Design Statement

5 Hastings Court, Winchelsea Gardens, Worthing BN11 5DD

1. Amount

The proposal is to replace 4no. windows in the ground floor flat with like for like uPVC, but to a higher thermal standard.

2. Layout

The windows are in the bedrooms, lounge and bathroom of the ground floor flat.

New windows will be of a 'Secured by Design' type for maximum security if required.

3. Scale

The overall dimensions of the proposals are indicated on the attached plans

4. Landscaping

There is no landscaping affected by these proposals,

5. Appearance

The appearance of the proposal will be white uPVC double glazed windows matching the openings and opening lights of the existing.



Bedroom 1 East elevation



Bath room



Lounge West elevation



Bedroom 2

6. Use

The use of the proposal will be windows in ground floor flat

7. Access

The premises are accessed from Winchelsea Gardens and Hastings Road.

Heritage statement

The description of the buildings from the conservation area appraisal states: -

The architectural detailing of the buildings is high quality. The buildings are three storeys in height and the horizontal emphasis of wide continuous brick bands is relieved by a rhythm of projecting bays, which return to the recessed block with a series of pleasing curved balconies. Within each of the projecting bays further relief is provided by contrasting solid and void elements provided by stacked recessed balconies.

There have been alterations and losses to these three buildings which compromise their architectural integrity, most obviously, all the original Crittal windows have been replaced with uPVC which drastically diminishes the striking 'Deco' appearance of the buildings, particularly where on curved parts of the buildings such as the stair towers. A number of the recessed balconies have also been enclosed which considerably alters the intended aesthetic of contrasting areas of solid wall and voids.

The building is locally listed and sited in the Marine Gardens Conservation area. These proposals will be visible from Winchelsea Gardens, and the parking area to the rear, and partially from Sun Court to the east.





West elevation from Winchelsea Gardens/front parking area





View from rear car parking area

Appearance

The appearance of the proposal will be white uPVC double-glazed windows in the existing openings.

Use

The use of the property will remain as residential

The application to replace these windows was made in February 2023, prior to the area becoming a conservation area.

This statement is to be read in conjunction with the plan, reference 3724:1 as this shows all details and information required.