

Design & Access Statement

Proposed replacement of timber bay window and doors with white aluminium to first floor front elevation.

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Introduction

This statement accompanies a planning application for the proposed replacement of a timber bay window and doors with white aluminium to first floor front elevation.

Existing Location

The existing building is located along Chapel Road within the Chapel Road Conservation Area.

The building is a three story Victorian terrace with a mezzanine floor. The building serves to accommodate a retail unit on the ground floor (No.35) and residential accommodation (35A), for which this planning application relates. 35A consists of a ground floor entrance hallway with access off Chapel Road, a Kitchen and Bathroom on the mezzanine floor, a bedroom and lounge on the first floor, and two bedrooms on the second floor. 35A is currently occupied by tenants.

Rationale

The proposal is to replace a degraded timber bay window and doors located on the first floor front elevation, which have poor thermal efficiency. The new windows and doors will be sympathetically styled aluminium double glazed windows, to replace the existing; improving the standard of living for the tenants.

The need to replace these windows has arisen due to severe deterioration, particularly the frames and cills. The single glazing, together with ill-fitting door frames, causes severe discomfort to the tenants due to the thermal in-efficiency of the windows and doors, in order to counteract this the heating system would have to be on full time during the winter months. Due to the increased cost of energy tenants often opt to have the heating off, further compounding the tenants discomfort.

A further concern is the door, with its ageing mechanisms and ill-fitting are too stiff with cills and frames degrading beyond repair.

The landlord would like to provide, by changing this bay window and doors, a healthy and warm, draught-free communal living environment in the lounge conducive for

improved living standards for their tenants. This will effectively reduce the heat loss, and in fact, heat gain during our increasingly diverse weather patterns. Heating will be more efficient in the winter months, and heat gain less during the summer.

Figure 1, 2, 3, 4 and 5 illustrate the condition of the existing windows.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5

Planning Policy

This proposal has been assessed against the policies and guidance contained within the Worthing Local Plan 2023 (adopted). The proposal seeks to replace a degraded and thermally inefficient timber bay window and doors on the first floor front elevation with sympathetically styled white aluminium double-glazed windows and doors. See figure 6 for the proposed.



Figure 6

The Worthing Local Plan 2023 establishes a clear presumption in favour of sustainable development (Policy SP1), encouraging proposals that deliver environmental improvements and enhance quality of life for residents. The replacement of degraded single-glazed timber units with energy-efficient double-glazed windows directly supports this principle by improving thermal performance, reducing energy consumption, and providing a healthier living environment for occupants.

Policy DM5 (Quality of the Built Environment) requires that all development should be of a high quality, well designed, and respond positively to the character and appearance of the surrounding area. Careful consideration has been given to the proposed replacement windows and doors in an effort to match as closely as we can the existing

form, proportions and detailing. An aluminium system has been selected as the face profile thickness match more closely to the existing frame. Where we have had to deviate slightly from the existing design is with the door. The proposed has two transoms rather than one. This is required to add strength, rigidity and security for the locking mechanism. This adds greater security to the property where the existing door offers very little. The use of aluminium in this instance is considered appropriate given its ability to replicate traditional profiles and finishes.

Policy DM16 (Sustainable Design) seeks to reduce carbon emissions through energy-efficient construction and improved building performance. The proposed windows and doors will significantly improve insulation and airtightness, addressing heat loss and draughts currently affecting the property, thereby reducing energy demand.

The property lies within the Chapel Road Conservation Area, where policies DM23 (Strategic Approach to the Historic Environment) and DM24 (The Historic Environment) apply. These policies require development to conserve or enhance the character and appearance of heritage assets, taking into account their significance. The proposed works will not alter the architectural composition of the building or its contribution to the street scene. The new windows and doors will be of matching style and proportion to the existing timber elements, maintaining the established rhythm of the terrace and the visual integrity of the Conservation Area.

Layout

The layout of the property will remain unaffected by the proposals.

Appearance and Original Features

The original external features of the property will not be altered by this proposal as the bay window and doors are similar in style.

Vehicular, Cycle and Pedestrian Access

Access to and from the building in all instances will remain unaffected by the proposals.

Neighbouring Properties and Street Scene

There is a huge mix of shopfront varieties within the immediate vicinity utilising different materials, construction methods and colours. Neighbouring properties and windows are a mix of retail and business frontages on the ground floors. The windows on the first, second and third floors, both front and rear, are a mix of styles and materials, many having been changed to uPVC.

Conclusion

This supporting statement has been prepared to accompany a planning application for the proposed replacement of timber bay window and doors with white aluminium frame double glazed windows and doors to first floor front elevation.

The proposal seeks to improve the living standards of the tenants occupying 35A by replacing the degraded, thermally in-efficient single glazing and ill-fitting doors that form the bay window with new windows and doors sympathetically styled to match the existing as closely as possible.

It is therefore submitted that the proposal meets with the objectives of the local and national planning policies.