

Design, Access and Heritage Statement

Replacement of two timber sash windows - Flat 5, Ace House

Site address:

Flat 5, Ace House, 1 Bridge Road, Worthing, West Sussex, BN14 7BU

Proposal:

Replacement of two timber sliding sash windows

Application type:

Listed Building Consent and Full Planning Permission (Flat)

1. Introduction

This application relates to the replacement of two existing timber sliding sash windows serving Flat 5 (first floor) within Ace House, a Grade II listed Georgian building dating from circa 1840.

The proposal has been developed using a conservation-led approach, with the aim of achieving a like-for-like replacement that respects the architectural character and historic significance of the host building while supporting its continued maintenance and use.

2. Description of the Building

Ace House is a Grade II listed Georgian property dating from circa 1840 and is included on the National Heritage List for England for its architectural and historic interest. The building retains a high proportion of original external fabric and detailing, including its traditional sash window proportions and façade rhythm, which contribute strongly to the building's character and the wider streetscape.

The application relates to two existing sash windows serving Flat 5, positioned on the front and side elevations.

3. Significance

The special architectural and historic interest of the building is reflected in its retained Georgian design and detailing. The existing sash windows are a key element of the listed building's significance, particularly through:

- the original window openings and proportions
- the sliding sash form and traditional timber construction
- the glazing bar arrangement and external detailing
- the contribution of the windows to the consistent rhythm and appearance of the elevations

Maintaining the established window pattern and traditional appearance is therefore essential to preserving the building's heritage value.

4. Design and Proposed Works

The proposal is for the replacement of two existing sash windows serving Flat 5.

The replacement windows will be traditional timber vertical sliding sash units, designed to replicate the existing windows in terms of opening size, proportions, glazing pattern, sightlines and external detailing. The existing window openings will be retained, ensuring no alteration to the established façade composition or the building's contribution to the surrounding streetscape.

The new windows will be manufactured in Accoya (acetylated timber) for durability and long-term stability and will be paint-finished externally to match the existing colour (white/off-white).

They will be designed to be like-for-like in external appearance, including matching:

- existing opening sizes
- proportions and sightlines
- glazing bar arrangement
- external detailing and profiles

Heritage-appropriate glazing is proposed to improve weatherproofing and thermal performance while retaining a traditional sash appearance. Slim-profile double glazing (4–6–4) is proposed, carefully detailed to preserve slender glazing bars, traditional sightlines and external visual proportions.

No changes are proposed to surrounding masonry, structural elements, internal layout, or decorative features.

5. Justification

The works are intended to ensure the continued maintenance, weather-tightness and long-term conservation of the listed building, while safeguarding its historic character. The proposed replacement approach is minimal and sympathetic, retaining the historic window pattern and avoiding any alteration to the original openings or external appearance.

The use of Accoya timber provides a high-quality material appropriate for listed building repair and replacement, offering improved resistance to decay and reducing the likelihood of future interventions.

The inclusion of slim-profile double glazing provides a modest improvement to comfort and energy efficiency while being incorporated within a traditional sash form designed to preserve historic detailing and visual proportions.

Overall, the proposal preserves the building's architectural significance, with negligible visual impact and no harm to the character or appearance of the listed building or surrounding area.

6. Access

There are no proposed changes to access arrangements as part of this application. The windows will continue to operate in the same manner as the existing units, and the accommodation will remain fully accessible and usable for occupants and visitors.

7. Conclusion

The proposed replacement of the two sash windows represents a conservation-led approach that preserves the architectural integrity, character and significance of this Grade II listed Georgian building.

The new windows will be like-for-like in appearance, matching the existing design, proportions and external detailing, with no change to the original openings or the building's external appearance. The works will support the long-term upkeep of the property using high-quality traditional materials and construction methods, while offering modest improvements to weatherproofing and thermal performance.

Pre-application advice was requested and receipt confirmed on 30 January; however, advice had not been received at the time of submission. The applicant remains open to amendments following officer feedback.
