Design and Access Statement for

Proposed windows and doors to common ways at

Westbrooke Court, Crescent Road, Worthing

1. Description of proposal

This application proposes the removal of the existing painted softwood windows, doors and louvers on three elevations:



Photograph 1 – existing north elevation

As can be seen from the above photograph the window frames and louvers are beyond repair. The louvers are no longer required to vent the staircase as a new fire alarm and smoke detection system has been installed. All the windows to the flats have been replaced with white uPVC double-glazing.

2. Description of site and surrounding area

The application site is located on the eastern side of Crescent Road, which comprises a purpose built block of self-contained flats.

The site is within the Richmond Road Conservation Area.

3. *Planning history*

None of the previous applications is of relevance to this latest proposal.

Design Issues

We believe we have demonstrated that the proposal will enhance and improve the current building and the Conservation Area.

Amenity issues – noise and disturbance

There are no noise or disturbance issues associated with this proposal.

Amenity issues – overlooking

There are no overlooking issues associated with this proposal.

Amenity issues – refuse and recycling

There are neither refuse nor recycling issues associated with this proposal.

Housing issues

The proposal is within a building, which comprises self-contained flats.

4. *Design*

Use

The application proposes the removal of the original painted softwood windows, louvers and doors. The new design will follow a similar layout to the original design but eliminate the redundant and draughty louvers.

Amount

The proposed alterations would not add any area to the site.

Layout

Not applicable.

Scale

Not applicable.

Landscaping

Not applicable.

Appearance

The building already has uPVC double-glazed windows to all the self-contained flats on all elevations. The proposal will therefore match with the rest of the building. The design of the windows will match those originally installed but with out the louvers.

Access

Not applicable.

5. Conclusion

This modest alteration to Westbrooke Court that will add to and improve both the building and the Conservation Area. The proposal has been designed to match the original building and match existing finishes. It has been demonstrated above that the proposal meets all relevant national and development plan policies.
Therefore and in the absence of any material considerations that indicate otherwise, the application should be ***APPROVED*** in accordance with S38 (6) of the Planning and Compulsory Purchase Act 2004.

Cooke Design Associates
June 2010