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SURVEYORS

## Design and Access Statement

### Property:

1 to 17 Caxton Court  
18 to 41 Caxton Court  
Broadwater Road  
Worthing  
West Sussex  
BN14 8AH

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Contents

1.0 INTRODUCTION..... 3

2.0 SITE AND CONTEXT ..... 3

3.0 PLANNING HISTORY ..... 3

4.0 PRE-APPLICATION DISCUSSIONS ..... 4

5.0 DEVELOPMENT PARAMETERS ..... 4

6.0 SUMMARY AND PLANNING CONSIDERATIONS ..... 5

APPENDIX A – PHOTOGRAPHS ..... 6

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of an application for full planning consent to carry out some essential works which comprise minor external alterations to 1 – 41 Caxton Court, including replacement windows and smoke ventilation/AOV units, new louvred doors and ventilation openings, an increase in parapet wall height by 340mm, roof-edge guard protection for safe access and maintenance, and a new warm roof covering system to the existing roof deck.

The application is being submitted on behalf of Worthing Homes.

## 2.0 SITE AND CONTEXT

The application site comprises two existing, four-storey, residential blocks known as Caxton Court at 1 to 17 and 18 to 41 Broadwater Road, Worthing, West Sussex, BN14 8AH. The buildings form part of an established residential area and are surrounded by a mix of purpose-built flats and traditional dwellinghouses. The site is not within a conservation area and the buildings are not listed. The proposals relate to minor external alterations to the blocks, including window and ventilation upgrades, associated roof level door and louvre alterations, an increase in parapet wall height by 340mm, and roof-level safety guards and roof covering works.

## 3.0 PLANNING HISTORY

| Reference No. | Description of Development                                                                                                                                                                                                                                                                                                                                                                                                                        | Year Determined | Decision |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
| AWDM/0996/25  | Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to reduce radial spread to previous points (approx. 1.5–2m) to Norway Maple T9 (G2), T12 & T13 (G3), T21 (G4), T16 & T17 (G5), Cotoneaster T20 (G6); reduce radial spread to previous points (approx. 2.5m) to Norway Maple T4; crown lift (2–5m) and prune to clear signage (up to 0.4m) to Pittosporum T7; and to fell and replace one Flowering Cherry T15 (G5). | 2025            | Decided  |
| AWDM/0979/23  | Creation of a platform and ramp to the rear entrance door together with new paving to provide wheelchair access to the shared access path (2 Caxton Court, Broadwater Road, Worthing, BN14 8AA).                                                                                                                                                                                                                                                  | 2023            | Decided  |
| AWDM/0042/18  | Application under Worthing Tree Preservation Order No. 35 of 2001 to fell Norway Maple and replace with Norway Maple (G2); prune up to 2.5m away from flats to north and south Norway Maple (G4); and prune up to 2.5m away from flats to south Silver Maple (G4).                                                                                                                                                                                | 2018            | Decided  |
| AWDM/0929/15  | Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to reduce                                                                                                                                                                                                                                                                                                                                                           | 2015            | Decided  |

|               |                                                                                                                                                                                                                                                                                                                                                                                     |      |         |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------|
|               | to clear building by up to 2m on two Maples (G2 and G3); reduce to clear building by up to 2m and crown thin by up to 20% two Maples (G5); reduce to clear building by up to 2m and crown thin by up to 25% one Maple (G3); reduce northern limb by up to 3–4m on one Maple (G2); reduce radial spread by up to 2m Maple T4; and reduce radial spread by up to 1.5m Pittosporum T7. |      |         |
| AWDM/0652/11  | Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to crown thin by 20% six Norway Maple and reduce spread towards building by 2–3m four Norway Maple and one Cherry (T4 and trees in Groups G3 and G5); crown lift on Pittosporum (T7) and two Birch (G1) to 3m; and clean out the crown of one Sycamore (part of G6).                                  | 2011 | Decided |
| 07/0851/TPO   | Application for consent under Worthing Tree Preservation Order No. 35 of 2001 to fell one Pine (T3), one Goat Willow and one Tree Cotoneaster (within G6) and to carry out selective remedial works to various Norway Maple, Silver Maple and Wild Cherry (within Groups G2, G3, G4, G5), Norway Maple (T4), Pittosporum (T7), Sycamore and further Tree Cotoneaster (G6).          | 2007 | Decided |
| 01/01138/TPO  | Application for consent under Worthing Tree Preservation Order No. 35/2001 for various selective pruning, crown reduction and crown lifting to 9 Norway Maple, 2 Silver Birch, 2 Goat Willow, 2 Cotoneaster, 1 Cherry and 1 Fir and felling of 1 Norway Maple.                                                                                                                      | 2001 | Decided |
| 01/00054/FULL | Installation of replacement white PVCu windows and doors, communal entrance doors in white aluminium double glazing and stairwell to include aluminium louvres (colour silver).                                                                                                                                                                                                     | 2001 | Decided |

## 4.0 PRE-APPLICATION DISCUSSIONS

No pre-application advice has been sought with regards to these proposed works.

## 5.0 DEVELOPMENT PARAMETERS

The proposed works at Caxton Court, Broadwater Road, Worthing, comprise a series of external alterations to the two existing residential blocks. The scope of works includes replacement and installation of windows (including side-hung casement and Automatic Opening Vent (AOV) / smoke ventilation units), new louvred doors and associated ventilation openings at roof level, an increase in parapet wall height by 340mm, roof-edge guard protection to improve safe access for inspection and maintenance, and installation of

a new self-adhered reinforced bitumen membrane warm roof covering system to the existing roof deck.

The new windows and ventilation components will be formed in durable, low-maintenance systems (including thermally broken aluminium and uPVC, as specified), selected to match the existing openings and retain the established appearance of the elevations. The parapet wall will be increased in height by 340mm. Roof-level guard protection will be positioned to provide safe working conditions and maintenance access, and the replacement warm roof covering will improve weather resistance and thermal performance.

The proposals do not alter the use of the buildings, increase the building footprint, or introduce additional residential units. All works will be undertaken in accordance with relevant standards and best practice, with appropriate measures to manage access and minimise disruption to residents and neighbouring properties during the works.

## 6.0 SUMMARY AND PLANNING CONSIDERATIONS

The proposed development at 1 to 17 and 18 to 41 Caxton Court comprises a series of necessary external works to the two existing residential blocks, including replacement windows and smoke ventilation/AOV units, new louvred doors and ventilation openings, an increase in parapet wall height by 340mm, roof-edge guard protection to support safe access and maintenance, and a new warm roof covering system to the existing roof deck. Collectively, these works are intended to improve safety, weathering performance and day-to-day management of the buildings, whilst retaining the appearance of the existing blocks.

From a planning perspective, the proposals should be considered acceptable as they represent minor alterations to an existing residential development and do not result in any change of use or increase in the number of dwellings. The replacement windows and ventilation components have been designed match that of the existing as closely as possible, while providing improvements. The parapet height increase will be integrated with the existing roof edge, and the roof-edge guarding and roof covering works are primarily functional and are not expected to give rise to undue effects on the character of the area or neighbouring amenity.

Overall, the scheme represents a proportionate set of improvements that enhance building performance and safety while preserving the appearance of the existing development and its wider context. It is therefore considered that the proposals should be supported through the granting of planning permission.

## APPENDIX A – PHOTOGRAPHS



