DESIGN & ACCESS STATEMENT
Flat 4 and 7, Promenade House, 79 Marine Parade, Worthing, BN11 3QE

	DETAILS
Current Situation	I have recently become the owner of flats 4 and 7 in the above addressed property. Both flats have long term tenants residing within them and I am their landlord. There are two sets of windows in flat 4 and flat 7, one in the bedroom and one in the living/kitchen area. They are both single glazed and wooden framed and it is likely they are the original windows from when the building was built prior to 1850. Due to the proximity to the sea and the fact that they are not often cleaned because you cannot clean them from inside, due to their design, and I understand they are not cleaned regularly by the building maintenance company, they have not been kept in good condition. During the winter months, the wooden frames 'sweat' and being glazed with thin single glazing create high amounts of condensation, which requires removing every day. In summer, these windows, because they are wood, expand causing the paint to peel away. Unfortunately, this high level of condensation has caused the window sills inside and out to start to rot which requires frequent treatment and redecoration. In addition, the windows themselves are not properly connecting with their frames anymore, which leaves a draft of cold air coming in the winter months and the tenants are complaining of feeling cold. They also have very minimal locking which was part of the old design but is no longer fit for purpose, so their security is compromised. It should be noted that the current energy performance for flat 4 is C and for flat 7 is D, no doubt due, in part, to these poorly glazed windows. The EPCs are attached for your information.
Proposal and Design	Due to the above outlined points, the windows will be replaced with a much hardier, stronger design of window called ECO Slide PVC-U Sash Windows. They will be in the exact same design and structure of the original windows and sympathetic to the age and design of the property. They will enhance the building's appearance, prevent condensation,

	damp and such high level of heat loss. More importantly, they will prevent further deterioration to the fabric of this property. They will be in the same white colour as the original windows, they will have adequate locking and cleaning systems and they will be properly sealed against the elements. The chosen contractor is very experienced at working with listed properties and samples of the proposed materials can be made available for inspection. Lastly, it should be noted that none of these proposed windows are visible from the front of the building and that the adjacent neighbours have replaced their windows in similar aged buildings with uPVC windows that are not exactly matching the other original ones. Photos of these have been attached for your information.
Access	The works are planned for early next year, they will take 3-4 days to complete and there will be no scaffolding required as the windows can be removed and replaced entirely within the properties themselves. No part of the proposed works will impede access by authorised disabled persons or persons pushing pushchairs etc. through recognised and authorised access points.