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DESIGN & ACCESS STATEMENT

Wraysbury House
2 Beccles Road
Worthing West Sussex BN11 4AJ

DESIGN PRINCIPLES AND CONCEPTS:

Assessment & Proposed Use:

The property is an existing residential home which has 23no bedrooms for elderly and infirmed residents.

Amount:

Replacement of existing ground floor windows (5no) and first floor windows (5no) together with the main entrance door and a side bay window.

Layout:

The replacement of the existing windows are situated on the west, north west, south west and south east corners. (See drawing no ABBJ/371/P14, P15 & P16)

Scale:

Window Notation	Existing/Replacement Windows
1.	1275mm by1590mm high – 3no
2.	1120mm by 900mm high – 3no
3.	1950mm by 1600mm high – 1no
4.	1350mm by 1590mm high – 1no
5.	675mm by 1200mm high – 1no
6.	2005mm by 1250mm high – 1no
Main door	1670mm by 2625mm high – 1no
Bay window	4140mm/720mm by 1800mm high – 1no

(See drawing nos ABBJ/371/RP1, RP2 & RP3)

Landscaping:

This alteration will not impact on the existing landscaping.

Appearance:

The replacement windows and main door are designed to be in keeping with the original Edwardian windows and door causing very little change to the visual appearance of the building.

Response to Context

The property has been a residential home for many years and this minor alteration will to make the Home more fuel efficient through the installation of thermally broken window and door frames together with the use of double glazing to the current standards.

The Access Content:

The alteration has no affect on the existing vehicle or pedestrian access.

HERITAGE STATEMENT

The three storey property was built in the early 20th century and constructed with twinned plain tiled pitched roofs incorporating three dormer windows to the second floor with the main structure constructed of red brown brick and having timber windows. Over the years the property has been extended at least four times twice on the north elevation and flat roof extensions to the west and east elevations together with an infill conservatory to the south elevation. The extensions show no consistency with the original structure as they are all flat roofed most with parapets and constructed in a variety of differing reddish bricks in different bonds. The windows incorporated in the various extensions are a mixture of Crittall steel, uPVC and timber windows. The new windows have replaced some of the old worn out windows with windows to the current thermal efficiency standards. There is little or no impact on the existing landscaping.

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23 February 2011