



Horizon Design Limited
4 High View
Worthing
West Sussex
BN13 3DQ
01903 205868
info@horizon-design.co.uk

DESIGN AND ACCESS STATEMENT

Replacement Windows at 4 & 5 Vestry Place, Worthing.

Planning application reference: AWDM/1081/26.

Applicant: Worthing Homes Limited.

Site address: 4 & 5 Vestry Place, Worthing, BN13 1FD.

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for alterations to four existing windows at 4 & 5 Vestry Place, Worthing.

The proposal involves replacing four large grey uPVC-framed fixed-pane windows with four grey uPVC-framed windows incorporating top-hung opening casements within their upper sections. The statement explains the design principles behind the proposal and considers the relationship between the alterations, the host building and the West Tarring Conservation Area.

2. Site and Context

The application site lies within the West Tarring Conservation Area. The wider conservation area derives much of its significance from its historic buildings, traditional architectural character, established street pattern and townscape.

The application building is, however, a recently constructed and distinctly modern block of flats. It is not a traditional or historic building, and the existing windows are modern grey uPVC units forming part of its contemporary architectural treatment.

The building therefore differs in age, materials and architectural character from the historic buildings that make the principal contribution to the significance of the conservation area. Nevertheless, the design of the proposed windows has been carefully considered to avoid an unnecessary or discordant change to the appearance of the building.

3. Design Principles

The existing four windows comprise large fixed panes which do not provide occupants with an adequate opportunity for natural ventilation.

The principal design objective is to provide opening windows and thereby improve ventilation, thermal comfort and the general living conditions within the affected flats, while retaining the established appearance of the building as far as practicable.

The proposed windows would:

- Occupy the same existing structural openings;
- Retain grey uPVC frames consistent with the material and colour of the existing windows;
- Retain the overall proportions and contemporary character of the existing fenestration;
- Incorporate opening sections only within the upper part of each window; and
- Avoid any alteration to the size of the openings or to the surrounding external walls.

Locating the top-hung casements in the upper portion of the windows provides a consistent and ordered arrangement. It also allows the principal lower portions of the windows to remain visually open and substantially similar to the existing fixed glazing.

The alterations are limited in scale and would not introduce an incongruous traditional or imitation-historic window style onto what is clearly a modern building.

4. Effect Upon the Conservation Area

The proposal would result in only a modest change to the detailed subdivision of four windows on a recently constructed building.

No historic fabric would be removed or altered, and the proposal would not affect the layout, scale, height, massing or general architectural form of the building. The grey frame colour and uPVC construction would correspond with the existing windows and the established contemporary treatment of the building.

When the casements are closed, the visual difference between the existing and proposed windows would be limited principally to the additional frame members required to form the opening lights. The proposed windows would therefore continue to read as part of the building's existing modern fenestration.

The alterations would not compete with, obscure or detract from the historic buildings and townscape that make a positive contribution to the West Tarring Conservation Area. Important views, traditional street patterns and the setting of nearby historic buildings would remain unaffected.

The proposal is consequently considered to preserve the character and appearance of the West Tarring Conservation Area and to comply with the design and historic-environment objectives of Policies DM5 and DM24 of the Worthing Local Plan and the relevant heritage provisions of the National Planning Policy Framework.

5. Residential Amenity and Wellbeing

The existing fixed glazing restricts occupants' ability to introduce fresh air and regulate internal temperatures naturally.

Providing top-hung opening casements would allow occupants greater control over ventilation and internal comfort. This would help create healthier and more comfortable living conditions, particularly during warmer weather, while retaining the security and weather protection appropriate to residential accommodation.

The opening sections are confined to the upper part of the windows, providing a practical and proportionate response to the need for ventilation without requiring substantial alteration to the elevations.

6. Access

The proposal relates solely to the replacement of four windows. It would not alter the entrances, circulation routes, parking arrangements, refuse facilities or means of access to or within the building.

There would therefore be no change to the existing access arrangements, including access for disabled occupants and visitors.

7. Conclusion

The proposed development is a minor and carefully considered alteration to a modern block of flats. The replacement windows would retain the existing material, colour, openings and overall contemporary character of the building, while introducing discreet top-hung casements to improve natural ventilation and the comfort and wellbeing of occupants.

The limited visual change would not harm the significance, character or appearance of the West Tarring Conservation Area. The proposal would preserve the established appearance of the modern building while delivering a clear and practical residential amenity benefit.