DESIGN AND ACCESS STATEMENT

PROPOSED WINDOW, DOOR AND CLADDING REPLACEMENT

TO

FLATS 1-22, GLYNDEBOURNE COURT
HAM ROAD
SHOREHAM
BN43 6PA

FOR

WORTHING HOMES
DAVISON HOUSE
NORTH STREET
WORTHING
WEST SUSSEX
BN11 1ER

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DESIGN AND ACCESS STATEMENT
Flats 1-22 Glyndebourne Court, Ham Road, Shoreham

1. Introduction

This is a Design and Access Statement for the replacement of:

1. The thin double glazed timber framed sash and casements windows,
2. The communal entrance doors to all elevations, and
3. The existing weather proof cladding enclosing the protruding bays,

These works are proposed to the three blocks and maisonette comprising Flats 1-22 Glyndebourne Court, Ham Road, Shoreham. The aim of this document is to demonstrate that we have considered the context of the site and its surroundings.

2. Use

The uses of these properties are currently as domestic dwellings and its use will not change during the course or on completion of these works.

3. Amount

The proposed works entails the removal and replacement of all the existing thin double glazed timber framed sliding sash and casement windows throughout which are to be replaced with new argon filled thermally efficient PVCu casement windows.

All the existing timber front entrance doors are to be replaced with secure powder coated aluminium doorsets.

The existing plain cladding panels to the protruding bays are to be removed as in a poor condition, unsightly and are proposed to be replaced with an impact resistant PVC cladding.

4. Layout

The layout of the dwellings will not be altered during the course of these works.

5. Scale

The new windows and doors will be fitted to the existing openings so there will be no alteration to the scale of the openings. To create a more usable and safe window design, the existing box sash windows will be replaced with top hung opening casement window over a fixed light below. The Rehau 70mm profile system will be used and the mid rail to the new windows will be positioned as closely as possible to match the existing sight lines of the box sash windows.

The existing casement windows will be replaced to match the existing opening style and detail albeit using new PVCu profiles. Mid rails will be created to match the existing style using false transoms.

Every effort will be made to ensure any changes to the appearance are kept to a minimum in order to replicate, as close as possible, with the existing.

6. **Landscaping**

There are no works being carried out that will affect the landscaping to the property.

7. **Appearance**

The new PVCu profiles will be coloured 'mahogany' to replicate the brown wood stain finish of the existing timber windows and doors.

At this stage, it is assumed that the new glazed powder coated aluminium front entrance doors will be mahogany also, however to meet the DDA requirements, the new doors and doorsets may be finished in a contrasting colour to enable the front entrances to be clearly depicted.

The external appearance of cladding to the protruding bays will change slighting from the plain weatherboarding currently used, to new PVCu 150mm shiplap cladding. It is proposed that this will be finished in 'mahogany' to match the profile colour of the proposed new windows. It is highlighted that new cladding to the bays, will aid the external appearance of the building and greatly improve these aspects from the current poor and stained condition of the existing cladding.

8. **Access**

The access to the building will not alter due to these works. The replacement of the windows will make the windows easier and safer to use for the residents of the flats and these will greatly improve the flats thermal efficiency.

9. **Conclusion**

The replacement of the older style thin double glazed timber sash and casement windows with new double glazed timber PVCu casement windows will help to improve the external appearance and kerb side appeal of Glyndebourne Court. The works will also greatly improve the thermal efficiently of the property and make the windows and doors easier and safer to operate for the residents, as well as being more secure.

We trust that the information contained within this report is sufficient to inform the reader of the effects that the works will have on the proposed design and future access for the users of the building.