Heritage Statement

Hare & Hounds PH, 79-81 Portland Road, Worthing
Replacement doors in yard at the rear of the property

Listed building description
One window: a sash with glazing bars on top floor, a casement on the middle floor. Victorian pub front on ground floor with pairs of pilasters flanking side doors and moulded brackets at ends; central window over panel. A sash dormer with glazing bars. Painted cobbles, with brick quoins, window surrounds and modillion eaves cornice. Nos 75 to 89 (odd) form a group.
Listing NGR: TQ1471102635

The site is in a street of high-quality buildings, many of which are Listed. The Hare & Hounds is a Grade II listed building. Construction of the properties in the road vary from mainly rendered, some facing brickwork and flint.

The Hare and Hounds has a mix of white painted cobbles and yellow brickwork on the front (East) elevation, as below. These proposals do not affect this



Copyright Google Earth

The rear (West) elevation is all white painted stucco render, as below. The yard is between flint wall to the south and brick walls to north and west

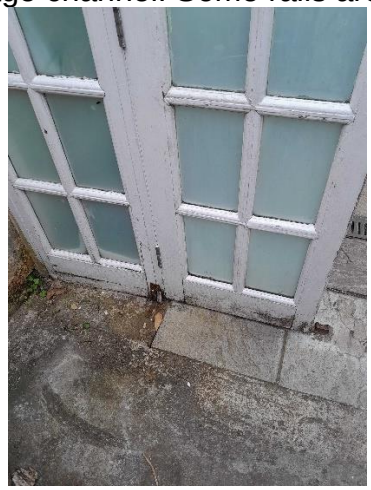


Doors to be replaced
Copyright Google Earth

The Conservation area appraisal states/requires:-

Architectural historic and townscape elements which should be preserved: (extract)
• Timber sliding sash windows.
• Elevations in painted stucco, brick or flint.

The existing doors, however, on the rear of the yard area of property, (are not attached to the main building in any way) are single glazed timber framed units, and are in a bad state with some rotting to the bottom rails due to water collecting in the yard area being unable to drain away to the existing drainage channel. Some rails are held together with metal angles – as below.



Left panels viewed from storage area



Right panels viewed from storage area

These proposals have therefore been designed to match the style of the existing only, with provision to allow the water run off from the storage area to drain into the existing drainage channel

The site is in the Chapel Road Conservation Area, and the proposals will only be visible from the rear yard and storage area of the site.

Appearance

The appearance of the proposal will be white uPVC double-glazed doors and windows in the existing openings.

Use

The use of the area will remain as ancillary to the public house as a covered external yard and smoking area.

This statement is to be read in conjunction with the Listed Building Statement, and the plan, as the photographs and details apply to both.

Plan reference 2324:1, shows all details and information required.