# Heritage / Planning Statement:

# For

# Replacement windows at: 13 Montague Street Worthing

Project Reference:
4092

Client:
Geneva Investment Group

Statement Compiled By:
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Revision:

**INTRODUCTION**
This document has been produced to support a planning / conservation area consent application on 13 Montague Street, Worthing.

**SITE AND ITS SURROUNDINGS**
This site relates to a three-storey end of terrace building on the south side of Montague Street, to the east of Worthing Town Centre. The site is within the South Street Conservation Area. The building has painted rendered walls to the upper floors with ornate detailing in the form of quoins, cornice & corbels. The majority of the front wall is taken up with double height black Crittall windows with cast iron posts & mid panel. At ground floor level is a double fronted shopfront onto Montague Street







**North Elevation of 13 Montague Street**

**RELEVANT PLANNING HISTORY:.**
**Ref: 08/0683/FULL – Approved – Aug 2008**
Revised proposals for the conversion of & extension to upper floors to provide 2 one-bedroom residential flats & 1 studio flat with alterations to implement the use including the formation of a new internal staircase & access to the rear part of the exiting ground floor shop premises (WB/08/0167/FULL)

**Ref: 08/0167/FULL – Approved – April 2008**
Conversion of & extension to upper floors to provide 2 one-bedroom residential flats & 1 studio flat with alterations to implement the use including the formation of a new internal staircase & access to the rear part of the exiting ground floor shop premises

**APPLICATION DETAILS:**
This application seeks approval for replacing the existing Crittall windows with black, powder coated aluminium Heritage windows from Duration windows, details are attached to the application.

**SUMMARY:**
Predominantly, single glazed Crittall windows suffer from corrosion & condensation, the windows in question have deteriorated to the point where they require replacement. The application seeks to replace the existing with powder coated aluminium windows which are sympathetic to the style of the existing windows. The existing cast iron posts & mid panel will remain & the new windows fitted within the existing structure. The new double-glazed windows will improve the living conditions of the residents in the units which were approved in 2008. In addition, the improvements in sound & thermal performance the new windows offer will meet the latest legislation