

Design & Access Statement

87 Rowlands Road, Worthing Proposed Installation of Casement Windows Conservation Area

1. Introduction

This Design & Access Statement has been prepared in support of the application for the installation of new casement windows at **87 Rowlands Road**, located within a designated conservation area. The proposal seeks to replace the existing timber sliding sash windows with high-quality casement units that respect the architectural character of the property while enhancing its appearance, performance, and longevity.

The statement addresses design rationale, heritage considerations, and access implications in accordance with local and national planning policy requirements.

2. Site Context

87 Rowlands Road forms part of a mixed terrace comprising both period and later-built properties. The immediate streetscape displays a varied pattern of fenestration, with several neighbouring buildings already featuring casement-style windows.

The property sits within a conservation area where the overarching objective is to preserve or enhance the character and appearance of the historic environment. The street, however, exhibits a degree of architectural diversity, with a mixture of traditional and modern buildings.

3. Relevant Planning Context

- **Nos. 89 and 91 Rowlands Road** (immediately adjacent) currently feature casement windows on their principal elevations. These installations were carried out without planning permission but now form part of the established visual context of the terrace.
- **Nos. 89 and 91 Rowlands Road** are identical to 87 (they are the only 3 identical buildings in the street) and are part of a trio of identical buildings, as such retaining the identical nature would be a good idea ? As 89 and 91 already have casement windows then matching like for like would be more in harmony with the current street scene. Casement windows are also much more environmentally efficient than sliding sash windows
- **Nos. 93 and 95–99 Rowlands Road** have previously been granted planning permission by the Council for casement-style windows. These buildings are of more modern construction and not period properties, yet the approvals demonstrate that casement windows are considered acceptable within the wider street scene.

This established pattern of casement windows along the terrace provides a clear precedent and forms an important part of the existing character of this section of Rowlands Road.

4. Design Proposal

The proposal is to install **traditional-style casement windows** designed to complement the architectural proportions of the host building. Key design features include:

- Slim, well-proportioned frames
- Sympathetic glazing bar arrangement (where applicable)
- High-quality materials appropriate for a conservation-area setting
- A finish consistent with the existing façade and neighbouring properties

The design has been carefully selected to ensure the windows sit comfortably within the established streetscape and do not introduce an unfamiliar or discordant element.

5. Heritage and Conservation Considerations

The proposed casement windows will **preserve the character and appearance of the conservation area** for the following reasons:

- Casement windows already form part of the immediate visual context at Nos. 89 and 91.
- The Council has previously accepted casement windows within the same street, including at Nos. 93 and 95–99.
- The proposed design is sympathetic, traditional in appearance, and proportionally aligned with the host building.
- The proposal does not result in the loss of any historic fabric of significance.
- The change will not harm the architectural integrity of the building or the wider conservation area.

Given the established presence of casement windows along the terrace, the proposal represents a **continuation of the existing fenestration character**, rather than a departure from it.

6. Access Considerations

The proposal does not alter the building's access arrangements. All access to and within the property remains unchanged. The works are limited solely to the replacement of external windows.

7. Conclusion

The proposed casement windows at 87 Rowlands Road are appropriate in design, proportion, and appearance for a conservation-area setting. They reflect the established pattern of fenestration along the terrace, including neighbouring properties that already feature casement windows. The proposal will **preserve the character and appearance of the conservation area**, while improving the building's condition and ensuring a high-quality, long-lasting finish.

The application is therefore considered to comply with relevant planning and conservation policies, and approval is respectfully requested.





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