Design and Access statement and Heritage statement

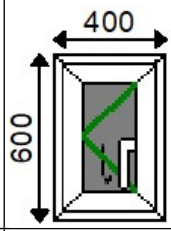
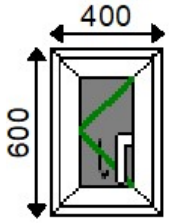
Report of windows at 47 Brighton Road, Worthing, BN11 3EF – Alex Imlach Design

Planning and Heritage statement

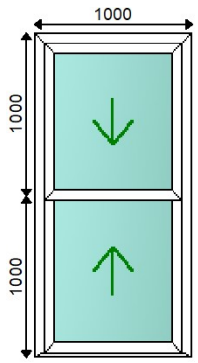
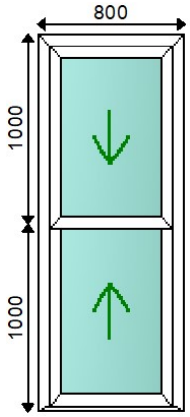
- 45-47 Brighton Road is a four storey building on the corner of Brighton Road and Wyke Road, it is the end of terrace of a row of 8 commercial three storey buildings in a similar style, though being the end it has gables it appears to be early 20th Century with cornices and mouldings but with slightly less tall windows of the remaining earlier buildings on that parade. The building is set on the northern edge of The Steyne Gardens Conservation area, the Brighton Road development is referred to briefly in the Conservation guide suggesting that the stucco and should be maintained and any windows to be in the style of the original, as follows:
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Enhancement Opportunities:
• Stucco repairs and redecoration.
• Removal of inappropriate replacement windows and reinstatement of windows of designs appropriate to the age and architectural style of the building.
• Installation of traditional shopfronts in place of inappropriate shopfronts with deep boxed out fascias.
• Paint or Replace railings at kerb edge of pavement by the pedestrian crossing to improve their appearance

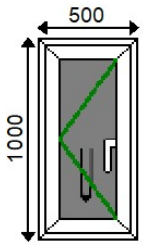
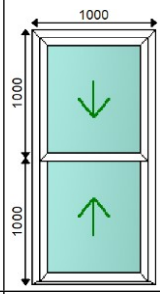
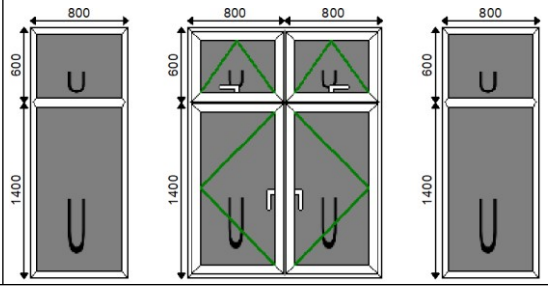
- The property has been converted into 7 flats, some of the windows have been replaced over the years and many overpainted and with rotted frames and sashes suffering from the weather south west winds and sun, together with poor maintenance schedule, many properties along the street have had their windows changed. At present the tenants of the flats are complaining about the extent of the water damp penetration and the lack of insulation as only the top floor is double glazed and gaps where windows do not close properly
- The fourth floor was extended about 14 years ago with new double glazing which is still in relatively sound condition, just need redecoration and local repairs, including replacing seals.
- Existing windows are single glazed wooden painted windows, they are a mixture of sliding sash and casement windows, they are single glazed not weather stripped and are in very poor condition.
  Replacement proposal White to both sides UPVC heritage style to match existing windows including the size of glass, frames, mullions, glazing bars and to use double glazed Low E glass argon filled. To be installed by local FENSA tradesmen who have worked in conservation areas in Worthing.
  There is no proposed changes to the property other than removing existing rotten windows and replacing them with new double glazed UPVC windows to match existing style.
  The existing stucco will be cleaned, repaired and redecorated whilst the scaffold is in place, repainted in same colour as existing. Window frames and door frames being installed and sealed around using minimal clear of colour matched sealant

Location	Details	Condition
Rear of building – Top window W2.14	Sized 1 @ 400 x 600.  	Rotted
Rear of building – Bottom window W1.10	Sized 1 @ 400 x 600.  	rotted

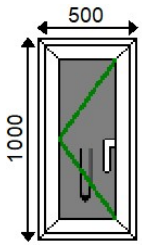
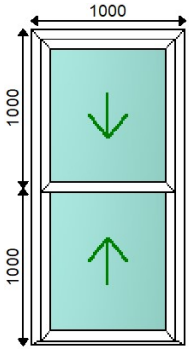
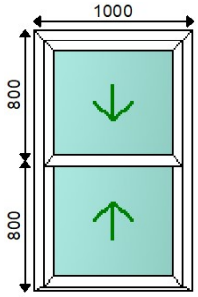


Location	Details	
Side of building – Top window	Sized 1 @ 1000 x 2000. 	Not being replaced
Side of building – Bottom window	Sized 1 @ 800 x 2000. 	Rotted frame

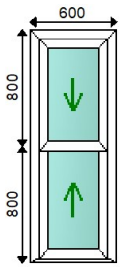
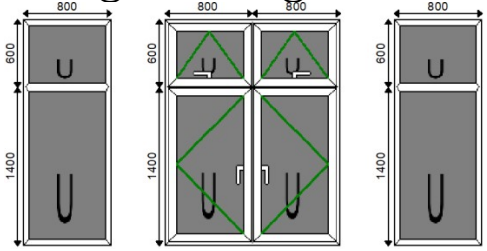
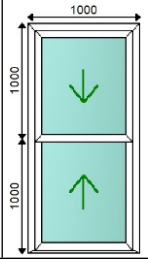


Location	Details	Condition
Front of building – Top window	Sized 1 @ 500 x 1000. 	Not being replaced
Front of building – Middle windows	Sized 2 @ 1000 x 2000. 	Very poor, rotted frame, metal reinforcements
Front of building – Bay window	Sized 1 @ 1 front facet @ 1600 x 2000 & a return facet to each side sized 800 x 2000. 	Rotted frame and part non opening

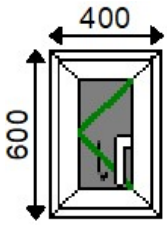
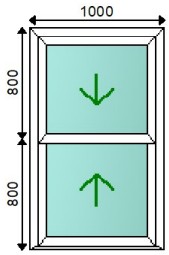
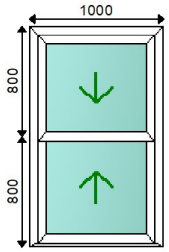


Location	Details	Condition
Wyke Avenue side – Top window	Sized 1 @ 500 x 1000. 	Not being replaced
Wyke Avenue side – Left hand side middle windows	Sized 2 @ 1000 x 2000. 	Rotted frame
Wyke Avenue side – Left hand side bottom window	Sized 2 @ 1000 x 1600. 	Rotted frame and window

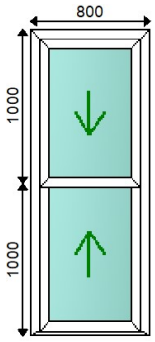
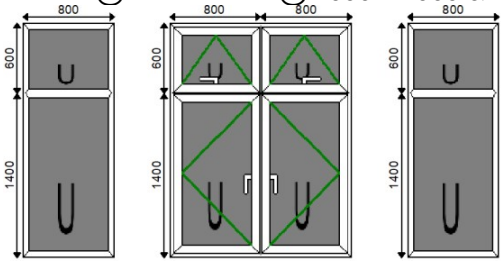
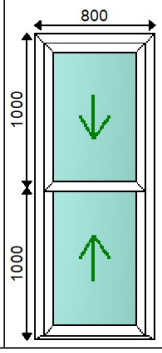


Location	Details	condition
Wyke Avenue side – Top windows	Sized 2 @ 600 x 1600. 	
Wyke Avenue – Middle bay window	Sized 1 @ 1 front facet @ 1600 x 2000 & a return facet to each side sized 800 x 2000. 	Rotted frames and openers
Wyke Avenue – Ground floor window	Sized 1 @ 1000 x 2000. 	

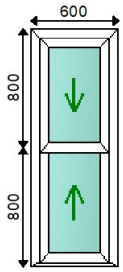
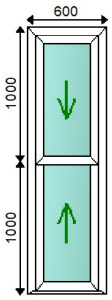
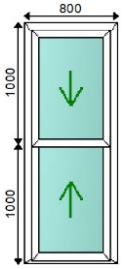


Location	Details	Condition
Wyke Avenue – Top single window	Sized 1 @ 400 x 600. 	Not being replaced
Wyke Avenue – Middle windows	Sized 2 @ 1000 x 1600. 	**Rotted frame**
Wyke Avenue – 1st floor windows	Sized 2 @ 1000 x 1600. 	**Rotted frame and sash**



Location	Details	Condition
Wyke Avenue – Top windows	Sized 2 @ 800 x 2000. 	
Wyke Avenue – Bay window	Sized 1 @ 1 front facet @ 1600 x 2000 & a return facet to each side sized 800 x 2000. 	**Opening light are rotted. Lower frames rotted**
Wyke Avenue – Bottom windows	Sized 3 @ 800 x 2000. 	**Sealed shut lower sashes**



Location	Details	Condition
Wyke Avenue – Top windows	Sized 2 @ 600 x 1600. 	
Wyke Avenue – Middle windows	Sized 2 @ 600 x 2000. 	
Wyke Avenue – Bottom windows	Sized 2 @ 800 x 2000. 	

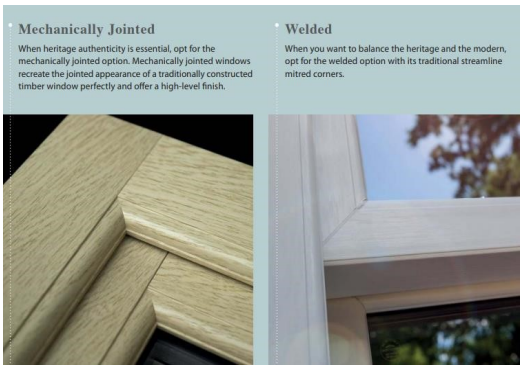


Vertical Sliding PVCu windows information

The Sash Window Collection has been meticulously designed to reflect the classic lines of a traditional timber sliding sash window. It is why they are accepted for use in conservation areas, where original aesthetics are paramount. It is also why they are chosen to bring classic style to modern homes. At the same time, they have all the advantages of a modern-day window. They are secure, easy to maintain and offer excellent energy efficiency benefits.

Combining modern energy-efficient technology, the combination of this durable material with a modern thermal profile insulates your property from the elements while saving you money on costly energy bills. Low maintenance with optimal security functions makes our sash windows the perfect solution to sensitive refurbishment projects and contemporary properties alike. Fully featured ovolo detail

- The deep bottom rail option gives the authenticity of a timber box sash, combining traditional aesthetics with modern technology
- 128mm front to back dimension ensures the vertical slider is suitable for timber box sash replacement
- The tilting feature allows easy cleaning of the outside window from the inner comfort of your property
- Horn to match existing
- Choice of ironmongery
- Secure by Design option available / 10 year guarantee
- Recycled thermal inserts as standard
- Welded as standard with a mechanically jointed – difference shown in image below



Examples of vertical sliding windows





Please note – Items are viewed externally. Sizes are approx and subject to site survey with regards to available styles etc. **All images shown are for illustration purposes only** and are not intended to be relied upon as they may not be an exact representation of the product, unless otherwise stated