

DESIGN AND ACCESS STATEMENT

Property:

40A High Street, Worthing, BN11 1LL

Proposal

Repair and limited replacement of timber sash windows to a Grade II listed building.

Background

The application relates to six pairs of original timber sash windows located within the front bay windows serving the first and second floors of the property.

The existing windows are suffering from timber decay, defective decoration, failed or missing putty, and general deterioration associated with age and weather exposure.

Design Principles

The proposal follows a repair-first approach.

The intention is to retain and repair as much of the original historic fabric as reasonably possible. Repair will be prioritised over replacement wherever practical.

Replacement is proposed only where the timber has deteriorated beyond practical repair.

The existing box frames are to be retained and repaired where possible. The aim is for the completed windows to retain the same traditional appearance from the exterior.

Any replacement sash windows will be manufactured on a like-for-like basis to match the existing windows in terms of:

- Style and opening arrangement
- Glazing bar layout
- Mouldings and profiles
- External appearance
- Traditional single glazing
- Traditional putty glazing
- Painted finish

Materials and Finishes

The proposed materials and finishes are as follows:

Timber

Replacement sashes and timber repair sections are proposed to be formed in hardwood, specifically Red Grandis hardwood.

Glazing

Single glazing to match the existing traditional appearance. Proposed glass thickness: 4mm glass, where appropriate.

Putty

Traditional putty glazing will be used where required.

Paint Finish

White painted finish to match the existing appearance. Proposed paint system: Benjamin Moore exterior paint system, with a suitable primer/undercoat and exterior top coats. Finish to be an exterior satin finish unless otherwise agreed.

Ironmongery

Existing ironmongery will be retained where possible. Where replacement ironmongery is required, it will be selected to suit the existing window style and traditional appearance.

Draught-proofing

Draught-proofing will be installed where appropriate using discreet brush-pile carrier systems within replacement staff beads and parting beads, designed to improve performance while maintaining the traditional sash window appearance.

Access

The proposed works do not alter access arrangements to the building.

The windows are located on the front elevation at first and second floor level. Scaffolding is likely to be required to allow safe access for external repairs, decoration, and any sash removal or replacement works. Temporary boarding may be required where sashes are removed while replacement sashes are being manufactured and installed.

Conclusion

The proposed works have been designed to preserve the character and significance of the Grade II listed building while ensuring the long-term repair and maintenance of the original sash windows.

The works will follow a conservation-led approach, retaining and repairing historic fabric wherever practical, with replacement limited to elements that are beyond practical repair.

The proposal is not intended to alter the appearance or character of the listed building and all replacement works will be undertaken on a like-for-like basis.