



DESIGN, ACCESS AND HERITAGE STATEMENT

COLONNADE HOUSE
ADUR AND WORTHING COUNCILS

R01

WE ARE

BAILY GARNER ARCHITECTS

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Our vast knowledge spans multiple sectors and project types, from large-scale regenerations to minor refurbishments. We're experts in planning within the constraints of tight urban sites and crafting environmentally conscious designs.

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Design, Access and Heritage Statement

**Colonnade House, Warwick Street
Worthing
BN11 3DH**

INTRODUCTION

Colonnade House, Warwick Street, Worthing

Introduction

Construction consultancy Baily Garner LLP have prepared this Design and Access Statement on behalf of Adur and Worthing Councils. This statement accompanies the planning application for the renewal of all windows and doors to all elevations with a visually similar alternative black-finished metal-framed windows, manufactured by Fabco.

This statement has been drafted in response to the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2010 and subsequent 2013 amendments which state that a Design and Access Statement must accompany any full plans application and comply with Design and Access Statements: How to Write, Read and Use Them (CABE, 2006).

Site Description and History

The site does not have a significant or interesting history and the street has a mixture of units that have a mixture of timber and UPVC door and window sets. The local area is considered to be primarily residential and commercial with a short walking distance to Worthing Railway Station.

Heritage

The building does not hold a locally listed status; however, it does lie within a conservation area. The property is located within the Worthing conservation area.



Worthing Conservation Zone

■ - Worthing Conservation Zone

SITE DESCRIPTION AND HISTORY

Colonnade House, Warwick Street, Worthing

Design (Description of Proposal)

The proposal replaces some of the existing metal framed Cittal-type windows with a visually similar alternative, by Fabco. Elevations and a window schedule are appended to this application. A number of windows have already been upgraded to the block, using Fabco products.

The new windows will be of black-finished metal framed construction which is considered a match to the existing windows in the block, some of which are to remain.

Layout

The proposed development does not make any alterations to the existing window or site layouts apart from the ground floor entrance on the south elevation, in order to aid accessibility within the gallery spaces.

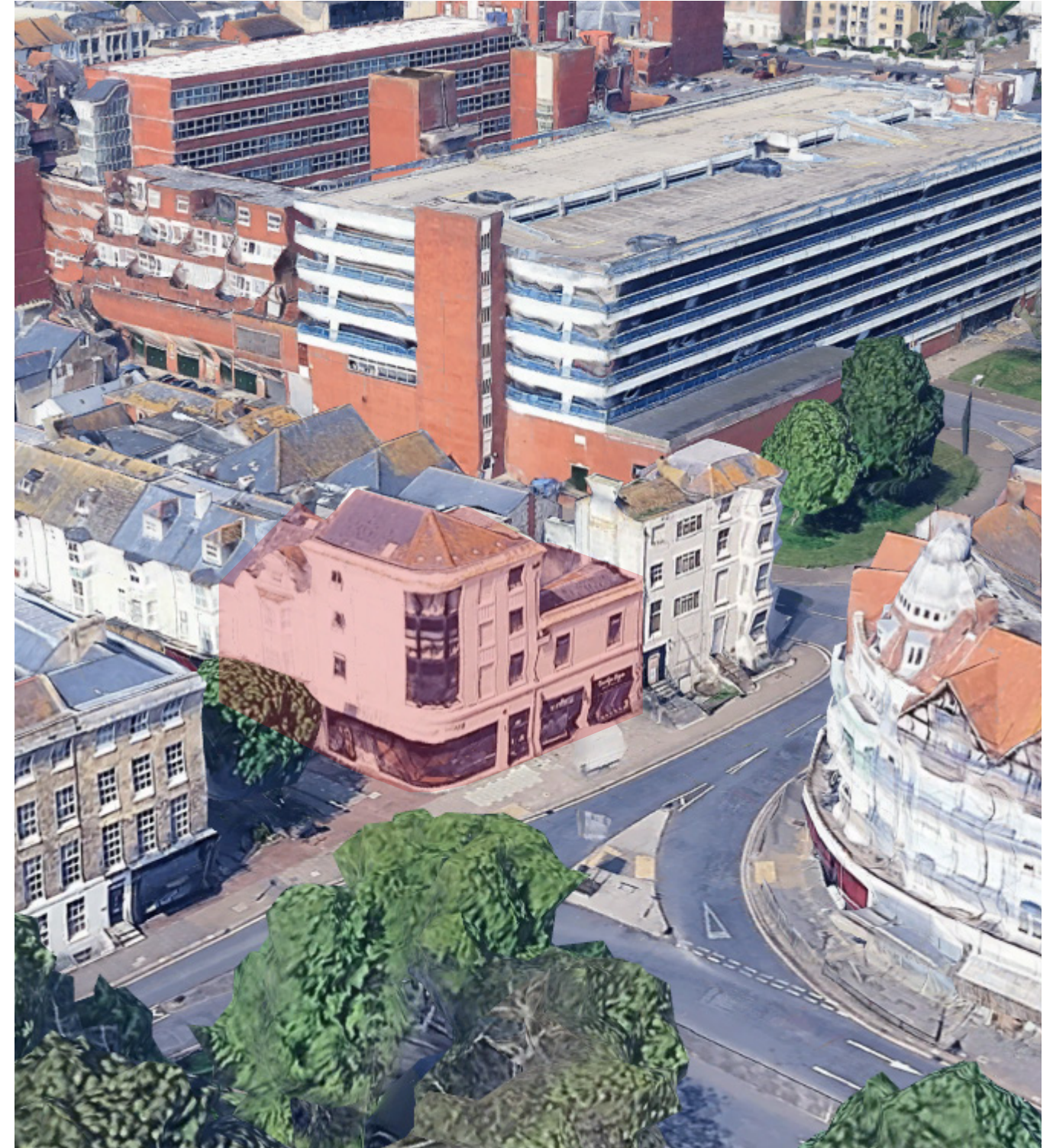
Scale

No change in scale is proposed and therefore this item is not considered applicable

Appearance

Careful consideration of the proposal has been undertaken to ensure the impact on the scape of all elevations is minimised.

Noting the character locally and presence of similar materials locally the impact of the new glazing and frames is considered to be minimal, and the character will be retained by the works. To the rear elevation, the property is not currently visible from the adjacent streets other than to the rear of the properties and sites that back on to the applicant site. Therefore, the impact that the proposal will have on the street is reduced.



SITE DESCRIPTION AND HISTORY

Colonnade House, Warwick Street, Worthing

Access

The proposed development has moved the main entrance from Warwick Street to the High Street elevation, in order to enhance wheelchair access. A new entrance will also be added to Warwick Street.

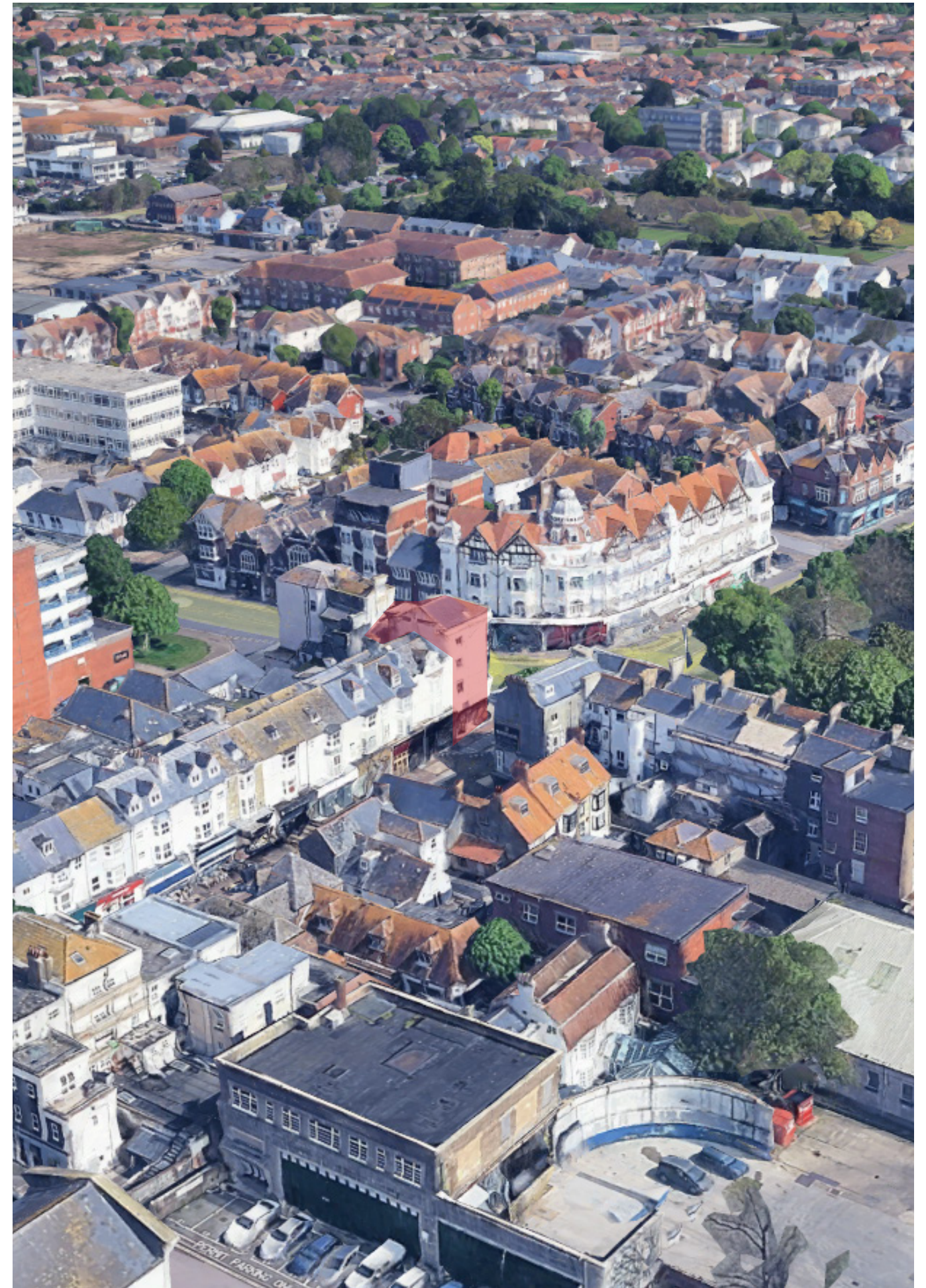
Response to the 2021 Fire Requirements

As of the 1st of August 2021, a fire statement is required for most new full plan applications.

The existing evacuation assembly point is assumed to be located to the front pathway of Warwick Road, and will remain as such for the duration of the works. The replacement of windows to the property will not affect the current location of assembly points.

Fire precautions are anticipated to remain unchanged by the proposed work which will neither improve nor worsen the safety measures already implemented, subject to an assessment of the proposals by Fire Specialist. The building freeholder in June 2026 has procured fire risk assessment (FRA) for the existing building which they will be responsible for reviewing and updating as required, to assess the impact of the improved access, and after works have completed. Works identified in the FRA are intended to be undertaken in conjunction with the fenestration upgrades.

Access in facilitating Fire and Rescue services will remain unchanged for the duration of the work and following completion will continue to be the same as existing therefore not changed. Should access be impacted in the future, the client will update the associated fire strategies as required and therefore will not change.



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Colonnade House, Warwick Street, Worthing

Summary

The proposal is to renew a targeted number of windows and doors to Colonnade House, Warwick Street, Worthing, BN11 3DH. This is as a result of their deteriorating condition, along with a desire to improve the overall thermal performance of the replacements with double glazed windows. Acoustic performance will also be improved with the replacement windows, along with security. Safety has been considered and windows and doorsets will be compliant with approved documents par L,F,B and A.





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