



DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Project: Retrospective Listed Building Consent for 6 no. replacement windows and doors to the rear of 7A Bath Place, Worthing

Applicant: Mr and Mrs Hossack

Job No: M 343



Existing rear elevation from first floor terrace

INTRODUCTION

The property is a Grade 2 Listed Building, converted into a ground floor shop and a 3 storey maisonette. This application pertains to the maisonette at ground, first and second and third floor level, with an east facing terrace at first and second floor level and a west facing pedestrian access / fire escape at ground floor level.

The alterations to the property can be itemised as follows:

- First floor rear replacement external French doors onto first floor rear terrace (numbered 1 on the attached drawings). The French doors are glazed with a glazed fanlight over. They are made of metal and powder coated an Anthracite grey colour. They have horizontal glazing bars giving each door three panes, six in total.
- First floor rear bathroom window (numbered 2 on the attached drawings), with a sliding sash detail and vertical and horizontal glazing bars giving it a traditional 4 pane appearance. The window is made of metal and powder coated an Anthracite grey colour.
- Second floor rear study window (numbered 3 on the attached drawings), with a sliding sash detail and vertical glazing bars giving it a traditional 4 pane appearance. The window is made of metal and powder coated an Anthracite grey colour.
- Second floor rear external door onto second floor terrace (numbered 4 on the attached drawings). The glazed door is made of metal and powder coated an Anthracite grey colour. It has vertical and horizontal glazing bars giving the door six panes.
- Third floor rear bedroom window (numbered 5 on the attached drawings), with 2 openers, side hung for ease of opening. The window is made of metal and powder coated an Anthracite grey colour.
- Third floor rear stair window (numbered 6 on the attached drawings), with 2 openers, side hung for ease of opening. The window is made of metal and powder coated an Anthracite grey colour.

DESCRIPTION OF THE PROPOSED WORKS OR DEVELOPMENT, INCLUDING SCALE, HEIGHT, CONSTRUCTION METHODS, MATERIALS, AND DESIGN:

This application seeks retrospective consent for the proposed replacement of the original timber windows and doors with replacement metal windows and doors. All the replacement metal joinery is powder coated Anthracite grey.

These enhancements will improve the external facades of the maisonette replacing faulty original painted timber windows with more contemporary powder coated metal windows helping to maintain and preserve this Grade 2 Listed building.



Existing rear elevation viewed from second floor terrace

ANALYSIS OF THE POTENTIAL IMPACT OF THE PROPOSED WORKS ON THE ASSET'S SIGNIFICANCE INCLUDING ANY POTENTIAL LOSS OR DAMAGE TO THE KEY FEATURES OR ITS SETTING:

Analysing the original windows and doors at the rear, these were found to be in a state of poor repair, suffering from damp, rotting and letting in water. Therefore, the removal of the windows and their replacement with a more watertight window and door design, provides a much needed improvement to the building.

This addition of double glazed metal windows and doors also enhances the maisonette, improving insulation and ventilation and preventing damp.

Neighbouring properties with timber windows are obviously also in a state of disrepair. It could be argued that with the properties location, so close to the sea and salty air, that

the original windows should be upgraded to metal, which are more robust. This upgrade will help to maintain the heritage asset.



Neighbouring properties to the north.

It should be noted that the installed metal windows and doors have a frame depth, section sizes, and glazing bars closely match or improve upon the delicate proportions of the originals rather than using bulky modern aluminum.

JUSTIFICATION FOR THE PROPOSED WORKS, EXPLAINING WHY THEY ARE NECESSARY OR DESIRABLE:

Furthermore, the ultra-thin vacuum/slim-profile double glazing (typically 12mm or less) which is usually approved for historic contexts, avoids heavy modern 24mm double-glazed units.

Rather than maintain the traditional white painted appearance the replacement windows and doors present a traditional, matte, dark, powder-coated finish (Anthracite grey) that helps to recede them visually rather than stand out with bright, glossy colours, or a modern industrial metallic sheen.

The Anthracite grey powder coated finishes are also in keeping with the Anthracite grey colour finish to the front bay window and ground floor shopfront and fascia. This helps maintain a sympathetic appearance to the entire building rather than make the rear fenestration changes piecemeal.

EXPLANATION OF THE MEASURES THAT WILL BE TAKEN TO MINIMISE OR PREVENT ANY HARM TO THE HERITAGE ASSET:

All replacement windows and doors have been made to fit in the existing openings, retaining the scale and proportion of the existing windows and doors. The metal frames have been fixed into existing openings without widening, altering, or damaging the surrounding historic brickwork, stone, or timber surrounds. Arguably this makes them 'like-for-like' architectural replacement that preserves the original intent.

The narrow sightlines of the proposed metal frames will maintain the delicate "rhythm" of the facade and maximize natural light, preventing the building from looking heavy or altered.



Existing rear elevation viewed from second floor terrace.

IF A LISTED BUILDING

The site is a Grade 2 Listed Building.

The List entry description on the Historic England website is as follows:

"BATH PLACE 1. 5406 (East Side) Nos 6 to 8 (consec) TQ 1402 SE 4/156 II GV 2. Early C19. 3 terraced houses, forming part of scheme with Nos 4 and 5. 3 storeys and attic. A 3-light bay window to each house, alternately bowed (ie No 7). No 7 has glazing bars, but not original sashes. Elsewhere Victorian sashes or modern windows. No 8 has added decorative tiles between storeys of bays, and no right-hand door as the others have. All have modern shopfronts, and modillion eaves cornice below slate roofs, with one dormer (Nos 6 and 7 with sashes and glazing bars). Stucco front. Nos 4 to 8 (consec) form a group."

Please note that no mention is made of the rear of the property which could therefore be considered of less importance, being completely out of the public eye.

ACCESS

The site is located near to the centre of Worthing with a wide range of shops and community facilities and main bus routes within a minute's walk. The maisonette is served by an existing pedestrian entrance with on street parking readily available within the area.

CONSULTATION

There have been no formal pre-application enquiries.



Existing rear elevation viewed from second floor terrace.

DESCRIPTION OF HOW THE PROPOSED WORKS WILL PRESERVE, ENHANCE, OR INCREASE AWARENESS OF THE HERITAGE ASSET:

The repair of rotten and not weather tight windows and doors together with their replacement with weather tight windows and doors provides a sustainable solution and an enhancement to the building.

The key has been to balance architectural authenticity with environmental performance. It is hoped that you can agree that the replacement of the failing timber windows and doors helps to sympathetically retrofit the property to meet Net Zero goals, whilst maintaining the building's significance.

Unlike uPVC or composite materials, metals like steel and aluminium can be recycled infinitely without loss of quality or structural integrity.

Modern hot-dip galvanizing and marine-grade polyester powder coatings give metal frames a functional life expectancy exceeding 60 years. This long lifecycle is a major sustainability win, as it minimizes the recurring carbon costs associated with manufacturing, transporting, and installing shorter-lived replacements like timber.



Existing front elevation

EXPLANATION OF THE RATIONALE FOR ANY LOSS OR CHANGE TO THE ASSET'S FEATURES OR FABRIC, IF NECESSARY:

It should be noted that the installation is fully reversible, meaning the new frames could be removed in the future without having permanently altered the structural integrity of the listed asset.

The old, single-glazed windows are causing internal condensation, which actively threatens historic internal plasterwork, timber panelling, or fabrics. Modern, thermally broken metal windows will arrest this decay.

The replacement windows and doors are not cheap, mass-produced commercial systems, but rather high-quality, bespoke architectural solutions.

CONCLUSION:

It is hoped that the proposed development is therefore considered acceptable in principle and satisfies all material planning and heritage considerations as set out in this statement. In the light of this, the Council are respectfully requested to grant retrospective planning permission.

09.10.2026