

DESIGN AND ACCESS STATEMENT

14 Smugglers Walk, Worthing, West Sussex, BN12 4DP

Replacement of Existing East and South Elevation Windows



1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the replacement of the existing ground and first floor leaded-light windows on the east and south elevations of 14 Smugglers Walk.

The proposed replacement windows will be painted timber casements matching the design previously approved for the property under AWDM/1017/19 and AWDM/1020/19, with the detailed window design subsequently approved under AWDM/0285/20, drawing SFG/P2/A03.

Some of the previously approved windows have already been installed on the north elevation. The current proposal seeks to extend the same established design to the east and south elevations, providing a consistent and coherent architectural treatment.

2. Design

The proposal is limited to the replacement of the existing windows within their established openings.

The design principles are:

- retain the existing window openings, proportions and positions;

- use painted timber casement windows;
- replicate the previously approved design shown on drawing SFG/P2/A03;
- maintain an appropriate relationship with the historic character of the listed building;
and
- ensure visual consistency with the approved replacement windows already installed on the north elevation.

No changes are proposed to the building's footprint, massing, roof form or overall architectural composition.

The use of a previously approved window design ensures that the proposal is consistent with the Council's earlier assessment of an appropriate window treatment for the listed building.

3. Heritage and Appearance

The property is a Grade II listed historic farmhouse. The design has therefore been developed to minimise impact upon its special architectural and historic interest.

The principle of replacing failed leaded-light windows with painted timber casements was approved under AWDM/1017/19 and AWDM/1020/19. The detailed design was subsequently approved under AWDM/0285/20.

The current proposal adopts that same approved design.

The replacement windows will provide a consistent architectural treatment between the north and east elevations while retaining the established proportions and arrangement of the existing openings.

4. Access

The proposal does not alter the existing access arrangements to the property.

No changes are proposed to pedestrian or vehicular access, parking, entrances, paths or accessibility arrangements.

The works are confined to the existing window openings and will have no effect on access to the building or its surroundings.

5. Conclusion

The proposal is a limited intervention comprising the replacement of existing east elevation leaded-light windows with painted timber casements.

The design follows the window detail previously approved under AWDM/0285/20 (SFG/P2/A03) and already implemented on the north elevation.

The proposal will provide a coherent and appropriate architectural treatment while retaining the existing openings and avoiding unnecessary alteration to the historic fabric of the listed building.

The works are therefore considered appropriate to the character of the building and will have no adverse effect on access or the wider setting of the property.