Interior & Exterior Environments
Visual Design & Development

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Elmslea Lodge, South Street, Tarring, BN14 7NL

3D24-ELM-DA-01 Design, Heritage and Access Statement

Whilst Elmslea Lodge doesn't have listed building status its location, within a designated Conservation area, ensures suitable considerations and sensitivities are applied to any proposals. The following excerpts from both the West Tarring Conservation Area character appraisal and guide, and the Adur and Worthing Local Authority Conservation and Heritage document (May 2023) provide benchmarking for this application.

Location and Topography

West Tarring is located almost 2 miles North West of Worthing town centre, about 1 1/2 miles inland from the sea.

Origins and Development of Settlement

The village of West Tarring lies in the southern section of the ancient parish of "West Terringes" mentioned in the Domesday book. The historic nucleus of the village consists of the High Street, South Street and Church Road; their junction having presumably been the site of the market place for which a Charter was granted in 1444.

Although engulfed in later development the Conservation Area has a clear identity as a village settlement which pre-dates Worthing town centre.

Architectural and Landscape Qualities

This area's special architectural or historic interest stems from the retention of its medieval street pattern, with many of the present buildings dating back to this period.

Properties in the High Street are typically two-storeys with steep pitched roofs forming irregular terraces abutting the back edge of the pavement. A number of the buildings have medieval timber frames, although for the most part, these have been subsequently 'updated' with flint, brick and rendered facades. The street elevations are quite simple, having few projecting features, leaving the differing building heights, chimney stacks and window fenestrations, to give this road its unique character. Windows are predominantly timber sash, whilst the roofs are of slate, clay tile and some Horsham stone slabs.

The buildings on the Northern side of Church Road have been set back to form a staggered terrace following the curve of the road. Most of these 19th century buildings are finished in white render and slate roofs set behind low flint and render walls. The dwellings on the southern side are 20th century brick buildings contributing little, other than mass and scale, to the street scene.

Properties in South Street are typically detached two-storey buildings, some abutting the pavement, whilst others are set further back in their own individual plots. Most of these buildings date from the 19th century, a couple having been converted to residential properties from previous uses. The materials are a mixture of flint and stucco, red tiles and grey slates. Viewed along the road, the overall impression of interest and character stems (rom the curve of the road and the spaces created through the juxtaposition of the buildings with the road. The open feel by the recreation ground is an important element of this character.

Glebe Road was not constructed until 1893, and was shortly followed by the row of simple semi-detached white rendered and slate roofed cottages set back along its northern side.

Roads and Surfaces

Considerable interest derives from the survival of the medieval street pattern. The narrow intimate High Street is especially important. In this street and other parts of the Conservation Area the pavements are of a traditional red blue brick with granite kerbs which contributes considerably to the character and appearance of the area.

Greenery and Open Spaces

The recreation ground is an important open space adjacent to the Conservation Area, particularly essential to the setting of St. Andrews Church in certain views. The space created at the junction of High Street, Church Road, South Street and Glebe Road is believed to be the original market place site. Jt is well defined by the surrounding buildings and radiating streets, and it would be a desirable enhancement to reduce the occupation of this area by motor traffic.

The proposals for Elmslea Lodge also take into consideration the following references from the Local Authority Conservation and Heritage Guide (May 2023).

8.26 Features and details should be retained where possible in order to preserve the special character and appearance of the area.

8.39 Front and side extensions should be avoided in order to maintain the integrity of the host building and the character and appearance of the CA. New rear extensions, where deemed acceptable, should respect the form, design, materials and construction of the host building. Size and bulk should be considered to avoid visual dominance/competing with the host building in visual terms. Large flat roofs are not characteristic of the area and should be avoided. Existing extensions which pre-date this advice should not be used as justification for further unsympathetic alterations.

8.46 The loss of boundary treatment such as walls, gates and fences that contribute to the character of CAs should be avoided. New enclosures should make reference to that of neighbouring properties. If new fencing, walls or iron work is proposed, it should be of the same height and a design (executed in the traditional manner) appropriate to the site and surrounding area.

Also, submitted proposals also addresses recommendations from the Worthing Local Plan 2020-2036 (WBC 2023) and the policies of the National Planning Policy Framework:

- SP1 (Presumption in Favour of Sustainable Development)
- DM5 (Quality of the Built Environment)
- DM23 (The Historic Environment)
- SPG 'Extending or altering your home' (WBC)
- National Planning Policy Framework (MHCLG 2024)
- National Planning Practice Guidance

The proposed extension has been designed to either sit within, or rationalise the existing boundary structures, that would be suitably shuttered and protected during any construction works. Whilst the lowering of the boundary wall to the South will omit modern, unrecorded additional height along that elevation, a small increase in height to a minimal section of boundary wall along the Southerly boundary would be carried out with reclaimed materials and detailed to match existing. Additional drawing details may be supplied as part of a condition if deemed necessary.

With a preference to avoid flat roof detailing (through pre-application advice and reference 8.39 of the Conservation and Heritage guide), the extension would feature a slate, pitch roof detail, with a supporting, engineered steel frame structure sitting within the boundary walls themselves. A full design and method statement for approval would be provided prior to works starting on site.

Given the height of the first floor window, it won't be possible to match the pitched roof angle of an extension with the main roof structure. However, the existing 'shed' style mono pitch roof has no discernible, positive relationship with the original dwelling, and no record information to justify its current form. We believe the proposed pitch, suitable for slate tiling, would better balance the rear elevation whilst still being suitably subservient to the original build.

The existing extension is poorly ventilated and suffers from damp. The partial demolition would allow for a new, suitable sub structure and insulated wall and roof specification. The existing external timber door is in a state of disrepair and unsuitable for re-use. The proposal would be for black powder-coated, aluminium and glass doors by way of replacement, with matching, powder-coated roof windows providing light and ventilation to a the kitchen and dining space, and refurbished shower room.

Re-routed pipework and new guttering would re-purpose existing black painted metal downpipes to the original rear elevation where possible, with black uPVC guttering and downpipes to the new extension.

The only loss of note would be the ground floor sash window connecting the kitchen to the garden. Whilst allowing some natural daylight into the building, the proximity of the existing extension significantly restricts any views out to the garden area and, we consider, holds minimal value given the flanking structures and pipework.

We consider the proposals to be both appropriate and sympathetic but, given the unique site detailing and positioning, would support the provision of pre-construction detailing in the form of conditions. This relates to both aesthetic and structural design development.