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CH1162 **DESIGN AND ACCESS STATEMENT** **MARCH 2023**

FLAT 34 ARUNDEL LODGE SHELLEY ROAD WORTHING

1.0 DESIGN

The flat is on the fifth floor of a 1960/70's purpose built block of flats with brick and render elevations. There are currently a mixture of timber and metal windows. The proposal is to replace the living room windows and the windows in the bedroom.

2.0 EFFECT ON CONSERVATION AREA AND VISUAL AMENITY

The block of flats is within the Chapel road Conservation area but is not listed. Although the block is on a prominent corner it is out of place with the rest of the Conservation area. The flat is on the north east corner of the block on the fifth floor and the two windows which are to be replaced are highlighted on this photograph. The proposals for the new windows are very similar in terms of frame size, profile and detail and will not have an adverse effect on the appearance of the area.



3.0 NEW WINDOWS

The existing windows are in poor condition and are single glazed and draughty. My client would like to replace them with double glazed units. In the living room the windows comprise of a wooden frame with a mid-section horizontal sill. Below this sill are two fixed windows within the wooden frame. Fitted within the aperture above the sill is an aluminium frame with two horizontal sliding windows. My client would like to replace the sliding aluminum windows with new double glazed horizontal sliding aluminum windows from the Duraslide 2000 range of sliding windows. See separate leaflet attached. The single glazed fixed georgian wired obscure glazed windows will be replaced with double glazed toughened obscure glazed fixed windows. The new windows will fit into the existing hardwood frame and the finish of the new windows will be white.



External view of living room window



Internal view of living room window

In the bedroom the windows comprise of a wooden frame with a mid-section horizontal sill and there are two windows separated by a vertical spacer. As in the living room there are two fixed windows within the wooden frame below the timber cill. Fitted within the aperture above the sill is an aluminium frame with two horizontal sliding windows. My client would like to replace each window within the unit. The bottom two windows will change from single glazed georgian wired glass fixed opaque glass to double glazed toughened fixed opaque glass. The windows above the wooden cill will be top hung push out windows rather than sliding from the Kommerling C70 slim sash system with fixed bottom pane. See separate leaflet attached. I have attached separate profiles of the existing and proposed windows to show that they will look very similar in appearance to the existing. This will also remove the need for secondary glazing which at the moment is necessary to keep the flat warm and draught free. The new windows will fit into the existing hardwood frame and the finish will be white.



External view of bedroom window



Internal view of bedroom window

4.0 RESIDENTIAL AMENITY

The replacement windows will utilise existing openings, they will be of similar appearance to the existing windows and will have no detrimental impact on residential amenity.