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

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

HERITAGE AND PLANNING STATEMENT

INTRODUCTION

This application is for the replacement of timber and metal framed windows to the upper floors at The Charles Dickens Public House, 54-60 Heene Road, with heritage grade uPVC windows and the removal of a Juliette balcony and restoration of an original window opening.

The property is a Public House (sui generis).

HISTORY

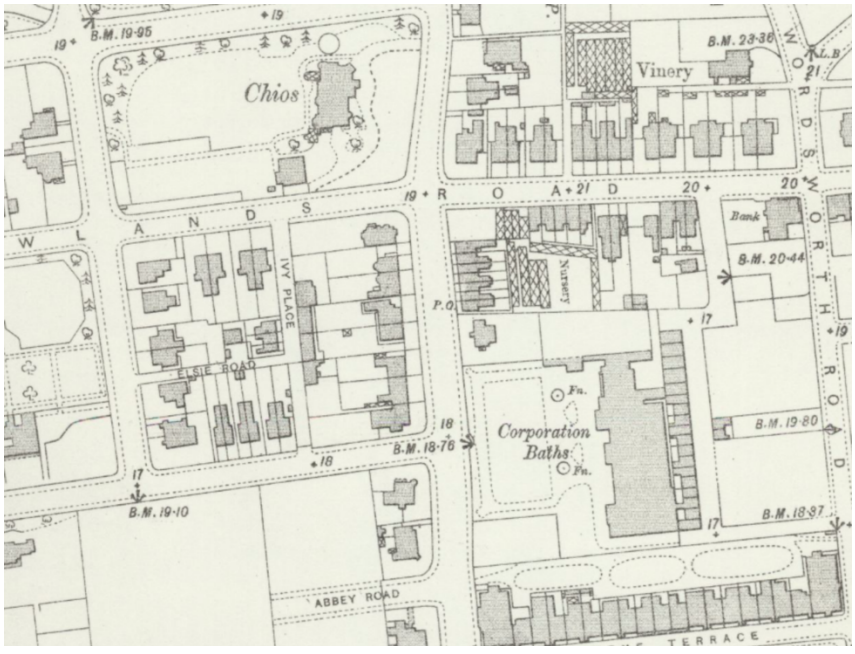
.

The property was built prior to 1875 for residential use as a Victorian Villa known as Chipton Villa. An early photo showing the original window configuration to the west and south elevations is below





The above extract form the 1875 Ordnance Survey shows the Siting of Chipton Villa on the east side of Heene Road. The row of detached and semi-detached villas on the opposite side of Heen Road has already been built. Immediately to the south and east of Chipton Villas are the West Worthing Baths, Water Works and Skating Rink. To the north is a terrace of properties, now substantially altered into a parade of shops.



The above extract is taken from the 1909 Ordnance Survey. The footprint of Chipton Villa is largely unaltered. There has been more development along Rowland Rd and the Bath Road areas.

The photo below dates from this pre-WWI period. The Villa has been altered with the addition of a large portico and the three small timber framed dormer windows replaced with single dormer running for most of the roof width with timber framed casement windows.



By the time of the 1932 Ordnance Survey, copy shown below, the property had been extended to the front with the single storey shop front extensions.

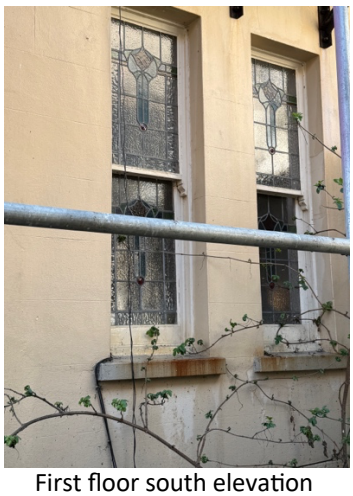


During the inter-war period the property was trading as the Chipton Hotel. The photo below shows that the dormer windows have been replaced with Crittal framed metal windows. The First floor windows are still timber framed sash windows



The photo below from the late 1980's confirms that the sash windows to the first floor have been replaced with current timber framed casement windows and the sill lowered on the centre window to the west elevation.





First floor south elevation



First floor east elevation

The above two photos show the only existing timber famed sash windows that remain to the south and east elevation. These appear to be the original timber framed windows with Arts and Craft era stained glass leaded lights. These five windows are not subject to the application and will be repaired and repainted as necessary.

CONSERVATION AREA

The property is situated within the Ivy Place Conservation Area. The Conservation Area is entirely to the west of Heene Rd, save for a dogleg to the east side to specifically include the Charles Dickens PH.

The Conservation Area Appraisal refers to the Charles Dickens as a potential enhancement that "on the east side of Heene Road permit selective demolition and some sensitive limited redevelopment of the Public House site so as to better reveal the original Victorian building and enhance its setting."

The Appraisal also seeks to

- "Encourage owners and occupiers to implement schemes of repair maintenance and external decoration appropriate to the original design quality, character and appearance of individual buildings and also to complement the street scene."
- "Retain, maintain and where necessary reinstate timber sliding sash windows."

PLANNING HISTORY

The property's planning history is as follows;

- Erection of replacement kitchen/cellar extension and erection of conservatory to provide restaurant extension together with access ramp Ref. No: 99/00403/FULL | Status: Application Refused
- Demolition of existing kitchen/cellar area and provision of new restaurant extension; internal re-plan of bar areas and ancillary works Ref. No: 99/00530/FULL | Status: Application Permitted
- Replacement kitchen/cellar extension and associated alterations (revised proposals) Ref. No: 99/00965/FULL | Status: Application Permitted

- Retrospective application for change of use from retail to class A4 (in connection with adjoining Public House). Ref. No: 05/0918/FULL | Status: Application Permitted
- Installation of various illuminated and non illuminated advertisements including one hanging sign, individually applied letters to fascia and high level sign to side elevation. Ref. No: 08/0292/ADV | Status: Application Permitted
- New Juliette balcony to front elevation and metal fire escape to side elevation. Ref. No: 08/0710/FULL | Status: Application Permitted

LOCAL PLAN

Worthing Borough Council formally adopted the Worthing Local Plan 2020-2036 on 28th March 2023. The following local plan Policies apply

- Local Plan Area and Built Up Area Boundary Policy SS1 - Spatial Strategy Policy Link
- Rowlands Road Medium Scale Local Centre Policy DM13 - Retail and Town Centre Uses Policy Link
- Conservation Areas Policy DM23 - Strategic Approach to the Historic Environment Policy Link
- Conservation Areas Policy 2: Policy DM24 - The Historic Environment Policy 2 Link

PLANNING APPRAISAL

None of the windows to be replaced are original to the building. The wooden windows are all softwood and in extremely poor condition, with cills and frames suffering from extensive rot. The crittal windows are also in poor condition. None of the larger frames are able to be opened. Most of the larger panes do not comply with current building regulations as the internal cill height requires the use of safety glass. Restoration of the windows is not a feasible proposition. The existing designs, particularly the wooden framed windows are crude in design and restoration or reinstatement on a like for like basis would not be in keeping with the original design of the building.

It is therefore appropriate to consider the use of heritage grade uPVC windows. The selected windows are Deceuninck Heritage 2800 for the proposed casement windows and Sash Windows UK Heritage Rose for the proposed sash windows. The windows have welded joints and will be colour coded in RAL9001 (cream) with timber effect finish. Copies of the product brochures are enclosed with the application. These designs are more in keeping with the original window detailing for both the sash and casement windows from the pre-WWI building.

Similarly, the restoration of the central window opening and removal of the Juliette balcony would be a step towards restoring the original façade of the building.

15th May 2025

Jonathan Marshall MA MRICS
J Marshall Ltd
71 Southover High St
Lewes
BN7 1JB