

Heritage Statement

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

35A Chapel Road, Worthing, West Sussex, BN11 1EG

On Behalf Of:

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The Building

35A Chapel Road consists of a three story Victorian terrace with a mezzanine floor. The ground floor is mixed use with a residential entrance hall within the curtilage of 35A with access off Chapel Road (for which this planning application relates) and a retail unit within the curtilage of No.35. The first, mezzanine floor, and second floors are residential use currently occupied by tenants. The accommodation comprises of communal spaces included a kitchen, lounge and bathroom servicing three bedrooms. The property is within the curtilage of the Chapel Road Conservation Area.

Planning History for No.35 & 35A

97/05170/FULL - Planning permission for 35 Chapel Road granted in July 1997 for change of use of first and second floors to form a maisonette. Demolition of existing single-storey rear extension and rebuilding with part single, part two-storey extension for either class a1 or class a2 purposes.

97/05169/CAC - Planning permission for 35 Chapel Road granted in July 1997 for the application for conservation area consent to demolish single-storey rear structure in connection with proposed part single and part two-storey extension.

97/05172/FULL - Planning permission for 35 Chapel Road granted in September 1997 for the change of use of ground floor from class a2 (financial and professional services) to class a3 (restaurant/takeaway).

97/05171/FULL - Planning permission for 35 Chapel Road granted in September 1997 for the change of use of first and second floors to form maisonette. Demolition of existing single-storey rear extension and rebuilding with part single, part two-storey extension for either class a1 or class a2 purposes.

98/05097/FULL - Planning permission for 35 Chapel Road granted in May 1998 for the variation of condition 3 of planning consent wb/97/0611 dated 02/09/97 to use the premises as either class a1, class a2, or class b1.

AWDM/1345/17 - Planning permission for 35 Chapel Road refused in December 2017 for the installation of replacement shop front.

AWDM/0379/18 - Planning permission for 35 Chapel Road granted in June 2018 for the replacement shopfront infilling existing recess plus replacement entrance door to No.35A above.

NOTICE/0007/18 - Planning permission for 35 Chapel Road granted in June 2018 for the application for permitted development for prior approval for change of use from Shop (Use Class A1) to mixed use as Shop and Cafe (Use Classes A1 and A3).

Current Condition & Use

The bay window on the first floor lounge, subject of the application, are shown in figure 1, 2, 3, 4 and 5, evidencing their condition and being beyond economical repair. Window cills and frames are deteriorated and the doors are ill-fitting allowing severe draughts and noise pollution into the communal lounge. This, along with the badly deteriorating mechanisms on the doors, means that they cannot be easily opened or closed. The effect of this has an acute negative impact on the tenants during winter months where the room temperature cannot be maintained due to the lack of thermal insulation provided; further compounded by the high ceilings.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5

The Proposed Works

The proposed works will seek to replace the existing badly deteriorated bay window and doors in the first floor lounge with new, secure aluminium double glazed windows and doors. These will be sensitively styled to replace the existing. Windows and doors will be replaced of a similar size and style. See figure 6



Figure 6

Works included in this Application do not affect any of the typical features of the Chapel Road Conservation Area.

Conclusion

The work will replace the existing damaged first floor lounge bay windows with new Alitherm Heritage window and door systems in easily maintained and cleaned aluminium. No other work to any of the other original features is proposed. Neighbouring properties which already have replacement windows include Tesco Express (Nos. 23-25) and Santander (No. 37) in Chapel Road, 31 Chapel Road as well as others.