



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

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 floor level, with an east facing terrace at first floor level and a west facing pedestrian access / fire escape at ground floor level.

DESIGN

This application seeks consent for the proposed replacement of original timber windows and doors with replacement metal windows and doors. All joinery is to be 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.

APPRAISAL

Appraising the original windows and doors at the rear these were found to be in poor repair, and were found to be 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, will provide an improvement to the building.

The addition of double glazed timber windows and doors will also enhance the unit, improving insulation and ventilation and preventing damp.

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 be considered of less importance.

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.

SUSTAINABILITY

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

12.08.2026