Design and Access Statement

Flats 1-57, Heron Court Victoria Road BN11 1XS

On behalf of

Southern Housing

Prepared by

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1 Site Name and Location



Flats 1-57, Heron Court
Victoria Road
BN11 1XS

Heron Court comprises 5 separate blocks located in Worthing, West Sussex consisting of 57 no flats. The area has very good transport links via multiple modes of transport and Worthing Train Station is a short walk from the site.

2 Current Use

The buildings are of use class C3. This classification will remain unchanged with these proposals.

3 Scope of the Proposals

The proposed works consists of the replacement of all timber casement windows to PVCu outward opening casement windows to all elevation. Details of the proposed PVCu window have been included within this planning application.

5 no. existing velux roof lights are also to be replaced on a like for like basis as these have to the end of their serviceable life.

The front entrance doors to flats 34, 35 and 36 are to be replaced with composite door sets, colour to match existing.

The timber double doors to the bin store at 7-19 are to be replaced on a like for like basis.

4 Layout

The proposals do not affect the internal layout of the flats nor the external layout of the block/estate. The window fenestration is to remain unchanged.

5 Access

Access to the blocks is gained via the main entrance door provided to each block.

6 Appearance

The proposed material of the windows is sculptured outward opening casements, PVCu finished in White (RAL 9003) externally.

New PVCu units to include 56mm outer frame, 64mm transom/ mullion and 75mm sash inc hornes as illustrated. Scotia glazing bead to suit 28mm glazing unit.

New PVCu units are to incorporate a larger trickle vent hood to all windows to meet current building regulation requirements.

Please refer to section detail provided with this application.

The existing windows are visibly deteriorating and are at the end of their serviceable life. We are of the opinion that their replacement would overall greatly improve the building's appearance.