THE CHARLES DICKENS PH, 54-60 HEENE ROAD, WORTHING, BN11 3RG

PLANNING APPLCIATION TO REPLACE TIMBER AND METAL FRAMED WINDOWS WITH uPVC, REMOVE JULIETTE BALCONY AND RESTORE ORIGINAL WIINDOW OPENING

DESIGN AND ACCESS STATEMENT

USE

The site is situated on the east side of Heene Road within Ivy Road Conservation Area, which extends across the road to include the property. The Property has traded for many years as a public house (sui generis). Immediately to the south there is a petrol filling station, and to the north there is a small retail parade. To the south-east and overlooking the property is a recently built multi-storey sheltered housing scheme. None of the adjoining properties lie within the Conservation Area.

The upper parts of the Charles Dickens are exposed to the weather and the windows to be replaced are all non-functional, rotten and have deteriorated past the point of repair. None of the windows to be replaced are original to the building. The wooden windows are softwood which is inappropriate for the marine facing environment.

The windows to be replaced are all single glazed. Improving thermal efficiency will be reduce energy costs which are currently affecting the the financial viability of the public house.

There have been several break-ins to the public house, where access has been taken off the flat roof to the ground floor parts and into the building by breaking the single glazed panes. Double glazed units will improve building security.

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AMOUNT

The design is intended to match the original building windows with removal of the Juliette Balcony to the middle first floor west facing window and closing the opening to its original dimensions, replacement of four number first floor windows with uPVC sliding sash windows and replacement of the roof level Crittall windows with uPVC Heritage flush windows.

LAYOUT

The windows on the west elevation face Heene Road. The windows on the south elevation are visible from Heene Road. The windows on the east elevation will not be easily visible from the public highway.

SCALE

Elevation photos are included to show the existing. Drawings at a scale of 1:20 show existing and proposed.

LANDSCAPING

Not Applicable.

APPEARANCE

The development is designed with function and aesthetics in mind. The new windows will be more sensitive to the original building design than the current window design. In addition the new windows will be Building Regulation compliant and energy efficient.

The windows will be colour coded in RAL9001 which is cream. This is similar to the colour of the existing painted wood and metal frames and will complement the magnolia colour of the external elevations.

ACCESS

Not Applicable.

15th May 2025

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