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08 April 2025
Ref: SS/Let/P2235

Dear Sir / Madam,

RE: Full Planning Application and Listed Building Consent for the replacement of windows and repainting of exterior walls and detailing at 15 Ambrose Place, Worthing, BN11 1PZ.

On behalf, **Slasco Holdings Ltd.**, ECE Planning has been instructed to prepare a Full Planning and Listed Building Consent Application for the replacement of windows and repainting of exterior at 15 Ambrose Place, Worthing.

The Application has been submitted online via the Planning Portal under reference **PP-13920474** and includes the following documents/drawings:

- **Planning Covering Letter and Application Form**
- **Location and Block Plans**
- **Existing Elevations**
- **Proposed Elevations**
- **Existing and Proposed Window Schedules**
- **Proposed Window Sections**

The Site

The property is located at the western end of a terrace of white painted stuccoed townhouses on the northern side of Ambrose Place. The property is a three storey property which has been converted to flats. The property features timber-framed windows (sash, casement and a decorative window on the principle façade). The building is listed by Historic England under the name ‘15, Ambrose Place’ (ref: 1025835) and is categorised as a Grade II listed building. The listing details are as follows:

Managing Director
Chris Barker MATP MRTPI
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Sam Sykes MRTPI
Adam King RIBA
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"AMBROSE PLACE 1. 5406 (North Side) TO 1402 W 3/125 No 15 II GV 2. A pair of house. forming the west end of the terrace. 3 storeys. Stucco-fronted. Projecting eaves on paired enriched brackets. Two rectangular bays with 3 windows, with a single window between, all sashes with glazing bars. 2nd and 3rd floor windows are of equal size. Ground floor single window is blind. Door on right of 6 moulded panels within a porch formed of an entablature with hearty dentilled cornice supported by slender pilasters. The steps leading to this have decorative iron railings. Them is also a short section of railings along the east part of the frontage. This item is included mainly for group value.

Nos 1 to 15 form a group.

In the descriptive notes for the above entry, the first sentence should be amended to read: 'Building forming the west end of the terrace.'"



Figure 1 – Image of the 15 Ambrose Place as of June 2024

As noted by the listing description, the value as a heritage asset is primarily due to its positioning as part of a group, alongside the rest of the terrace of 1-14 Ambrose Place (listed under ref. 1025834). The rest of the terrace features a mixed style / detailing, including bays, wooden balconies with canopies, and trellised porches. The entire terrace, including no. 15, is of stucco painted white. Windows are mostly timber-framed sashes of varying proportions and muntin layouts.

The windows of 15 Ambrose Place are, as with their sounding context, of wooden sash design. The ground floor features a symmetrical 6-over-6 panel style, while the first and second floors feature a 1/3rd split of 3-over 6. On the ground floor west elevation are a set of French Doors and casement side bay windows. On the east elevation at ground floor is a UPVC window.

Proposed Works

This application seeks consent for the replacement of all timber windows and external repainting, with the following details:

- **Scope of Window Replacement:**
    - All existing timber windows will be replaced with like-for-like hardwood double-glazed sash windows.
    - The existing UPVC window will be replaced with a hardwood double-glazed sash window featuring a trickle vent.
    - The small front decorative window will be refurbished rather than replaced.
- **Additional Works:**
    - External repainting of the walls will be carried out using a breathable white paint to preserve the integrity of the building materials.

This proposal ensures that all replacement windows remain in keeping with the property's character while improving thermal performance, and the external repainting will help maintain the building's appearance and longevity.

Replacement windows are to match the existing ensuring that:

- The new windows replicate the existing profiles, glazing bar pattern, and overall design in accordance with conservation best practices.
- The materials used will be high-quality painted timber, in keeping with the historic character of the building.

The proposed replacement windows are detailed within the attached proposed elevations demonstrating a like for like replacements.

The repainting scheme will be sensitive to the surrounding historic context of the terrace, using the same while colour to blend harmoniously with its neighbours. A breathable heritage paint suitable for historic buildings has been specified. This will ensure that moisture movement within the traditional stucco is maintained, preventing issues of damp and structural deterioration. The specific paint product is detailed within the supporting documentation of this application.

Owing to the like-for-like nature of the work, the proposals will not present any harm to the historic character of either the property itself or its surrounding historic context. As detailed above, the proposed works will be sensitive to the historic nature of the building and constitute proper maintenance to ensure the preservation of historic features.

The proposed works fully respect the statutory protection afforded to No. 15 Ambrose Place under the Planning (Listed Buildings and Conservation Areas) Act 1990. They align with National Planning Policy Framework (NPPF) guidance on conserving and enhancing the historic environment, as well as local conservation policies that seek to maintain the authentic character of historic buildings.

Conclusion

In Summary, the proposed works are for the replacement of sash windows and repainting of exterior walls and detailing at 15 Ambrose Place, Worthing, BN11 1PZ. The proposed works are:

- Essential for the proper maintenance of this listed building.
- To ensure the preservation of key architectural features.
- To use traditional materials and methods, respecting the original craftsmanship.
- Fully reversible and do not cause harm to the historic fabric of the building.

It is considered that the accompanying drawings and this covering letter provide a sufficient amount of information for Full Planning and Listed Building Consent to be granted and therefore we look forward to receiving written consent in the near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Sam Sykes MRTPI
Director