

11th May 2026

DESIGN AND ACCESS AND HERITAGE STATEMENT – Internal Alterations, Replacement of Flat-Roof Coverings, Replacement Lead Flashings, Replacement Side Window, Replacement Front Door and Alterations to Rear Ground-Floor Window Openings with Installation of New Windows @ 207 Brighton Road, Worthing, West Sussex, BN11 2HA

1. Use

1.1 The existing property is a single dwelling house (C3[a]). No change to this use is proposed.

2. Amount

2.1 There is one dwelling on the site and the proposal does not involve any change to this.

3. Layout

3.1 The site is bounded to the North by 2 Navarino Road; to the East by 209 Brighton Road and by the car park serving 213-215 Brighton Road; to the South by Brighton Road; and to the West by 205 Brighton Road.

3.2 The proposal does not involve any changes to the layout of the site.

4. Scale

4.1 The building is a three-storey mid-terraced house.

4.2 There will no increase in the scale of the building.

5. Landscaping

5.1 The existing property has gardens to both front and rear. The front garden has an area of lawn with mature planting along the South and East boundaries. A pebble-cobbled path leads from the open gateway to a raised concrete verandah running across the front of the house. The verandah is covered by virtue of the first-floor balcony above. The rear garden has a concrete-paved yard with two steps down onto a concrete path running the full length of the garden and also returning around the rear North elevation of the house to form a patio. There is a lawn with some planting to the sides. A small shed sits on the patio, and a larger garden room shed has been installed at the rear of the garden. Both of these structures were in situ when the applicant purchased the property at the beginning of April 2026. It is not known how long they have been in place, but the rear garden room shows up on the OS map so has clearly been there for some time.

5.2 The rear part of the rear garden has a right of access across the rear of no. 209 Brighton Road to the East, giving access into the parking area for 213-215 Brighton Road.

5.2. The proposal does not involve any changes to the landscaping.

6. Appearance

6.1 The house is a stucco-finished masonry construction, likely with elements of bungaroosh in the external walls. The main roof is a mansard construction with a slate finish, and there is a lead-covered flat-roofed mansard at the rear, with slate-hung side cheeks. The front and rear dormers have a lead finish. The front balcony roof has a rolled and seamed lead covering, with black-painted decorative timber drip detail. The balcony and its roof have black-painted cast iron round-section support posts and a decorative black-painted cast iron balustrade. Doors are timber, with single glazing where they are glazed. All the windows have timber frames and single glazing. The majority of the windows are original sliding sashes, except in the kitchen which has original side-hung casements on the rear elevation and a modern top-opening casement on the side elevation; and except in the second-floor bathroom, which has a timber-framed louvred window. Rainwater goods are mostly black-painted cast iron on the front, but with one UPVC waste pipe at second floor. Rainwater goods at the rear are a mixture of white-painted cast iron and UPVC, and the soil pipe at the rear has been rendered over.

6.2 The existing rear flat roof lead covering has been very poorly laid and is in need of replacement. Lead has been laid in multiple sheets rather than in one roll, and seams have been nailed, creating failure points for water ingress. Flashings at the junction of the roofs and chimneys / roof and rooflight have mostly failed and require replacement, with raking out of mortar joints and new lime mortar bedding to be installed. The damaged flat roof and flashings have allowed significant water ingress into bedroom 6 that has caused loss of original plaster. The whole roof covering requires replacement to stop rainwater ingress and to protect the building fabric. The proposal is to replace the entire flat-roof covering and all flashings with new lead roofing and flashings, to match existing.



Flat roof showing multiple sheets and nailed seams.



Example of failed flashing at roof junction.

6.3 The existing louvred window to the second-floor bathroom is unfit for purpose. The frame is rotten and it doesn't close properly so is extremely thermally inefficient. The proposal is to replace this with a double-glazed timber-framed opening casement window with heritage style and size profiles. Refer to accompanying detailed drawings.

6.4 The existing solid timber front door is rotten and swollen so no longer closes properly. It is unfit for purpose both in terms of security and in terms of thermal efficiency. This will be replaced by a solid hardwood four-panelled door, painted black to match existing.

6.5 The existing 3no. rear kitchen windows have cill heights of 1374mm above internal floor level. As the kitchen faces North these windows currently allow little light into the kitchen, and also prevent any views out to the garden because of the cill height. The proposal is to lower the cills to a height of 1100mm above internal floor level to allow for views out into the garden and to bring in more light. This height allows for a standard 900mm-high worktop and tiled splashback above. The existing stone cills will be carefully removed and re-installed, if possible; if they are not suitable for re-use then new stone cills to match existing will be fitted. The existing arched stone headers will be retained. The new windows will be double-glazed timber-framed side-opening casements to match existing. Refer to accompanying detailed drawings.

6.6 The existing soil pipe at the rear doesn't comply with Building Regulations is unfit for purpose and needs to be replaced. The pipe has been rendered into the wall so replacement will require removal of some of the render to access the pipework; once the new pipework has been installed the render will be replaced / made good to match existing.

7. Access & Transport

7.1 The existing site has one step up from the front path onto the verandah, and the one step up into the house from the verandah. At the back door there are two steps down into the yard, and then a further two steps down into the garden. The proposed scheme retains this arrangement.

7.2 There is no existing off-street parking on site.

7.3 Brighton Road is paved and well lit.

8. Addressing the Heritage Asset

8.1 The property is Grade-II Listed, and was listed 11th October 1949. The Listing number is 1025809. The house is the second of four houses in an incomplete terrace designed in 1904 by S. Adshead in the style of a Regency terrace. The terrace wasn't completed as it should have two further houses on the Eastern end.

8.2 The official List entry is as follows: "BRIGHTON ROAD 1. 5406 (North Side) Nos 205 to 211 (odd) TO 1602 20/46 11.10.49. II GV 2. A small terrace in the style of the early C19 by S Adshead, 1904. 3 storeys. 3 windows. Stuccoed. Balconies of iron and wood on 1st floor with canopies and 4 slender columns supporting them from ground floor. Round-headed doorways in fluted frames. Nos 205 and 207 have mansarded roofs. Nos 209 and 211 have a cornice and pediment with moulded panel and swag below between the inner windows, also Venetian shutters to 2nd floor windows. This terrace is not complete and should have had 2 more houses to the east of Nos 209 and 211 to balance Nos 205 and 207. Nos 205 to 211 (odd) form a group."

8.3 The property has been vacant for some time and was a probate sale. Prior to sale it was occupied for many years by the same person and the property had fallen into disrepair. It requires re-wiring and re-plumbing throughout. Existing windows and doors that are not rotten are to be retained and overhauled. Replacement windows and front door are to be as described above.

8.4 The property has three storeys with bathrooms / WCs on the first and second floors. As there is no WC on the ground floor the applicant wishes to create one off the existing dining room space. This is adjacent to the existing soil and vent pipe so will not require a new drainage run to be installed. The walls will be constructed from timber studwork so that they can in the future be removed if required. There is no original skirting, cornicing or any other decorative architectural wall / ceiling feature in this room so the new walls will not damage the heritage asset.

8.5 When constructed the front and rear reception rooms were connected by an opening, likely with hinged doors fitted in the opening. This opening is currently infilled with a timber-framed wall and shelves. The proposal is to remove this infill partition to reinstate the original opening, which will have the benefit of bringing much-needed light and solar gain into the rear reception room. That room is currently very dark and is damp due to lack of sunlight and solar gain. As this alteration is a reversion to the original layout then there is no harm to the heritage asset.

8.6 The existing first-floor WC is separate from the adjacent bathroom, meaning that people have to leave the WC in order to wash their hands. Furthermore the WC is a cramped space, with difficult access. The proposal is to remove the existing studwork wall between these two rooms to create a modern bathroom with wc in the same room. There are no decorative architectural wall or floor features in these rooms and the studwork wall is not load bearing. The existing original WC door will be re-used in the new ground-floor WC. The proposed change therefore does not harm the heritage asset.