GledhillArchitectureStudio

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‘Removal of 1970s ground floor bay window & reinstatement of original shopfront window’

Proposal Address – 6 Thorn Road, Heene, Worthing BN11 3ND

Existing Property - Terraced, 3 storey residence. Property contains:

- 3 Bedrooms
- Study
- Kitchen
- Utility
- Lounge
- Dining
- WC
- Shower room
- Rear Courtyard

Proposed Property contains:

- 3 Bedrooms
- Study
- Kitchen
- Utility
- Lounge/Dining with reinstated shopfront window
- WC
- Shower room
- Rear Courtyard

The purpose of this document is to explain and justify the desired proposal.

Introduction

This property contains well-maintained period features and much of the original fabric is suitable for continued use and routine maintenance. Historically, the property was mixed commercial/residential as a Chemist with a residence above. The original shopfront window was replaced sometime between 1945 and 1975, with a bay-style window inclusive of a rendered wall at it’s base. This bay window and wall has degraded over time and this has allowed water ingress to occur.

The proposed modification has been designed to cause minimal disruption to the period property's original fabric and to reinstate a historical architectural feature in order to benefit the property and conservation area.

Location

The property is mid-terrace on Thorn Road. Thorn Road is situated within the Marine Parade & Hitherland Conservation Area. Some of the properties on this road are well maintained and others have been modified considerably, leaving little original character. Adur and Worthing Council's conservation area appraisal references Thorn road only once. The associated exert describes some of the properties on the road as having original features. Relevant exerts as follows:

Architectural historic and townscape elements which should be preserved:
• Elevations finished in brick, stucco, field flint or clay hanging tiles with slate, or more rarely, red day tile roofs.
• Properties built at or close to the back of the pavement.
• Original brick flint or stucco boundary walls and gate piers.
• Elevational detailing such as string courses, plaster mouldings, dressings to window and door openings and, especially notable on Thorn Road, decorative hanging tiles.
• Pavements of grey block paviors with granite kerbs.
• Timber sliding sash windows.
Source: *MARINE PARADE AND HINTERLAND CONSEBVATION AREA APPRAISAL.* September 2001.

Enhancement Opportunities:
• Encourage owners and occupiers to implement schemes of repair maintenance and external decoration which complement the street scene and terraces as well as being appropriate to the individual property.
• Encourage the retention/reinstatement of appropriate features such as timber sliding sash windows and simple four panel front doors.
Source: *MARINE PARADE AND HINTERLAND CONSEBVATION AREA APPRAISAL.* September 2001.

Modifications on Thorn Road include loft conversions, front and rear dormers, side extensions, widened openings, the application of aesthetic render and external joinery paneling. There is also a modern 7/8 story new-build apartment block and hotel with 45 meters of the application site.

The hinterland area of west worthing contains many three storey buildings with original shopfronts at their base. Many are already used as full residential properties. Example aerial shots as follows:



Image – Streetview of Sand Gallery - a mixed commercial/residential three storey property opposite the application site. Low sills and tall glazing above. Source: Google Maps



Brunswick Road (within the conservations area)- highlighted properties are opposite 6 Thorn Road, both have shopfront windows at street level. Previously the smaller highlighted property was a bottle shop/off license until it was converted to full residential in the 1970s. Previously the larger highlighted property was the Brunswick Pub & Hotel. source: Google Earth



Aerial view of nearby Crescent Road – highlighted three story properties with original shopfront windows at the street level. Many of these properties are now full-residential. Source: Google Earth



Street view Montague Street – nearby, well preserved, three storey, mixed commercial/residential properties. Source: Google Maps

This kind of building is commonplace in the vicinity of the application site and helps to strengthen the local vernacular.

Existing Building - 6 Thorn Road

A previous owner has removed the original shopfront window and built a tall bay window at the street level. The scale of this bay window is out of character for the area because of its height of 3.56 meters. Elsewhere on Thorn road, original ground floor bay windows measure to around 2.3 meters high. The existing windows within the ground floor bay window are also allowing water ingress through the window units and around the edges of the openings. This would suggest that water has entered the cavity walls below/above the bay window. To reduce any degradation of the property's building material, the bay window should be removed.

Elsewhere in the building, there are well preserved period features including the original stairwell joinery, ceiling coving, decorative plasterwork and original timber storage cupboards.

The ground floor existing layout has a narrow entrance hallway which would have served as access to the residence behind/above the original shop. The proposed modifications to the front window would also allow the entrance to be more congruent of a family home with an entrance which is wide enough for a pushchair.



Photograph, 6 Thorn Road, Source – www.onthemarket.co.uk original fascia board still in good condition.

Application site's history

Thorn Road has always been a mixed commercial and residential street. After some of the commercial shopfront windows were removed, the infills were built in a non-congruent manner to the streetscape, resulting in a confused street level elevation.



Historical photograph, VE day 1945 – Thorn Road, looking south. Source: Facebook



Cropped historical photograph, VE day 1945 – Original shopfront window (only known image). Source: Facebook

Proposed Development

The intention is to reinstate the property's historical shopfront window inline with the area's 3 storey mixed residential/commercial vernacular. The intention is to also remove the 1970s faux bay window and rebuild the failing segment of the property to match the best known, historical, visual record of the old frontage. The proposed design also modernizes the property for family use by widening the entrance access for push chairs. The new proposed shopfront window uses high quality detailing and materials to match the best preserved period features of the conservation area.

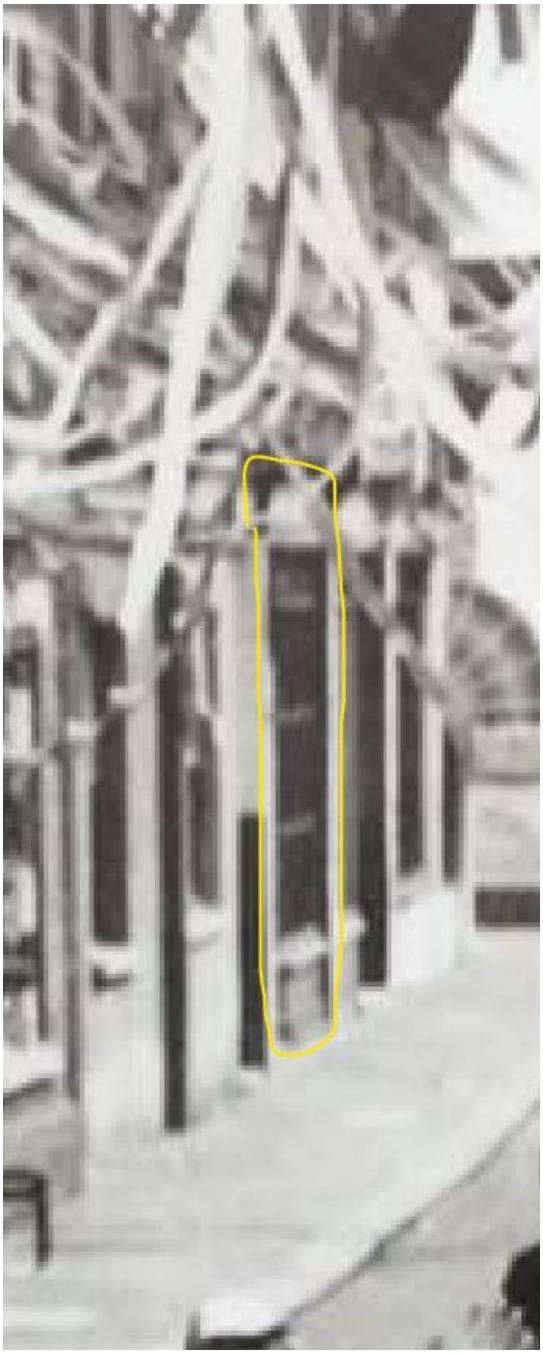



Image – comparison between historical shopfront design & proposed

The proposed shopfront style window includes as many features as possible from the historical image, these include – a low sill height, two horizonal dividing mullions, original fascia board.



Image - Perspective visualization to show layout of proposed, reinstated shopfront window frontage in timber.

The design also incorporates a four-panel door as suggested in the conservation area appraisal. The intention is to keep the existing timber door and reposition it within the new frontage



Image – Proposed ‘Ovolo’ style timber glazing profiles in off-white

This profile has recently been approved by Adur & Worthing Council for 10 Thorn Road, Application Reference: AWDM/1385/2, approval date 22 Sep 2021.

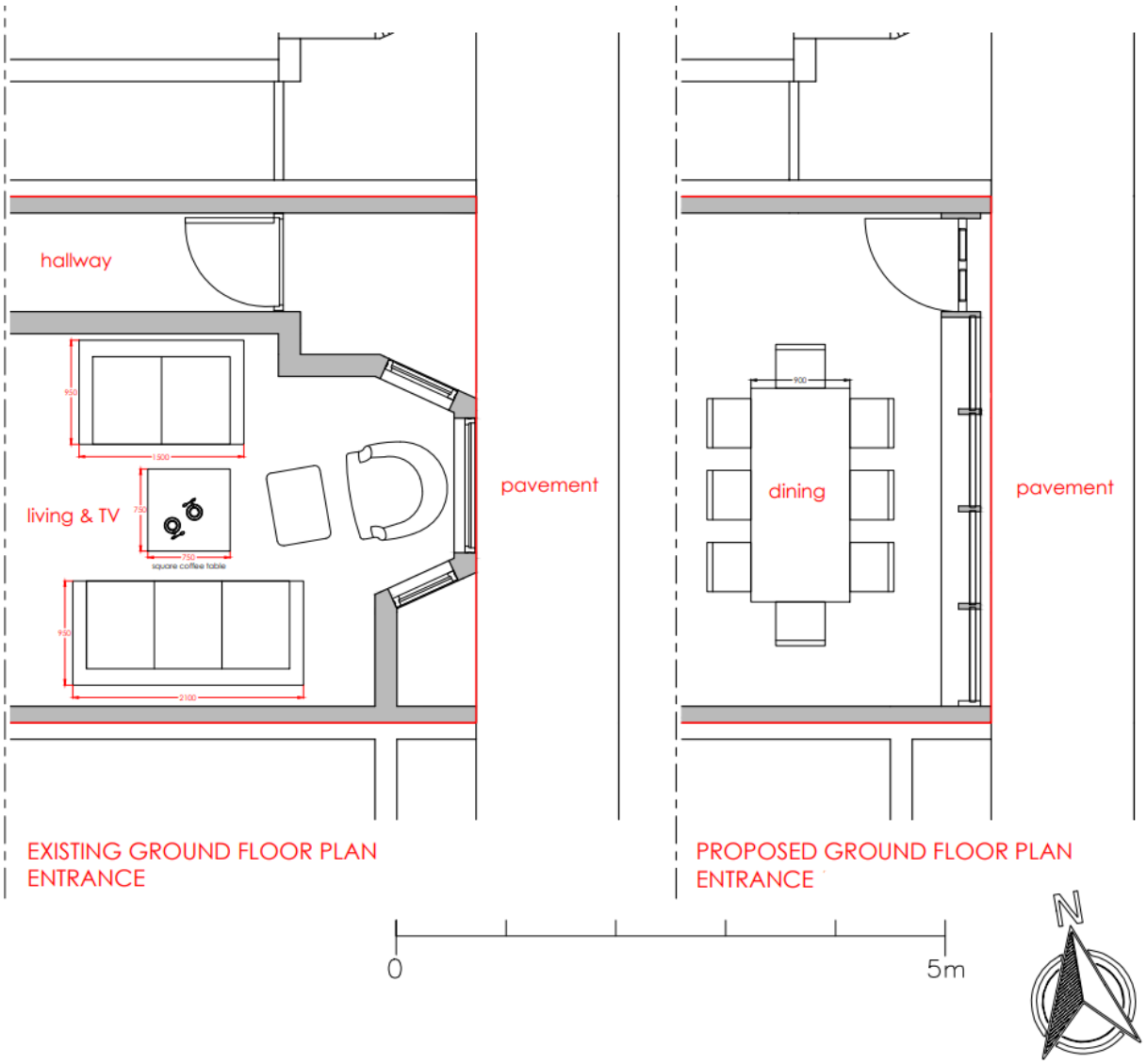

Image – existing & proposed entrance layout (NTS)

Materiality

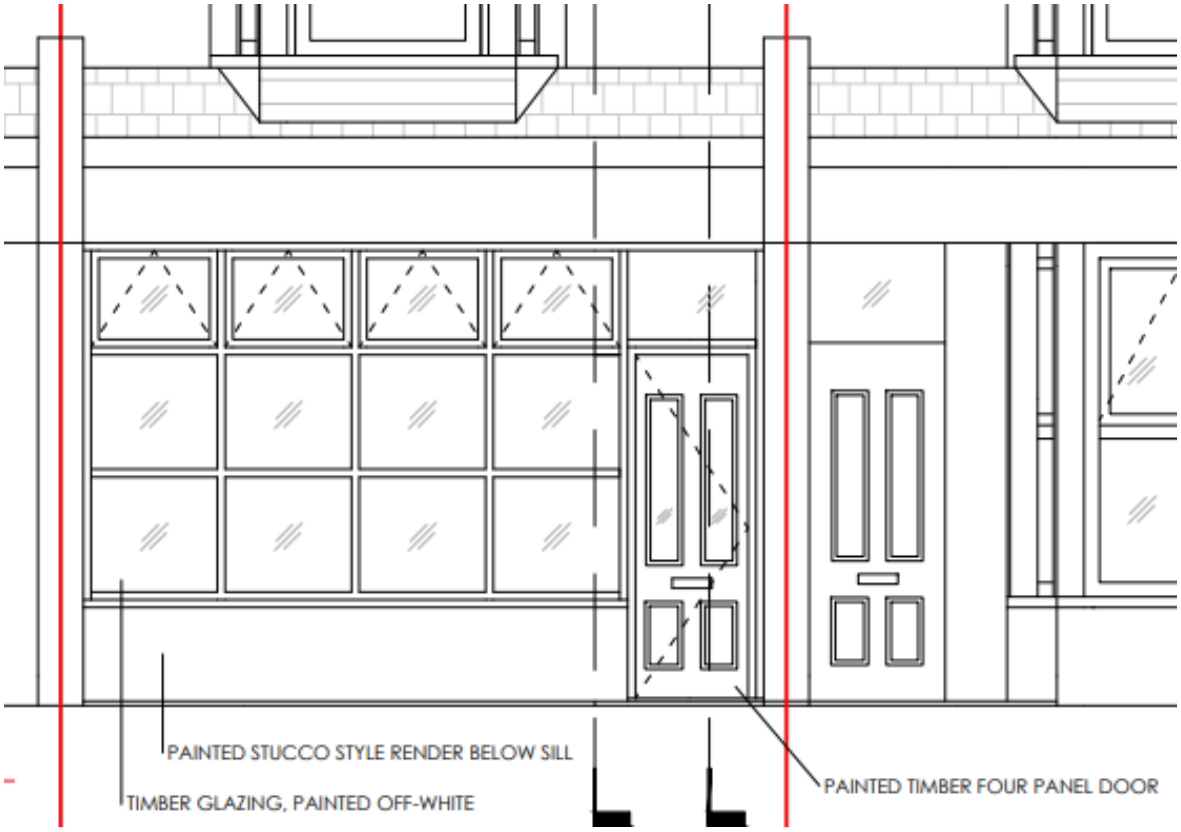

Image – Proposed window elevation (NTS)

1. Proposed glazing

Timber glazing with double glazed sealed glass units. The fixed glazed units will be finished with internally fixed obscure glazing film with a vertical half-inch pattern. The use of timber is inline with the conservation area appraisal guidance.

2. Proposed render

The render type has been chosen to be inline with the conservation area appraisal guidance and to also match the rest of the property and terrace.

Access

The means of access to and from the property is to remain the same. There are no proposed changes that will require alternative travel, access or parking arrangements.

Thank you for considering this proposal.

Best regards,

Samuel Gledhill ARB, Gledhill Architecture Studio