Architecture **o**f **C**alm

a less determined, more composed form of practice



3 Garrick Road
Worthing

Design + access statement

UPDATED FOR FEASIBILITY 6: NEW 3 BEDROOM HOUSE - refer to latest drawing set, all CGI is design development within this document and is not representative of final outcome as agreed with the planning officer

Existing house refurbishment and extension and a new build 3 bedroom house within the large triangle of land to the west (retaining gardens)

Sedere |	Sedare |	Sedate |
sit	*settle*	*calm, tranquil*

Contents

The process 8

(sketch book) 8

Assessment: 8

evaluation: 10

outcome: 11

Amount 12

Layout 13

Scale 14

Landscaping 15

Material appearance 16

Sustainability 17

Planning policy 18

Precedent (approved) 19

What we did:

A re-worked front entrance to maximise light due its north facing orientation and 'confirm' arrival via a new brise soleil surround.
A home office behind the garage within unused space. Removal of internal walls to widen living / dining / kitchen and maximise views south, on to a larger terrace. A rear first floor addition comprising en-suite and dressing room to a newly configured master bedroom.

Why we did it:

The house benefits from a previous approval (LW/21/0832)for all of the above, but upon review, it was deemed that the roof configuration was too large to the rear and that the material facade treatment could introduce more of a natural, sustainable element in the form of timber cladding to break up the mass.

What we found:

This approach should be seen as acceptable within the planning department as it looks to reference additions seen locally.



Red circle is our site. Yellow circle (right) is 05/0065/ARM - Application for Approval of Reserved Matters pursuant to Outline Consent WB/04/00205/OUT for the erection of two dwellings and garages @ Land R/O 18-20 Garrick Road

PRECEDENT



Red circle denotes number 3 Garrick Road, forming the corner of the street.





View from Garrick Road looking north at the house and the way the garden wall forms the curved corner (left) and from the un-adopted access path behind these houses (right) towards the rear/side elevation showing the rear of the terraces and various additions over time

"Architecture is really about well-being. I think that people want to feel good in a space - on the one hand it is about shelter, but it is also about pleasure"

Zaha Hadid

This quote feels relevant when aligned with our proposals - a 'respecting' of our south facing aspect and a 'capturing' of the potential views, teamed with a physical transparency through glazing, visually linking inside and outside spaces...

The process

(sketch book)

Assessment:

This new build home will act as both 'dwelling' and 'office' which is going to be the new way for many people moving forward post-covid.

It is the site-owners desire to create a new home that suits modern living standards, which includes improved 'work-from-home' opportunities (rather than a temporary solution found at the beginning of the pandemic), now almost certainly a new requirement of all homes as part of our 'green recovery' or the 'new normal' as working patterns shift.

From the outset, the improved usage of the rear garden was a key element of the brief (83 sq m retained / handed over to the new build) along with the views east along Sackville Road from the first floor, and capturing south light.

The existing parent building receives a 'market-friendly' division in to two affordable 2 bedroom flats, with the GF retaining a 76 sq m garden.





The front elevation is 'as existing', with the only changes being the widening of the elevation, and the introduction of timber cladding at first floor level.



Sat looking north towards the rear of Garrick Road and Livesay Crescent, our proposal respects this position and looks to introduce further natural cladding materials in the form of timber to the dormers.



The proposed side elevation follows suit in terms of first floor timber cladding, with floor-to-ceiling bedroom windows capturing the early morning east light.

Refer to a separate document for a full set of 3D renders

evaluation:

A series of proposals have been discussed with the owner, the main requirements being:

a) how to create more useable all-year-round space(s)including home-office, and improve connection to the rear garden currently accessed via patio doors

b) meaningful storage (currently lacking)

c) how to keep the heights of the house similar to the existing and the neighbours, all-the-while introducing a respectful architecture of its time*

d) what materials to explore - context would suggest brick, painted sand/cement render, slate tiles and perhaps lead or timber cladding...



**we do not look to draw a 'new architecture', we simply look create an echo of what already exits*

outcome:

A contextual (in scale) proposal, albeit modern (in appearance) with an understanding of the local existing and prevailing material palette of painted sand and cement render, brickwork, roofing tiles (which range from reds through to dark slates) timber and lead.

Please refer to drawings submitted for more detail.

A respecting of the neighbouring amenity - what is shown opposite is the existing combined kitchen, dining, living room, with good access on to the garden screened from the neighbours with fencing and planting.



Amount

The new building proposed represents a 20% increase in footprint across the site:

Site area = 360 sq m

1. Existing house (GF footprint): 95 sq m

Ground floor GIA = 83 sq m not inc. rear conservatory

First floor GIA = 55 sq m

TOTAL GIA = 138 sq m

New house site area = 137 sq m (of 360 sq m)

2. Proposed house (GF footprint): 53 sq m

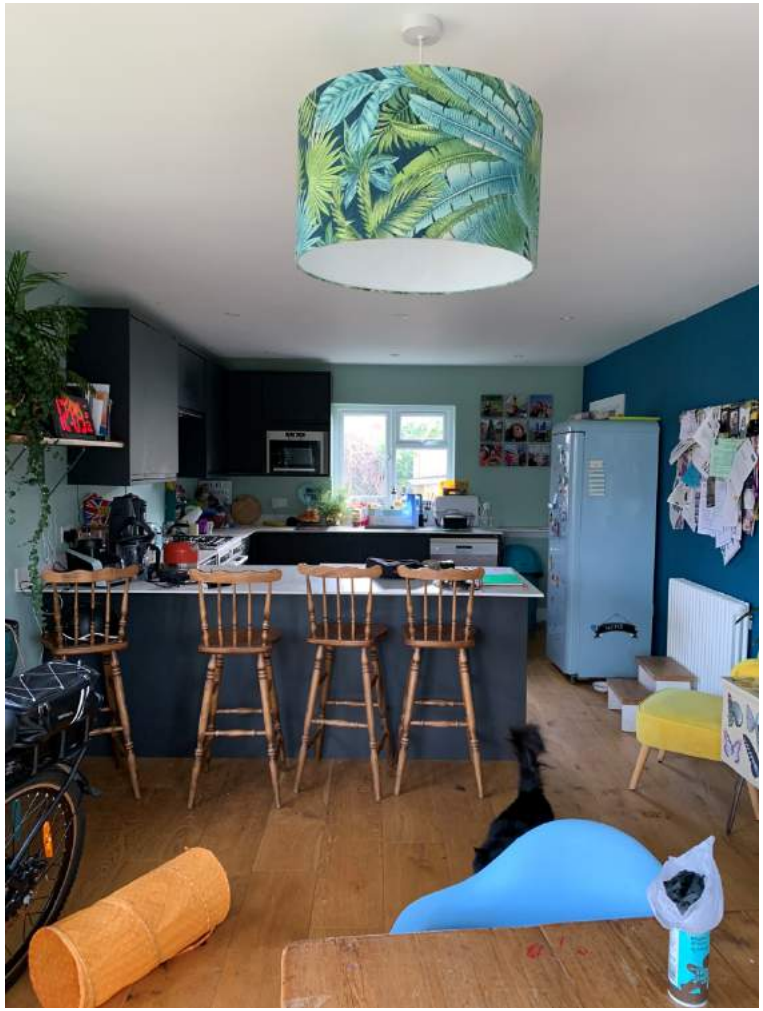
Ground floor GIA = 47 sq m

First floor GIA = 48 sq m

Second floor (loft) GIA = 67 sq m

TOTAL GIA = 162 sq m

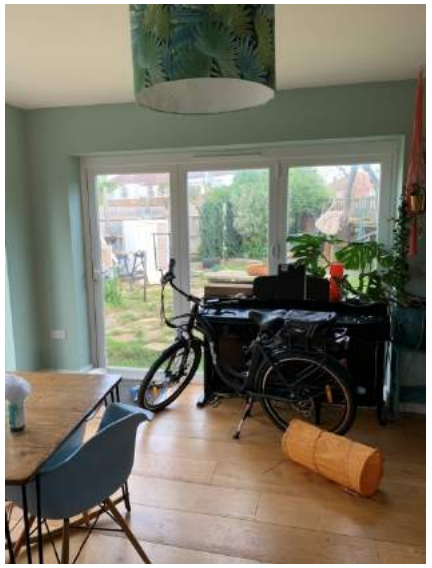
Existing combined kitchen, dining and living within the extension shown opposite



Layout

The layout of the existing home stays as is, but with a new entrance created for the first floor, allowing for the buildings separation over two floors creating 2 x 2 bedroom flats, a first floor extension then added over the existing ground floor extension to create an identical layout per floor.

The biggest change is the introduction of a new 3 bedroom house in the land to the west, configured as a traditional terraced town house and utilising the loft spaces, in the same style as the property it adjoins.







Bottom CGI shows increased connection to the garden that the existing extension already enjoys

Scale

The first series of sketches looked to 'maximise opportunity' in terms of where to build, and what volumes can be achieved for both living and amenity space.

The second series of sketches looked at refinement of space and reference of material:

- a continuation of the roof pitch and roof tiles to appear as if the new addition has always been part of the street scene
- full width glazing constantly connecting you with the gardens
- timber cladding opportunities as a natural material inclusion on the first floor addition to create visual separation and an element of craft
- master bedroom layout to maximise south light





Landscaping

The existing landscaping will be refurbished along with a new 'landscaping improvement scheme' raising the overall appearance of the ground floor for all additions - based on a balanced combination of old and new elements, as well as on a great workmanship of the materials.



Material appearance

Minimal. White coloured window frames have been discussed along with a palette of natural, organic and engaging materials such as sedum for any flat roofs, reclaimed brick for the new ground floor and garden landscaping, timber cladding to the dormers and new painted white sand / cement render where required.





Sustainability

Noun

The ability to be sustained, supported, upheld, or confirmed.

Environmental Science -

the quality of not being harmful to the environment or depleting natural resources, and thereby supporting long-term ecological balance.

This development could include a sedum green roofing providing a green natural habitat, low u-value windows and doors, locally sourced FSC certified products and will look to align with BREEAM standards at the construction stage.

Solar panels and heat-pumps have also been discussed as part of a highly sustainable ambition, also alleviating pressures around rising energy costs.

Architecture of Calm is also a member of WWF - supporting a future where people and nature thrive.





Planning policy

These proposals are shaped by the policies and proposals in the National Planning Policy Framework and the Core Strategy, unless material considerations indicate otherwise.

Due regard has been given to the following documents:

- Saved Local Plan policies (WBC 2003) H16, H18
- Worthing Core Strategy (WBC 2011) Policy 16
- National Planning Policy Framework (HCLG 2018)
- National Planning Practice Guidance
- Worthing Local Plan - Development Management Policies: Environment Policies

By aligning with these policies we believe that we have been able to provide the home owner with commercially viable option within the existing building and a new family home fit for the extended use of home-office working, and a building that portrays good design and sustainable development.

DM16 - Sustainable Design:

The NPPF makes it clear that mitigating and adapting to climate change, including moving to a low carbon economy is a core planning objective. In line with national planning policy, development should deliver radical reductions in carbon emission.

DM18 - Biodiversity:

The NPPF states that planning should contribute to conserving nature and securing 'net gains' for biodiversity.
If development would result in significant harm to biodiversity the mitigation hierarchy (which sets out the hierarchy of mitigation options) should be applied. Where a development cannot satisfy these requirements (set out below) planning permission should be refused.

1. Avoidance - can significant harm to wildlife species and habitats be avoided ? **YES - densification of a brownfield site**

2. Mitigation - can it be minimised by design or by the use of effective mitigation measures ? **YES - utilising existing built footprint**

3. Compensation - as a last resort and with clear justification, can any residual harm be properly compensated for by measures to provide an equivalent or greater value of biodiversity ? **YES - sedum to flat roofs + solar panels + all electric home**

Precedent (approved)

Land R/O 18-20 Garrick Road BN14 8BB

05/0065/ARM - Application for Approval of Reserved Matters pursuant to Outline Consent WB/04/00205/OUT for the erection of two dwellings and garages

3 Garrick Road BN14 8BE

AWDM/1752/18 - Two-storey side extension to replace conservatory on north-east elevation, relocation of conservatory to rear and erection of replacement garden outbuilding on northern boundary

Positive and proactive statement:

"The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework".

Taken from Adur + Worthing District Council

End.