in the 20th century portion of the building.

First Floor
Similar to the ground floor we are again only removing minor later partitions from the first floor. These are as follows; a cupboard partition just to the north of the main staircase, a portion of the 20th century lift shaft and riser shaft and a portion of what may be original fabric to create a new door into the living room of Flat 10.

Again the original layout of this floor would have been three rooms and a staircase area, two rooms across The Steyne frontage and one to the north of the stair.

We are also removing the south facing wall of the rear staircase along with the staircase; this is all within the red wire cut brick extension of the mid to late 20th century.

Second Floor
We are removing a portion of the lift shaft, a cupboard onto the existing wet room and a portion of masonry partition which divides the existing bath from the wet room, all of which is likely to be 20th century and associated with the inclusion of bathrooms and a lift. We are again creating a new door into the living room of Flat 11.

We are also removing the later 20th century stair to the rear and its associated internal enclosure.

Third Floor
At third floor we are removing a portion of the lift shaft, a dividing partition creating two existing bathrooms and the rear modern staircase. We are also seeking permission to remove two partitions in the front of the house; these may be original partitions dividing the top floor for use by servants or later division to create self contained accommodation.

Cellar
At the cellar level we are suggesting the removal of the wall between the current east facing store rooms. This wall is unlikely to be original as it crashes into the original window opening on the east façade. We are also removing the north-south lobby partition in this front section.

We are again also removing the modern lift shaft construction.

Generally
We have made every attempt to retain the original fabric wherever possible and have attempted to limit major alterations to the modern additions to the building.